

MEMORANDUM

Teresa Grimes | Historic Preservation
Teresa.Grimes@icloud.com
323-868-2391

Date: March 18, 2022
For: RRM Design Group
Subject: City of El Segundo - Downtown Specific Plan Update – Historic Preservation

INTRODUCTION

The City of El Segundo adopted the Downtown Specific Plan (DSP) in 2000 to implement the community’s vision for Downtown. The purpose of the DSP Update is to provide new development standards, design regulations, and other criteria to address the current and future needs of Downtown. The DSP Update area is located in the northwest quadrant of the City of El Segundo, which is, approximately 20 miles southwest from downtown Los Angeles. The Los Angeles International Airport (LAX) is located to the north; the Los Angeles County community of Del Aire and the City of Hawthorne are located to the east, the City of Manhattan Beach is located to the south; and the Hyperion Sewage Treatment Plant, Dockweiler Beach, and Pacific Ocean are located to the west. The purpose of this memorandum is to present the results of the reconnaissance survey conducted for DSP Update, to review the historic preservation programs and policies in the 2000 DSP, and to make recommendations for updates.

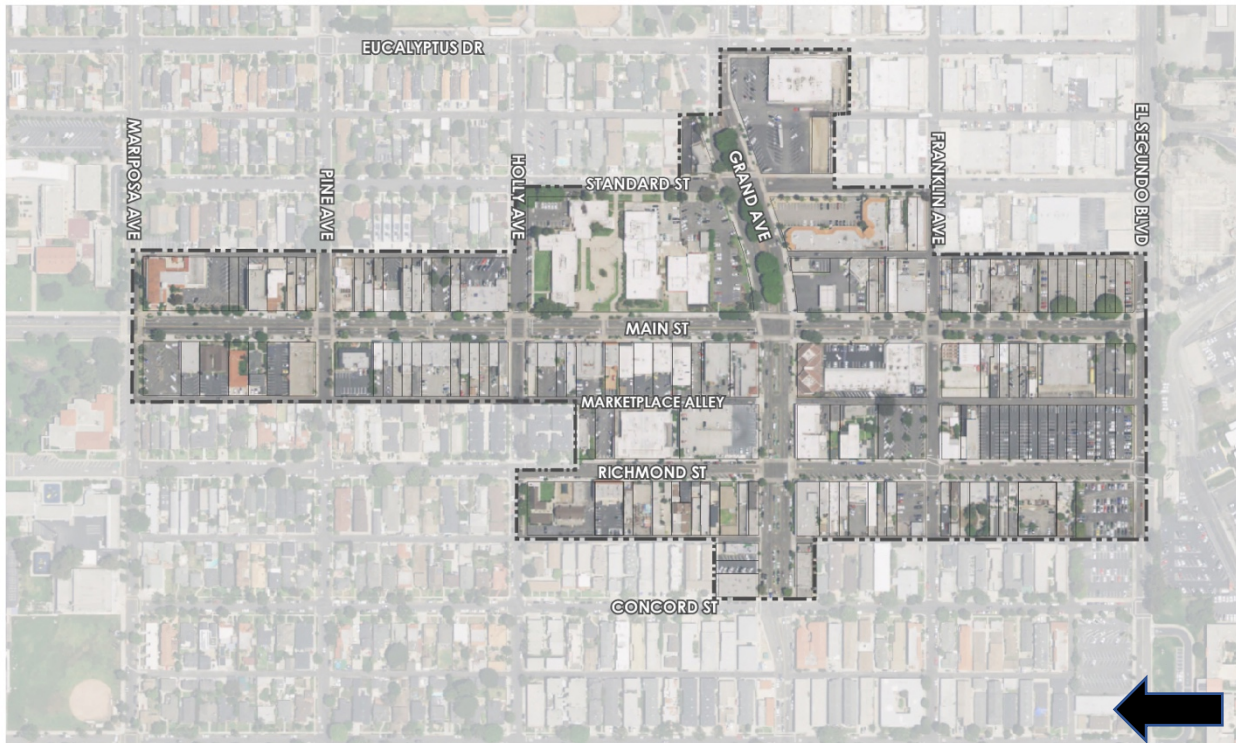


Figure 1: Downtown Specific Plan Update area outlined in black (RRM Design Group)

DOWNTOWN SPECIFIC PLAN UPDATE AREA

The DSP Update area is approximately 43.8 acres in size. The majority of the lots within the DSP Update area are 25 feet wide by 140 feet deep, or 3,500 square feet in area, although many of the lots have been combined and developed under common ownership. The DSP Update area has a north-south orientation from Mariposa Avenue on the north and El Segundo Boulevard on the south and includes the 100-500 blocks of Main Street, the 100-300 blocks of Richmond Street, and the abutting properties along Grand Avenue. Grand Avenue is one of only two streets in El Segundo that connects to the beach. It is the principal east-west street in Downtown and crosses both Main and Richmond Streets. It is one of the widest streets in the City, having formerly been an alignment of the Pacific Electric Railway. The El Segundo Civic Center is located within the DSP Update area on the block bound by Main Street on the west, Standard Street on the east, Grand Avenue on the south, and Holly Street on the north. With the notable exception of the Chevron Refinery on the south, the DSP is mostly surrounded by residential and institutional uses.

PREVIOUS DESIGNATIONS AND EVALUATIONS

The following sources were consulted to determine if the DSP Update area includes properties currently designated under federal, state, or local landmark or historic district programs or previously evaluated as potential historical resources in a study or survey:

1. The Built Environment Resources Directory (BERD) was reviewed to determine if any properties comprising the DSP Update area are listed and determined to be eligible for listing in the National Register of Historic Places, listed and determined to be eligible for listing in the California Register of Historical Resources, California Registered Historical Landmarks, Points of Historical Interest, or evaluated in historic resource surveys and other planning activities processed through the State Office of Historic Preservation (SOHP). This research revealed no such properties within the DSP Update area.
2. The City of El Segundo was contacted to determine if any properties comprising the DSP Update area are listed under the local Historic Preservation Ordinance. This research revealed that no properties within the DSP Update area have been listed in the El Segundo Register of Cultural Resources.
3. The 2000 DSP identified 22 buildings on the 100 and 200 blocks of Richmond Street as “Historically Significant;” however, they were not evaluated against the criteria for significance and aspects of integrity required for listing under federal, state, and local landmark and historic district programs.

