



Proposed 11th Street Historic District

July 30, 2018



Proposed 11th Street Historic District

(Community Workshop Participants)

City Planning Staff:

- Steve Mizokami, Senior Planner, Landmarks Commission Liaison
- Stephanie Reich, Design & Historic Preservation Planner
- Jing Yeo, Planning Manager, PCD
- Roxanne Tanemori, Principal Planner
- Ross Fehrman, Assistant Planner

City's Historic Preservation Consultant:

- Jan Ostashay, Ostashay & Associates

Applicant: Mid City Neighbors

- Friends of 11th Street Coalition



City of Santa Monica Historic Preservation Program

(City Landmark, Structure of Merit, Historic District Designations)

- Landmarks and Historic District Ordinance (Adopted 1976)

Landmarks Commission:

- Protect improvements representing the City's cultural, social, economic, political, architectural history.
- Safeguard City's historic, aesthetic, cultural heritage.
- Educate and Promote Historic Preservation.

- Historic Designations: [Designated Historic Interactive Map](#)

City Landmarks: 129 designated Landmarks

Structure of Merit: 11 designated residences

Historic Districts: 3 designated Historic Districts

- Third Street Neighborhood Historic District (1990)
- Bay Street Craftsman Cluster (2000)
- San Vicente Blvd Courtyard Apartments (2015)

Proposed 11th Street Historic District

(Background of Application)

- 04/12/17
Friends of 11th Street Submitted Report Highlighting Potential District

- 06/12/17
Landmarks Commission Meeting:
Commission held discussion, requested Preliminary Assessment

- Ostashay & Associates:
Preliminary Assessment of Potential 11th Street Historic District

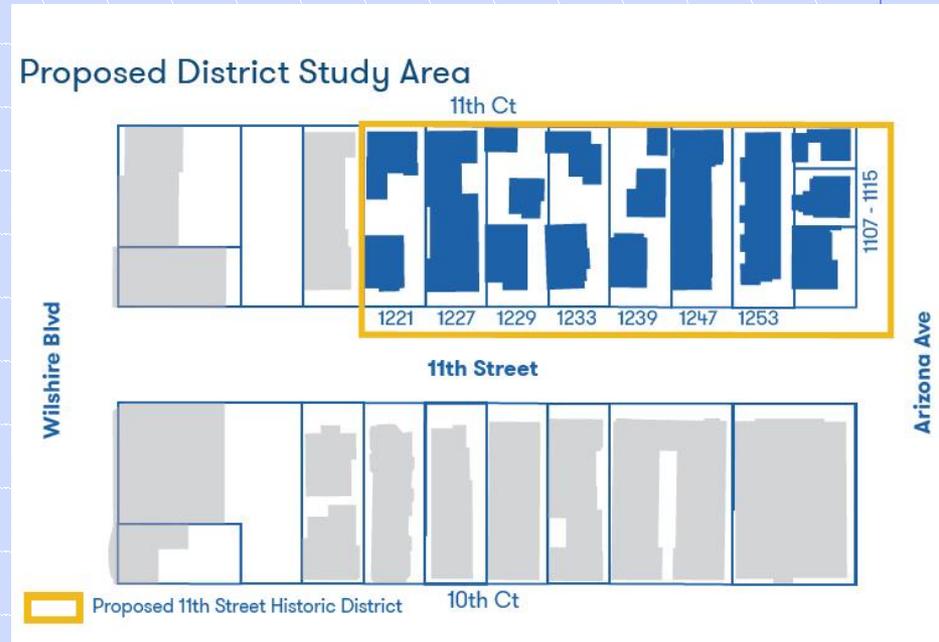
- 01/08/18
Landmarks Commission Meeting: Commission held discussion, requested additional information: research historical development / early architectural composition of underlying Town of Santa Monica Tract

- 06/07/18
Historic District Application Submitted

Proposed 11th Street Historic District

(1200 Block 11th Street)

- 1200 Block of 11th Street
(Between Wilshire Blvd + Arizona Ave)
- 10 Subject Properties
(District Study Boundaries)
- Any alteration, restoration, construction, removal, demolition of any building within the proposed Historic District is prohibited throughout the duration of the review procedure.