RECONNAISSANCE SURVEY FINDINGS

A reconnaissance survey of the DSP Update area was conducted from the public right-of-way. Properties that were previously identified in the 2000 DSP as potentially significant and

properties over 45 years of age with the potential to qualify for listing under federal, state, and local landmark and historic district programs were assigned preliminary Status Codes (see **Appendix A**), which is a system for recording and classifying historical resources developed by SOHP. There are 103 parcels in the DSP area with buildings constructed before 1977. Some parcels contain more than one building, while some buildings occupy more than one parcel. A complete list of properties is included in **Appendix B** and a summary of the survey findings follows.

Individual Properties Potentially Eligible as Historical Resources

Four properties in the DSP area appear to be individually eligible as historical resources. They are each pictured and described in **Table 1**.

TABLE 1: Potentially Eligible Historical Resources	
<p>Address: 105 W. Grand Avenue APN: 4136-016-020 Date: 1928 Status Code: 5s3</p> <p>This property appears to be eligible for listing in the El Segundo Register as it is over 50 years of age and reflects the commercial development of Downtown during the 1920s. The property is a rare remaining example of a mixed-use commercial building and is prominently situated at the corner of Grand Avenue and Main Street. The building may not retain sufficient integrity for listing in the National and California Registers as a result of storefront alterations.</p>	
<p>Address: 140 Richmond Street APN: 4136-026-0002 Name: State Theater/El Segundo Theater/Old Town Music Hall Date: 1921 Status Code: 5s3/5d3</p> <p>This property appears to be eligible for listing in the El Segundo Register as it is over 50 years of age and reflects the commercial development of Downtown during the 1920s. The property is a rare remaining example of a theater that was originally a live performance venue called the State Theater. The theater was adapted for motion picture viewing, but closed in the mid-1930s. In 1944, it reopened</p>	

as the El Segundo Theater and in 1957 the State Theater name was restored. It has operated as the Old Town Music Hall since 1968 and specializes in concerts and silent films accompanied live on a Mighty Wurlitzer pipe organ. The building may not retain sufficient integrity for listing in the National and California Registers as a result of alterations to the facade. The property is also contributing to a potential historic district on Richmond Street.



Address: 203 Richmond Street
APN: 4136-024-017
Name: City Hall Annex
Date: 1925
Status Code: 3s/3cs/5s3/5d3
 This property appears to be eligible for listing in the National, California, and El Segundo Registers as it is over 50 years of age and reflects the institutional development of the City. The property was the former location of the first El Segundo City Hall and Library. The building retains sufficient integrity to convey its significance as the City Hall Annex. The property is also contributing to a potential historic district on Richmond Street.



Address: 218-220 Richmond Street
APN: 4136-025-004
Name: Gilbert Apartments
Date: 1915
Status Code: 3s/3cs/5s3/5d3
 This property appears to be eligible for listing in the National, California, and El Segundo Registers as it is over 50 years of age and reflects the commercial development of Downtown during the 1910s. The building retains sufficient integrity to convey its significance as one of the few remaining examples of a mixed-use commercial building from the period. The property is also contributing to a potential historic district on Richmond Street.



Potentially Eligible Historic District

One group of properties in the DSP area appears to be collectively eligible as a historic district. They are located on the 100 and 200 blocks of Richmond Street and reflect the earliest commercial development in El Segundo. Constructed between 1915 and 1947, the buildings are one and two stories in height and mostly unreinforced masonry construction. There are 27 Assessor Parcel Numbers listed in **Table 2**; however, in some cases there may be more than one building on the property. There are 16 contributing properties and 11 non-contributing properties. Of the 11 non-contributing properties 9 are occupied by buildings and 2 are surface parking lots. The non-contributing properties were constructed in the late twentieth and early twenty-first centuries, but are compatible with the height, scale, and massing of the contributing properties. The historic district appears to be eligible for listing in the El Segundo Register as the buildings are over 50 years of age and reflect the prewar commercial development of Downtown. The historic district may not retain sufficient integrity for listing in the National and California Registers as a result of storefront alterations as well as the demolition of three buildings in 2004.

TABLE 2: Properties in Potentially Eligible Historic District					
APN	Address	Build Date	Status Code	Notes	Map Key No.
4136-025-020	116-122 W. Grand Ave.	1923	5d3	The Assessor shows three buildings on this parcel constructed in 1923, 1951, and 1974; however, there are two buildings on the 1929 Sanborn map.	1a
	130 W. Grand Avenue	1923	5d3		1b
	230 Richmond St.	1974	6z		1c
4136-025-003	222 Richmond St.	1947	5d3		2
4136-025-004	218-220 Richmond St.	1915	5d3	This address range historically included the two-story building on this parcel, but now seems include the one-story portion that was historically associated with the address 216.	3a
	216 Richmond St.	1920	5d3	The Assessor build date is 1920; however, this one-story building is not present on the 1929 Sanborn map.	3b
4136-025-900	N/A	N/A	6z	Parking lot.	4

TABLE 2: Properties in Potentially Eligible Historic District					
APN	Address	Build Date	Status Code	Notes	Map Key No.
4136-024-015	202 W. Grand Ave.	1925	5d3	Substantially altered in 1945, but retains integrity from period of significance.	5
4136-024-014	225 Richmond St.	1924	5d3		6
4136-024-013	223 Richmond St.	1922	5d3		7
4136-024-012	221 Richmond St.	1926	6z	Substantially altered in 1960, and appears to be recently remodeled.	8
4136-024-011	215 Richmond St.	1925	6z	Substantially altered in 1960, and appears to be recently remodeled.	9
4136-024-010	211-213 Richmond St.	1923	5d3		10
4136-024-009	N/A	N/A	6z	Parking lot.	11
4136-024-008	209 Richmond St.	1920	5d3		12
4136-024-017	203 Richmond St.	1925	5d3	City Hall Annex, also individually eligible.	13
4136-026-001	146 Richmond St.	1915	5d3	The Assessor shows one building on this parcel, but the 1929 Sanborn map shows two.	14a
	144 Richmond St.	1915	5d3		14b
4136-026-002	142 Richmond St.	1968	6Z		15a
	140 Richmond St.	1921	5d3	Old Town Music Hall, also individually eligible.	15b
4136-027-021	147 Richmond St.	1988	6z		16
4136-027-020	145 Richmond St.	1915	5d3		17
4136-027-019	143 Richmond St.	1923	5d3		18
4136-027-018	139 Richmond St.	1923	5d3		19
4136-027-017	135 Richmond St.	2016	6z		20
4136-027-016	133 Richmond St.	2016	6z		21
4136-027-015	131 Richmond St.	1920	5d3		22
4136-027-032	127 Richmond St.*	2004	6z	The building on this property was identified as a Historic Structure in the 2000 DSP, but was apparently demolished.	23

TABLE 2: Properties in Potentially Eligible Historic District					
APN	Address	Build Date	Status Code	Notes	Map Key No.
4136-027-033	125 Richmond St.*	2004	6z	The building on this property was identified as a Historic Structure in the 2000 DSP, but was apparently demolished.	24
4136-027-034	123 Richmond St.*	2004	6z	The building on this property was identified as a Historic Structure in the 2000 DSP, but was apparently demolished.	25
4136-027-035	121 Richmond St.*	2004	6z		26
4136-027-011	117 Richmond St.	1922	5d3		27a
	115 Richmond St.	1918	5d3		27b

* These four parcels are now occupied by a single building.

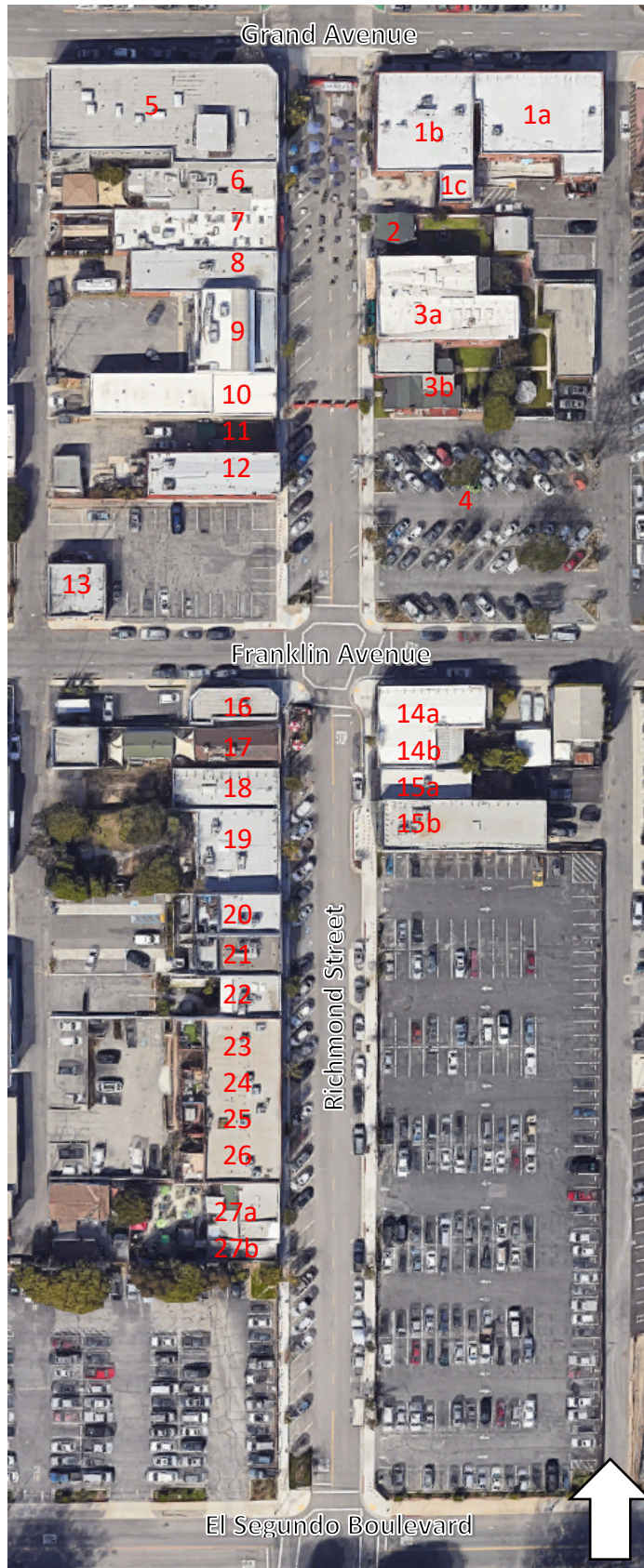


Figure 2: Richmond Street District

HISTORIC PRESERVATION PROGRAMS AND POLICIES

The 2000 DSP encouraged the preservation of eligible buildings with regulatory and financial incentives and disincentives. **Table 3** provides a summary of the incentive and disincentive programs and policies from the 2000 DSP, the application of the programs and policies, and the recommendations for updates.

TABLE 3: Incentives and Disincentives		
2000 DSP	Application	DSP Update
Parking		
Commercial historic structures may be granted a reduction in parking requirements, to a maximum of 50 percent, based on a Parking Demand Study and the degree to which the historic character of the building is preserved and/or enhanced.	Yes, this policy has been applied since 2000 and has been an effective incentive.	The term “historic structure” is undefined and the requirements for preservation are vague. I recommend clarifying that this incentive is available to properties listed or evaluated as eligible for listing in federal, state, and/or local historic registers by a qualified professional and accepted as complete by the Director. Additionally, I recommend adding that alterations must comply with the Secretary of the Interior’s Standards for the Treatment of Historic Properties (Standards). If a building is well preserved, only maintenance may be required. However, alterations should be reviewed based upon an accepted set of rehabilitation guidelines, which are the Standards.
Building Permit and Planning Application Fees		
All building permit and planning application fees for historically significant structures will be waived by the Director of Community, Economic and Development Services (subject to City Manager approval) for those proposed projects compatible with preserving the historic character of the subject building.	No, this policy has not been applied since 2000, but needs discussion. The City may want to retain the opportunity to grant such an incentive.	The term “historically significant structure” is undefined and the requirements for preservation are vague. I recommend clarifying that this incentive is available to properties listed or evaluated as eligible for listing in federal, state, and/or local historic registers by a qualified professional and accepted as complete by the Director. Additionally, I recommend adding that alterations should comply with the Standards.

TABLE 3: Incentives and Disincentives

2000 DSP	Application	DSP Update
Business License Fees		
<p>Local business license tax fees will be waived or reduced for historically significant structures, by the Director of Community, Economic and Development Services, (subject to City Manager approval) for those projects that have completed construction that has renovated, improved, or preserved the historical character of the subject building.</p>	<p>No, this policy has not been applied since 2000, but needs discussion. The City may want to retain the opportunity to grant such an incentive.</p>	<p>The term “historically significant structure” is undefined and the requirements for preservation are vague. I recommend clarifying that this incentive is available to properties listed or evaluated as eligible for listing in federal, state, and/or local historic registers by a qualified professional and accepted as complete by the Director. Additionally, I recommend adding that alterations should comply with the Standards.</p>
Additions to Historic Structures		
<p>Historic commercial structures may add up to 50 percent of the existing floor area, not to exceed 500 square feet, without providing additional parking and without bringing other existing nonconformity's into compliance, except for permanent signs, with current Specific Plan Standards. The structures would still be required to comply with the floor area ratio (FAR) requirements of the district.</p>	<p>Yes, this policy has been applied since 2000 and has been an effective incentive.</p>	<p>The term “historic commercial structure” is undefined and there do not appear to be any requirements for the design of the addition. An addition 50 percent of the existing floor area may be inappropriate for a small-scale commercial building. Rooftop additions on buildings less than three stories in height are discouraged by the Standards. Although this incentive waives additional parking, it does not address existing parking that could be eliminated by a rear addition. I recommend clarifying that this incentive is available to properties listed or evaluated as eligible for listing in federal, state, and/or local historic registers by a qualified professional and accepted as complete by the Director. Additionally, I recommend adding that addition should comply with the Standards.</p>
Setback Flexibility		
<p>Additions to historically significant structures may be allowed to maintain setbacks up to the line of</p>	<p>No, this policy has not been</p>	<p>I don’t recommend including such an incentive in the DSP Update as it would</p>