Historic Districts

- Federal Level of Significance
- State Level of Significance
- Local Level of Significance



Historic Districts

- What is a Historic District?
- According to the National Park Service, a Historic District possesses...
 - ... a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united by historically or aesthetically by plan or physical development

Concentration, Linkage and Continuity of Features

- A district derives its importance from being a **unified** entity, even though it is often composed of a wide variety of resources.
- The identity of a district results from the **interrelationship** of its resources, which can convey a **visual** sense of the overall historic environment or be an arrangement of historically or functionally related properties

Types of Features:

- A district can comprise both features that lack individual distinction (non-contributors)

AND

- Individually distinctive features that serve as focal points (contributors)

HOWEVER,

- There must be a **majority** of contributing properties to convey the area's sense of **time** and **place** and **historical** development.
- The majority of the district's components must possess integrity, as must the district as a whole

Historic Districts



Creating a Historic District

(Public Review Procedures)

Completed
Application
Submitted

Within 60 days

Community
Meeting

Within 180 days

Landmarks
Commission
Nov. 12

Recommendation

Within 45 days

Determination

City Council
(45 days
to decision)
December-
January



What it Means for Future Changes to Property

(Within a Historic District)

- Protections provided by Landmarks Ordinance
- Certificate of Appropriateness (review by Landmarks Commission)
- Exterior Building Alterations & Improvements:

Consistency with the Secretary of the Interior's Standards

Preserve Character-Defining Features of Historic District



Benefits of Owning Property

(Within a Historic District) Incentives

- **Mills Act Contract** (potential property tax savings for contributing buildings)
 - In exchange for Property Tax savings, property owner implements Rehabilitation + Maintenance tasks to maintain historic building
- **Waiver of Planning & Building Permit Fees** (for contributing buildings)
- **Flexible Zoning Standards & Modifications for Historic Resources:**
 - Ability to Apply for Modifications to Setbacks, Height, Parcel Coverage, etc.
 - Reduction of Required Parking to allow Change of Use
- **Application of California State Historical Building Code for alterations**
- **Priority Plan Check Review**

Why Historic Designations?

**11th Street Bungalow Historic District
Friends of 11th Street, Santa Monica**

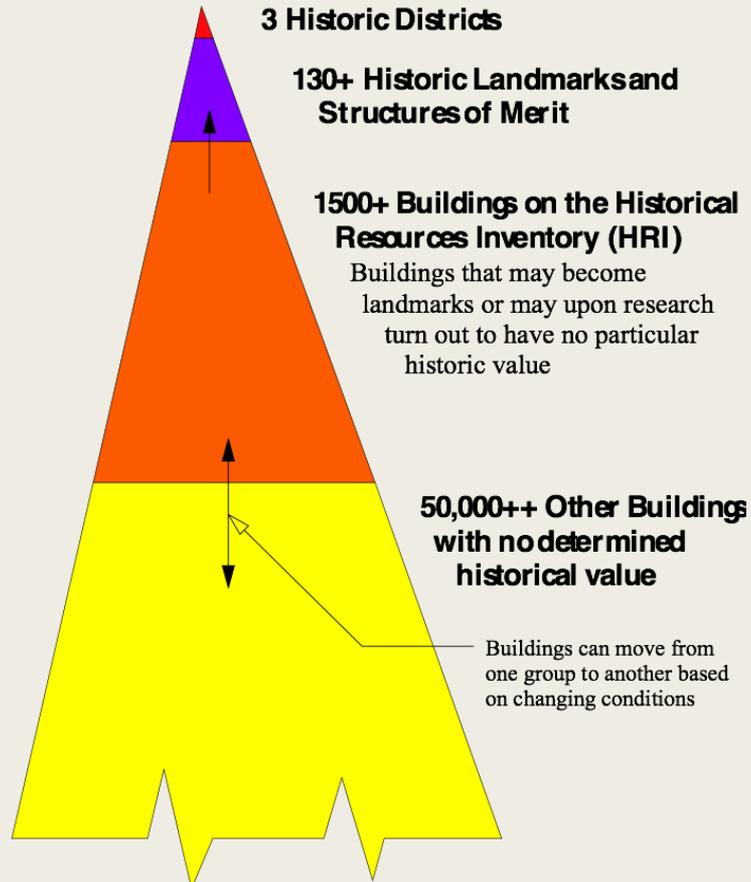
LUCE: VISION

Santa Monica continues to celebrate its past by preserving attributes that characterize and represent the City's rich history. The City is aware that its historic resources are irreplaceable and help to form the core of its being.