TABLE 3: Incentives and Disincentives

2000 DSP	Application	DSP Update
<p>existing encroachments, provided that all setbacks as required by the Uniform Building Code, are maintained for new construction.</p>	<p>applied since 2000, because a zero setback is required.</p>	<p>be confusing and hollow so long as a zero setback is required.</p>
<p>California Historical Building Code</p>		
<p>The California Historical Building Code (CHBC) provides alternative building regulations for the rehabilitation, preservation, restoration or relocation of historically significant structures. The CHBC may only be used for officially designated historically significant structures, (cultural resources) or in official Historic Districts, in accordance with regulations detailed in Chapter 20.52, Historic Preservation, of the El Segundo Municipal Code. These standards would be applied during the City's building permit procedure as this code would supplement or replace the Uniform Building Code requirements.</p>	<p>No, this policy has not been applied since 2000, but could be in the future.</p>	<p>The CHBC has been an effective incentive in other jurisdictions and I recommend including it in the DSP Update for informational purposes; however, the current language contains mis-information that should be corrected. The CHBC definition of a "Qualified Historical Building or Property" is copied below and is rather broad. The enforcing agency must apply the CHBC to properties listed in federal, state, and/or local historic registers; however, it has the latitude to apply it to any property deemed of importance. Chapter 20.52, Historic Preservation, of the El Segundo Municipal Code does not reference the CHBC.</p> <p>According to Health and Safety Code Section 18955 a "Qualified Historical Building or Property" <i>is any building, site, object, place, location, district or collection of structures, and their associated sites, deemed of importance to the history, architecture or culture of an area by an appropriate local, state or federal governmental jurisdiction. This shall include historical buildings or properties on, or determined eligible for, national, state or local historical registers or inventories, such as the National Register of Historic Places, California Register of Historical Resources, State Historical Landmarks, State Points of Historical Interest, and city or county registers, inventories or surveys of</i></p>

TABLE 3: Incentives and Disincentives

2000 DSP	Application	DSP Update
		<i>historical or architecturally significant sites, places or landmarks.</i>
Rehabilitation Tax Credit		
<p>A tax credit may be available for historically significant structures if work performed on the structure constitutes a "Certified Rehabilitation." The tax credit may only be used for officially designated historically significant structures, (cultural resources) or in official Historic Districts, in accordance with regulations detailed in Chapter 20.52, Historic Preservation, of the El Segundo Municipal Code.</p>	<p>No, this program has not been applied since 2000, because it only applies to properties listed in the National Register of which there are none in the DSP area.</p>	<p>The language from the 2000 DSP implies that properties listed under the El Segundo Historic Preservation Ordinance are eligible for this financial incentive program jointly administered by the National Park Service (NPS) and Internal Revenue Service (IRS), which is not the case. To apply for the federal rehabilitation tax credit, the property must be listed or determined eligible for listing in the National Register. There are no properties in the DSP area currently listed in the National Register; however, two properties were identified as appear eligible for listing in the reconnaissance survey: 203 and 218-220 Richmond Street. The rehabilitation work must comply with the Standards and costs must exceed the adjusted basis of the building. Given the limited applicability, I do not recommend including this program in the Updated DSP.</p>
Conservation or Facade Easements		
<p>A conservation or facade easement is a contract between private property owners and qualified non-profit organizations (which may be the City). The easements enable a property owner to preserve a historically significant building in perpetuity in return for certain tax benefits. The easement may only be used for officially designated historically significant structures, (cultural resources) or in official Historic Districts, in accordance with regulations detailed in Chapter</p>	<p>No, this program has not been applied since 2000, because it only applies to properties listed in the National Register of which there are none in</p>	<p>The language from the 2000 DSP implies that properties listed under the El Segundo Historic Preservation Ordinance are eligible for this financial incentive program administered by the IRS, which is not the case. To receive the tax benefit of an easement donation, the property must be listed in the National Register. There are no properties in the DSP area currently listed in the National Register; however, two properties were identified as appear eligible for listing in the reconnaissance survey: 203 and 218-220 Richmond Street. A typical easement restricts the property's development</p>

TABLE 3: Incentives and Disincentives

2000 DSP	Application	DSP Update
20.52, Historic Preservation, of the El Segundo Municipal Code.	the DSP area.	rights in perpetuity by allowing the holder of the easement to review changes to the property and prevent future development. If the donation meets IRS requirements, the property owner may deduct the value of the easement as a charitable contribution from their federal income taxes. The value of the easement is normally determined by the “before and after” method. This approach appraises the underlying property before the donation of the easement and after the donation of the easement, with the difference being the value of the easement. If the DSP already restricts the development of a property eligible for listing in the National Register, it is possible that the donation of an easement would have no significant effect on its value; meaning there would be no financial benefit. Given the limited applicability, I do not recommend including this program in the Updated DSP.
Mills Act Historic Property Contracts		
As a preservation incentive, historic property agreements offer advantages to both the City and the property owner. These agreements, commonly referred to as "Mills Act contracts," provide for property tax relief for owners of qualified historic properties who agree to comply' with certain preservation restrictions. The tax credit may only be used for officially designated historically significant structures, (cultural resources) or in official Historic Districts, in accordance with regulations detailed in Chapter	No, this program has not been applied since 2000, because it only applies to properties designated El Segundo Cultural Resources of which there are none in the DSP area.	A property listed under the El Segundo Historic Preservation Ordinance is eligible for this financial incentive program; however, the City has not adopted an enabling ordinance. While there are no such properties in the DSP area, there could be in the future. So I recommend including this incentive in the DSP Update, although the language in the 2000 DSP could be edited for clarity.

TABLE 3: Incentives and Disincentives

2000 DSP	Application	DSP Update
20.52, Historic Preservation, of the El Segundo Municipal Code.		
Façade Improvement Program		
This project is not limited to historically significant structures in the Richmond Street District. The project will provide financial grants, loans and/or matching funds to eligible property owners and ground floor tenants to upgrade the appearance of storefronts. For detailed information see Section XIII, I Implementation and Financing, Façade Improvement Program, in this Specific Plan.	No, this program has not been applied since 2000, because it was never funded.	The City may want to consider funding such a program.
Rehabilitation Loans, Grants and Matching Funds		
This program would be limited to historically significant structures in the Richmond Street District. Similar to the Façade Improvement Program, described above, this program would provide funds for rehabilitation of existing historically significant buildings. Funds could be used for structural and seismic retrofitting, improvements to bring the structure up to current Building Code requirements, or provide for the improvement and upgrading of deteriorated buildings.	No, this program has not been applied since 2000, because it was never funded.	The City may want to consider funding such a program.
Demolition "Disincentives"		
Properties listed as historically significant are subject to demolition "disincentives". The "disincentives" are quite simple and straightforward. Essentially, there are two categories of buildings designated	Demolition of properties over 45 years of age should be evaluated in full HRAR. If	For the reasons discussed below, I do not recommend including this policy in the Updated DSP; however, the demolition of eligible historical resources should be discouraged. Three of the buildings identified as "historically significant" in the 2000 DSP have been demolished, which has diminished the integrity of the

TABLE 3: Incentives and Disincentives

2000 DSP	Application	DSP Update
<p>as historically significant. There are the buildings which have taken advantage of the regulatory or financial incentives offered to them by the City, and there are the buildings which have not taken advantage of any City historic incentives.</p> <p>If a property is listed as historically significant and has taken- advantage of any incentive offered through this Specific Plan, and desires to demolish over 10% of the total building square footage, they must pay a \$5,000 Historic Demolition Permit Fee to fund the Facade Improvement Program or any other Richmond Street historic preservation needs.</p> <p>If a property is listed as historically significant and has not taken advantage of any incentive offered through this Specific Plan, and desires to demolish any portion of the building, they may do so by obtaining the necessary permits from the Building Safety Division. Any property owner that takes advantage of any of the financial or regulatory historical incentives will be required to enter into an agreement that is a contractual obligation with the City. The contract will detail the provisions of the financial obligations of the property owner if they decide to demolish the structure in the future.</p>	<p>evaluated as eligible for listing in the California Register, analysis of project impacts.</p>	<p>Richmond Street District as a historical resource. If the City were to allow others to be demolished, eventually the district would be ineligible as a historical resource for lack of integrity as a whole and only the individually eligible buildings would qualify for the incentive programs discussed above.</p> <p>The financial penalty seems like a mixed message if the goal is to discourage the demolition of eligible historical resources. Furthermore, the amount is so small the penalty lacks substance.</p> <p>I recommend including a policy in the Updated DSP that requires the preparation of a Historical Resource Assessment Report for the demolition of any property over 45 years of age. If a property is evaluated as eligible for listing in the California Register, the project should be analyzed for impacts on historical resources pursuant to the thresholds in the State CEQA Guidelines.</p>

APPENDIX A – STATUS CODES

The evaluation instructions and classification system prescribed by the State Office of Historic Preservation (SOHP) for recording historical resources provide a Status Code for classifying listed and potential historical resources. These Status Codes are used statewide in the preparation of historical resource surveys and evaluation reports. The first code is a number that indicates the general category of evaluation. The second code is a letter that indicates whether the property is separately eligible (S), eligible as part of a district (D), or both (B). There is sometimes a third code that describes some of the circumstances or conditions of the evaluation. The general evaluation categories are as follows:

1. Listed in the National Register or the California Register.
2. Determined eligible for listing in the National Register or the California Register.
3. Appears eligible for listing in the National Register or the California Register through survey evaluation.
4. Appears eligible for listing in the National Register or the California Register through other evaluation.
5. Recognized as historically significant by local government.
6. Not eligible for listing or designation as specified.
7. Not evaluated or needs re-evaluation.

The specific Status Codes referred to in this memorandum are as follows:

- 3S** Appears eligible for the National Register as an individual property through survey evaluation.
- 3CS** Appears eligible for the California Register as an individual property through survey evaluation.
- 5S3** Appears to be individually eligible for local listing or designation through a survey evaluation.
- 5D3** Appears to be a contributor to a district that appears eligible for local listing or designation through a survey evaluation.
- 6Z** Found ineligible for National Register, California Register, or local designation through survey evaluation.
- 7K** Resubmitted to SOHP for action but not reevaluated.

APPENDIX B – RECONNAISSANCE SURVEY FINDINGS

The data is based upon Assessor Parcel Number and is organized by year built.