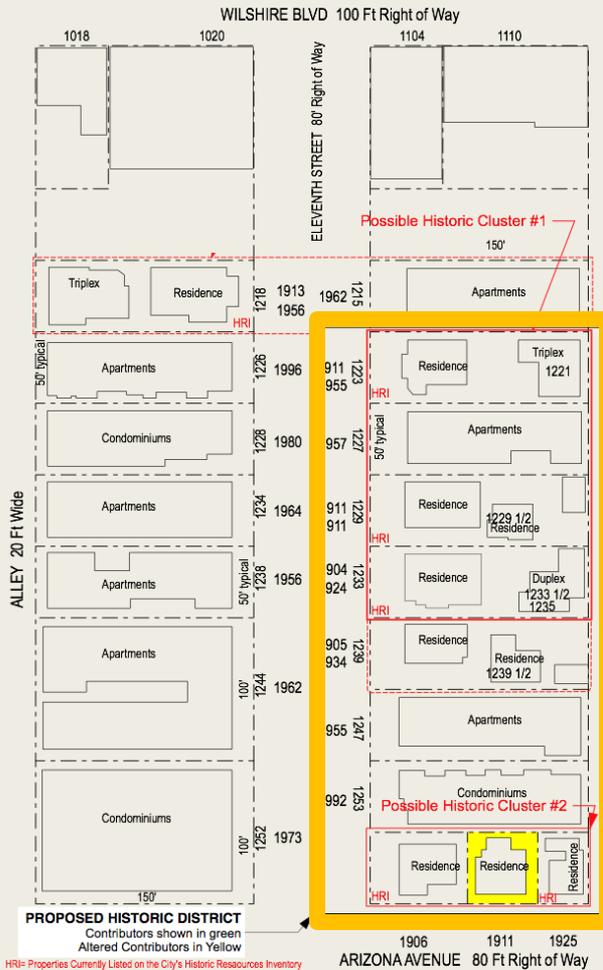
Whats a Bungalow? Historically Defining Features of Bungalows



Santa Monica's Historical Pyramid



THE PROPOSED 11TH STREET HISTORIC DISTRICT BOUNDARIES



Proposed District Boundaries

LIST OF MID CITY BUNGALOWS FROM 1903 - 2018

The Disappearing Bungalow

THE CASE OF THE DISAPPEARING BUNGALOW as of 2018

The table below shows the number of single-family bungalows in the area bounded by Wilshire Blvd., Ocean Ave., Colorado Ave., and 19th St. during four time periods:

Street	1903-1913 (a)	1983 (b)	Aug. 1989	May 2018 (c)	ALL* (e)
Ocean Av.	7	2	1	0	0
2nd St.	11	0	0	0	0
3rd St.	9	0	0	0	0
4th St.	15	0	0	0	0
5th St.	19	0	0	0	0
6th St.	26	4	1	0	0
7th St.	37	2	0	0	0
Lincoln Bl.	36	7	2	0	0
9th St.	31	4	0	1	1
10th St.	29	6	0	2	2
11th St.	34	10	8 (d)	4 (d)	4
12th St.	35	10	4	1	1
Euclid St.	30	7	1	0	0
14th St.	27	9	2	0	0
15th St.	29	1	0	0	0
16th St.	20	9	0	0	0
17th St.	19	4	0	1	1
18th St.	15	7	0	1	1
19th St.	13	6	0	0	0
Total:	442	88	19	10	15 (e)

- (a) As per Planning Dept. records.
- (b) As per preliminary landmark "windshield" survey.
- (c) Count is for all Centenarian Bungalows built before 1918
Based on 2006 HRI website data for North-South streets
- (d) Includes the bungalow at 1107 Arizona Ave., corner of 11th St. and Arizona.
- (e) This column lists the whole south side of the original city, from Ocean Ave. to Cantinela Ave. (current Mid-City and Downtown Neighborhoods combined), and the east-west streets missing from the previous columns.