APN	Full Address	Use Type	Use Description	Year Built	1929		2000 DSP	TGHP Preliminary Status Code	Notes
					Sanborn	BERD			
4135-002-006	210 MAIN ST EL SEGUNDO CA 90245	Commercial	Restaurants, Cocktail Lounges	1912				6z	Lack of Integrity
4135-004-005	428 MAIN ST EL SEGUNDO CA 90245	Commercial	Store Combination	1913				6z	Lack of integrity, features appear to be recreated and/or applied
4136-015-013	409 MAIN ST EL SEGUNDO CA 90245	Commercial	Stores	1914		7K, 87 EL SEGUNDO 11		6z	Lack of Integrity
4136-015-015	413 MAIN ST EL SEGUNDO CA 90245	Commercial	Stores	1914		7K, 87 EL SEGUNDO 19		6z	Lack of integrity, features appear to be recreated and/or applied
4136-025-004	216 RICHMOND ST EL SEGUNDO CA 90245	Commercial	Store Combination	1915	Yes		"Historic District"	3s/3cs/5s3/5d3	Gilbert Apartments, contributor to potential historic district
4136-026-001	146 RICHMOND ST EL SEGUNDO CA 90245	Commercial	Store Combination	1915	Yes		"Historic District"	5d3	Contributor to potential historic district
4136-027-020	145 RICHMOND ST EL SEGUNDO CA 90245	Commercial	Store Combination	1915	Yes		"Historic District"	5d3	Contributor to potential historic district
4136-016-006	350 RICHMOND ST EL SEGUNDO CA 90245	Residential	Five or more apartments	1918	No?			6z	Lack of integrity, altered, may have been moved
4136-024-008	209 RICHMOND ST EL SEGUNDO CA 90245	Commercial	Store Combination	1920	Yes	7K, 87 EL SEGUNDO 12	"Historic District"	5d3	Contributor to potential historic district
4136-027-015	131 RICHMOND ST EL SEGUNDO CA 90245	Commercial	Store Combination	1920	Yes		"Historic District"	5d3	Contributor to potential historic district
4135-002-010	205 STANDARD ST EL SEGUNDO CA 90245	Residential	Seven Units (Any Combination)	1920				6z	Lack of Integrity
4136-026-002	140 RICHMOND ST EL SEGUNDO CA 90245	Commercial	Stores	1921	Yes		"Historic District"	5s3/5d3	State Theater, El Segundo Theater, Old Town Music Hall, contributor to potential historic district
4136-024-013	223 RICHMOND ST EL SEGUNDO CA 90245	Commercial	Restaurants, Cocktail Lounges	1922	Yes		"Historic District"	5d3	Contributor to potential historic district
4136-027-011	115 RICHMOND ST EL SEGUNDO CA 90245	Commercial	Store Combination	1922	Yes	7K, 87 EL SEGUNDO 6	"Historic District"	5d3	Contributor to potential historic district
4136-024-010	211 RICHMOND ST EL SEGUNDO CA 90245	Commercial	Stores	1923	Yes		"Historic District"	5d3	Contributor to potential historic district
4136-025-020	118 W GRAND AVE EL SEGUNDO CA 90245	Commercial	Store Combination	1923	Yes		"Historic District"	5d3	Contributor to potential historic district
4136-027-018	139 RICHMOND ST EL SEGUNDO CA 90245	Commercial	Office Buildings	1923	Yes		"Historic District"	5d3	Contributor to potential historic district
4136-027-019	143 RICHMOND ST EL SEGUNDO CA 90245	Commercial	Store Combination	1923	Yes		"Historic District"	5d3	Contributor to potential historic district
4133-001-008	502 MAIN ST EL SEGUNDO CA 90245	Commercial	Office Buildings	1923	No?	7K, 87 EL SEGUNDO 16		6z	Existing building may have enveloped a house, does not appear to date from 1923
4136-006-011	513 MAIN ST EL SEGUNDO CA 90245	Commercial	Store Combination	1923	Yes			6z	Lack of Integrity
4136-024-014	225 RICHMOND ST EL SEGUNDO CA 90245	Commercial	Stores	1924	Yes	7K, 87 EL SEGUNDO 17	"Historic District"	5d3	Contributor to potential historic district
4136-024-017	203 RICHMOND ST EL SEGUNDO CA 90245	Commercial	Office Buildings	1925	Yes		"Historic District"	3s/3cs/5s3/5d3	City Hall Annex, contributor to potential historic district
4136-024-015	202 W GRAND AVE EL SEGUNDO CA 90245	Commercial	Store Combination	1925	Yes		"Historic District"	5d3	Contributor to potential historic district, substantially altered in 1945, but retains integrity from period of significance
4136-024-011	215 RICHMOND ST EL SEGUNDO CA 90245	Recreational	Organizations	1925	Yes	7K, 87 EL SEGUNDO 23	"Historic District"	6z	Non-contributor in potential historic district, substantially altered
4136-017-043	201 W GRAND AVE EL SEGUNDO CA 90245	Commercial	Stores	1926	Yes			6z	Lack of integrity, features appear to be recreated and/or applied
4136-024-012	221 RICHMOND ST EL SEGUNDO CA 90245	Commercial	Restaurants, Cocktail Lounges	1926	Yes		"Historic District"	6z	Non-contributor in potential historic district, substantially altered
4136-016-020	105 W GRAND AVE EL SEGUNDO CA 90245	Commercial	Store Combination	1928	Yes			5s3	
4133-001-001	540 MAIN ST EL SEGUNDO CA 90245	Institutional	Churches	1928	Yes			6z	This is the third home of this congregation, which is the oldest in the city. The original portion of the building was completed in 1928. The Sunday School was expanded in 1955. The sanctuary was remodeled in 1958-61. The entire church building was remodeled again in 1977.
4136-016-033	351 MAIN ST EL SEGUNDO CA 90245	Commercial	Stores	1935				6z	
4136-017-018	315 RICHMOND ST EL SEGUNDO CA 90245	Commercial	Store Combination	1946				6z	
4136-017-019	319 RICHMOND ST EL SEGUNDO CA 90245	Residential	Three Units (Any Combination)	1946				6z	
4136-025-003	222 RICHMOND ST EL SEGUNDO CA 90245	Commercial	Stores	1947			"Historic District"	5d3	Contributor to potential historic district
4136-016-031	343 MAIN ST EL SEGUNDO CA 90245	Commercial	Banks Savings & Loan	1947				6z	
4136-016-034	353 MAIN ST EL SEGUNDO CA 90245	Commercial	Store Combination	1947				6z	
4136-017-050	327 RICHMOND ST EL SEGUNDO CA 90245	Commercial	Stores	1947				6z	
4136-017-053	227 W GRAND AVE EL SEGUNDO CA 90245	Commercial	Office Buildings	1947				6z	
4135-004-004	434 MAIN ST EL SEGUNDO CA 90245	Commercial	Store Combination	1948				6z	
4136-015-018	425 MAIN ST EL SEGUNDO CA 90245	Commercial	Professional Buildings	1948				6z	
4136-017-057	219 W GRAND AVE EL SEGUNDO CA 90245	Commercial	Stores	1948				6z	
4135-004-003	444 MAIN ST EL SEGUNDO CA 90245	Commercial	Store Combination	1949		7K, 87 EL SEGUNDO 20		6z	
4136-015-019	427 MAIN ST EL SEGUNDO CA 90245	Commercial	Store Combination	1949				6z	
4136-015-020	431 MAIN ST EL SEGUNDO CA 90245	Commercial	Stores	1949				6z	
4136-015-021	433 MAIN ST EL SEGUNDO CA 90245	Commercial	Stores	1949				6z	
4136-016-021	309 MAIN ST EL SEGUNDO CA 90245	Commercial	Store Combination	1949				6z	
4136-016-022	315 MAIN ST EL SEGUNDO CA 90245	Commercial	Parking Lots (Commercial Use Properties)	1949				6z	
4136-016-032	347 MAIN ST EL SEGUNDO CA 90245	Commercial	Store Combination	1949				6z	
4136-026-031	135 MAIN ST EL SEGUNDO CA 90245	Commercial	Professional Buildings	1949				6z	
4136-015-025	415 MAIN ST EL SEGUNDO CA 90245	Commercial	Stores	1950		7K, 87 EL SEGUNDO 4		6z	
4136-016-030	339 MAIN ST EL SEGUNDO CA 90245	Commercial	Store Combination	1950				6z	
4136-017-020	321 RICHMOND ST EL SEGUNDO CA 90245	Commercial	Store Combination	1951				6z	
4136-017-051	323 RICHMOND ST EL SEGUNDO CA 90245	Commercial	Stores	1951				6z	

APN	Full Address	Use Type	Use Description	Year Built	1929		2000 DSP	TGHP Preliminary Status Code	Notes
					Sanborn	BERD			
4136-026-033	139 MAIN ST EL SEGUNDO CA 90245	Commercial	Restaurants, Cocktail Lounges	1951				6z	
4133-001-009	500 MAIN ST EL SEGUNDO CA 90245	Commercial	Professional Buildings	1952				6z	
4136-015-010	401 MAIN ST EL SEGUNDO CA 90245	Commercial	Stores	1952				6z	
4136-015-022	439 MAIN ST EL SEGUNDO CA 90245	Commercial	Restaurants, Cocktail Lounges	1952				6z	
4136-015-023	455 MAIN ST EL SEGUNDO CA 90245	Commercial	Professional Buildings	1952				6z	
4136-016-029	333 MAIN ST EL SEGUNDO CA 90245	Commercial	Stores	1952				6z	
4136-006-012	515 MAIN ST EL SEGUNDO CA 90245	Residential	Single	1953				6z	
4136-006-020	501 MAIN ST EL SEGUNDO CA 90245	Commercial	Stores	1953				6z	
4136-015-012	405 MAIN ST EL SEGUNDO CA 90245	Commercial	Store Combination	1953		7K, 87 EL SEGUNDO 9		6z	
4135-001-001	150 MAIN ST EL SEGUNDO CA 90245	Commercial	Office Buildings	1954				6z	
4135-004-007	424 MAIN ST EL SEGUNDO CA 90245	Commercial	Stores	1954				6z	
4135-004-008	422 MAIN ST EL SEGUNDO CA 90245	Commercial	Store Combination	1954				6z	
4135-004-009	410 MAIN ST EL SEGUNDO CA 90245	Commercial	Restaurants, Cocktail Lounges	1954		7K, 87 EL SEGUNDO 10		6z	
4136-006-013	525 MAIN ST EL SEGUNDO CA 90245	Commercial	Professional Buildings	1954				6z	
4136-006-015	529 MAIN ST EL SEGUNDO CA 90245	Commercial	Stores	1954				6z	
4136-015-011	403 MAIN ST EL SEGUNDO CA 90245	Commercial	Store Combination	1954				6z	
4136-016-024	319 MAIN ST EL SEGUNDO CA 90245	Commercial	Office Buildings	1954				6z	
4135-004-002	446 MAIN ST EL SEGUNDO CA 90245	Commercial	Stores	1955				6z	
4136-016-026	321 MAIN ST EL SEGUNDO CA 90245	Commercial	Stores	1955				6z	
4136-016-037	327 MAIN ST EL SEGUNDO CA 90245	Commercial	Professional Buildings	1955				6z	
4136-017-017	311 RICHMOND ST # D EL SEGUNDO CA 90245	Residential	Four Units (Any Combination)	1955				6z	
4136-026-032	137 MAIN ST EL SEGUNDO CA 90245	Commercial	Restaurants, Cocktail Lounges	1955				6z	
4136-015-014	411 MAIN ST EL SEGUNDO CA 90245	Commercial	Stores	1956				6z	
			Lgt Manf.Sm. EQPT. Manuf Sm.Shps Instr.Manuf. Prnt						
4136-026-027	111 MAIN ST EL SEGUNDO CA 90245	Industrial	Plnts	1956				6z	
4136-026-029	121 MAIN ST EL SEGUNDO CA 90245	Commercial	Stores	1956		7K, 87 EL SEGUNDO 8		6z	
4135-004-028	400 MAIN ST EL SEGUNDO CA 90245	Commercial	Stores	1957				6z	
4133-001-007	508 MAIN ST EL SEGUNDO CA 90245	Commercial	Office Buildings	1958				6z	
4135-002-022	200 MAIN ST EL SEGUNDO CA 90245	Commercial	Store Combination	1958				6z	
			Parking Lots (Commercial Use Properties)						
4136-024-009		Commercial	Properties)	1958				6z	
4136-026-028	117 MAIN ST EL SEGUNDO CA 90245	Commercial	Store Combination	1958		7K, 87 EL SEGUNDO 7		6z	
4135-004-001	450 MAIN ST EL SEGUNDO CA 90245	Commercial	Restaurants, Cocktail Lounges	1959				6z	
4135-002-005	214 MAIN ST EL SEGUNDO CA 90245	Commercial	Restaurants, Cocktail Lounges	1960				6z	
4136-017-047	337 RICHMOND ST EL SEGUNDO CA 90245	Institutional	Churches	1960				6z	
			Parking Lots (Commercial Use Properties)						
4136-017-054		Commercial	Properties)	1960				6z	
4133-001-002		Institutional	Churches	1961				6z	
4133-001-003		Institutional	Churches	1961				6z	
4136-017-046	361 RICHMOND ST EL SEGUNDO CA 90245	Institutional	Churches	1962				6z	
4135-006-015	201 E GRAND AVE EL SEGUNDO CA 90245	Commercial	Stores	1962				6z	
			Parking Lots (Commercial Use Properties)						
4136-016-038		Commercial	Properties)	1963				6z	
4136-017-052	331 RICHMOND ST EL SEGUNDO CA 90245	Commercial	Store Combination	1963				6z	
4136-017-016	305 RICHMOND ST EL SEGUNDO CA 90245	Commercial	Stores	1964				6z	
4135-002-019	222 MAIN ST EL SEGUNDO CA 90245	Commercial	Service Stations	1965				6z	
4136-016-057	300 RICHMOND BLVD EL SEGUNDO CA 90245	Commercial	Supermarkets	1965				6z	
4136-024-001	210 W GRAND AVE EL SEGUNDO CA 90245	Commercial	Stores	1965				6z	
4135-007-027	220 E GRAND AVE EL SEGUNDO CA 90245	Commercial	Stores	1965				6z	
			Lgt Manf.Sm. EQPT. Manuf Sm.Shps Instr.Manuf. Prnt						
4135-001-035	140 MAIN ST EL SEGUNDO CA 90245	Industrial	Plnts	1966				6z	
4135-007-026	202 E GRAND AVE EL SEGUNDO CA 90245	Commercial	Stores	1966				6z	
4136-026-030	123 MAIN ST EL SEGUNDO CA 90245	Commercial	Restaurants, Cocktail Lounges	1967				6z	
4136-017-027	343 RICHMOND ST EL SEGUNDO CA 90245	Commercial	Office Buildings	1968		7K, 87 EL SEGUNDO 13		6z	
4135-001-038	134 MAIN ST EL SEGUNDO CA 90245	Commercial	Stores	1969				6z	
			Clubs., Lodge Halls, Fraternal Organizations						
4133-001-004	520 MAIN ST EL SEGUNDO CA 90245	Recreational	Organizations	1975				6z	
4135-002-002	110 E GRAND AVE EL SEGUNDO CA 90245	Commercial	Store Combination	1976				6z	