Contributors 1 of 5



1223 11th Street Contributor on HRI
1911 (1955 rear building)

California Craftsman Built by Joseph J. Rowe.

Contributors 2 of 5



1229 11th Street Contributor on HRI
1911 (1911 rear building)

California Craftsman Built by Joseph J. Rowe.

Contributors 3 of 5



1233 11th Street Contributor on HRI
1904 (1924 rear building)

Neo Classical Bungalow

Contributors 4 of 5



1107 Arizona Avenue Contributor on HRI
1906

Hip Roof Bungalow built by Waldo K. Cowan

Contributors 5 of 5



1115 Arizona Avenue Contributor on HRI
1925 (youngest building signals end of bungalow style)

Spanish Colonial Bungalow

**THE EXISTING HUNDRED PLUS YEAR-OLD
BUNGALOWS IN THE MID CITY AREA**

The Centenarian Bungalows

	Address	Date Constructed	Style
1	1233 11TH ST	1904	Colonial Revival
2	1322 12TH ST	1905	Hipped Roof Cottage
3	1328 10TH ST	1906	Hipped Roof Cottage
4	1458 26TH ST	1907	Craftsman
5	1107 ARIZONA AVE	1907	Hipped Roof Cottage
6	1229 11TH ST	1908	Craftsman
7	1235 17TH ST	1910	Dutch Colonial Revival/Craftsman
8	528 COLORADO AVE	1910	Craftsman
9	1223 11TH ST	1911	Craftsman
10	1419 PALISADES BEACH RD	1911	Craftsman
11	1303 9TH ST	1913	Craftsman
12	919 WILSHIRE BLVD	1913	Craftsman
13	1248 18TH ST	1914	Craftsman
14	1348 10TH ST	1915	Craftsman
15	1254 26TH ST	1915	Craftsman

- Table with all the 100+-year-old bungalows left on the original south side of the city (from the ocean to Centinela Avenue, and from Wilshire Boulevard to Colorado Avenue)
- Based on data from the 2006 HRI, available on the LMC website today.
- Excluding the units that have been modified or torn down since 2006.
- It includes the current Mid City and Downtown neighborhoods combined.
- There are only 15 bungalows over 100 years old left in this part of the city.
- Of the 10 oldest surviving bungalows, four are located in this district.
- Including the oldest one.

ONLY ONE OF THE CRITERIA LISTED BELOW IS REQUIRED FOR HISTORIC DISTRICT DESIGNATION

Manifest early economic history of the City

Identified with historical figures

Exemplifies distinguishing architectural style

Sample of important builders

Is a familiar visual feature of a neighborhood

A concentration of buildings unified by physical development and architectural quality

Reflects settlement patterns of the City

Unique location and familiar feature



Upcoming Meetings

- **September 18, 2018**

(Mid-City Neighbors)

Colorado Center

2500 Broadway (community room)

7-9pm



- **September 24, 2018**

(City of Santa Monica)



- **November 12, 2018**

(Landmarks Commission)



- **December 2018/January 2019**

(City Council)



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July 30, 2018

District Findings

Historic District Designation Criteria

A geographic area or a noncontiguous grouping of thematically related properties may be designated a Historic District if the City Council finds that such area meets one of the following criteria pursuant to [Santa Monica Municipal Code 9.56.100\(B\)](#):

1. It exemplifies, symbolizes, or manifests elements of the cultural, social, economic, political or architectural history of the City.
2. It has aesthetic or artistic interest or value, or other noteworthy interest or value.
3. It is identified with historic personages or with important events in local, state or national history.
4. It embodies distinguishing architectural characteristics valuable to a study of a period, style, method of construction, or the use of indigenous materials or craftsmanship, or is a unique or rare example of an architectural design, detail or historical type valuable to such a study.
5. It is a significant or a representative example of the work or product of a notable builder, designer or architect.
6. It has a unique location, a singular physical characteristic, or is an established and familiar visual feature of a neighborhood, community or the City.
7. It is a noncontiguous grouping of thematically related properties or a definable area possessing a concentration of historic, scenic or thematic sites, which contribute to each other and are unified aesthetically by plan, physical development or architectural quality.
8. It reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning.
9. It has a unique location, a singular physical characteristic, or is an established and familiar visual feature of a neighborhood, community or the City.