APN	Full Address	Use Type	Use Description	Year Built	1929		2000 DSP	TGHP Preliminary Status Code	Notes
					Sanborn	BERD			
4135-002-008	201 STANDARD ST EL SEGUNDO CA 90245	Commercial	Office Building	1979				6z	
4136-025-019	215 MAIN ST EL SEGUNDO CA 90245	Commercial	Shopping Centers	1983				N/A	
4133-001-021	512 MAIN ST EL SEGUNDO CA 90245	Commercial	(Neighborhood, community) Office Buildings	1985				N/A	
4135-001-040	130 MAIN ST EL SEGUNDO CA 90245	Commercial	Stores	1986				N/A	
4136-017-022	325 RICHMOND ST EL SEGUNDO CA 90245	Residential	Three Units (Any Combination)	1986				N/A	
4136-027-021	147 RICHMOND ST EL SEGUNDO CA 90245	Commercial	Office Buildings	1988				6z	Non-contributor in potential historic district
4135-001-039	136 MAIN ST EL SEGUNDO CA 90245	Commercial	Office Buildings	1988				N/A	
4135-002-020	130 E GRAND AVE EL SEGUNDO CA 90245	Commercial	Stores	1989				6z	
4135-001-012		Commercial	Parking Lots (Commercial Use Properties)	1989				N/A	
4135-001-013		Commercial	Parking Lots (Commercial Use Properties)	1989				N/A	
4135-001-014		Commercial	Parking Lots (Commercial Use Properties)	1989				N/A	
4135-001-015		Commercial	Parking Lots (Commercial Use Properties)	1989				N/A	
4135-001-016		Commercial	Parking Lots (Commercial Use Properties)	1989				N/A	
4135-001-017		Commercial	Parking Lots (Commercial Use Properties)	1989				N/A	
4135-001-018		Commercial	Parking Lots (Commercial Use Properties)	1989				N/A	
4135-001-019		Commercial	Parking Lots (Commercial Use Properties)	1989				N/A	
4135-001-020		Commercial	Parking Lots (Commercial Use Properties)	1989				N/A	
4136-016-035	361 MAIN ST EL SEGUNDO CA 90245	Commercial	Office Buildings	1989			7K, 87 EL SEGUNDO 3 building recorded was presumably demolished	N/A	
4136-027-010		Commercial	Parking Lots (Commercial Use Properties)	1991				N/A	
4135-002-004	218 MAIN ST EL SEGUNDO CA 90245	Commercial	Service Stations	1999				N/A	
4136-026-039	141 MAIN ST EL SEGUNDO CA 90245	Commercial	Commercial	1999				N/A	
4136-017-067		Commercial	Office Buildings	2002				N/A	
4136-017-068		Commercial	Office Buildings	2002				N/A	
4136-017-069		Commercial	Office Buildings	2002				N/A	
4136-016-058	121 W GRAND AVE EL SEGUNDO CA 90245	Commercial	Stores	2003				N/A	
4136-027-032	127 RICHMOND ST EL SEGUNDO CA 90245	Commercial	Store Combination	2004			"Historic District"	6z	Original building apparently demolished, non-contributor in potential historic district
4136-027-033	125 RICHMOND ST EL SEGUNDO CA 90245	Commercial	Store Combination	2004			"Historic District"	6z	Original building apparently demolished, non-contributor in potential historic district
4136-027-034	123 RICHMOND ST EL SEGUNDO CA 90245	Commercial	Store Combination	2004			7K, 87 EL SEGUNDO 15 "Historic District"	6z	Original building apparently demolished, non-contributor in potential historic district
4136-027-035	121 RICHMOND ST EL SEGUNDO CA 90245	Commercial	Store Combination	2004				6z	Non-contributor in potential historic district
4135-004-006	426 MAIN ST EL SEGUNDO CA 90245	Commercial	Store Combination	2006				N/A	
4135-002-021	208 MAIN ST EL SEGUNDO CA 90245	Commercial	Commercial	2012			7K, 87 EL SEGUNDO 1; building recorded was presumably demolished	N/A	
4136-027-016	133 RICHMOND ST EL SEGUNDO CA 90245	Commercial	Store Combination	2016				6z	Non-contributor in potential historic district
4136-027-017	135 RICHMOND ST EL SEGUNDO CA 90245	Commercial	Office Buildings	2018				6z	Non-contributor in potential historic district
4135-003-901	350 MAIN ST EL SEGUNDO CA 90245	Public	City Hall, Police Station, Fire Department					6z	Need dates of construction from City
4135-002-009		Commercial	Parking Lots (Commercial Use Properties)					N/A	
4135-001-011		Commercial	Parking Lots (Commercial Use Properties)					N/A	
4135-003-901		Government	Government Parcel					N/A	
4135-004-900		Commercial	Parking Lots (Commercial Use Properties)					N/A	

APN	Full Address	Use Type	Use Description	Year Built	1929		2000 DSP	TGHP Preliminary Status Code	Notes
					Sanborn	BERD			
4136-006-900		Commercial	Parking Lots (Commercial Use Properties)					N/A	
4136-025-900		Commercial	Parking Lots (Commercial Use Properties)					N/A	
4136-026-003		Commercial	Parking Lots (Commercial Use Properties)					N/A	
4136-026-004		Commercial	Parking Lots (Commercial Use Properties)					N/A	
4136-026-005		Commercial	Parking Lots (Commercial Use Properties)					N/A	
4136-026-006		Commercial	Parking Lots (Commercial Use Properties)					N/A	
4136-026-007		Commercial	Parking Lots (Commercial Use Properties)					N/A	
4136-026-008		Commercial	Parking Lots (Commercial Use Properties)					N/A	
4136-026-009		Commercial	Parking Lots (Commercial Use Properties)					N/A	
4136-026-010		Commercial	Parking Lots (Commercial Use Properties)					N/A	
4136-026-011		Commercial	Parking Lots (Commercial Use Properties)					N/A	
4136-026-012		Commercial	Parking Lots (Commercial Use Properties)					N/A	
4136-026-013		Commercial	Parking Lots (Commercial Use Properties)					N/A	
4136-026-014		Commercial	Parking Lots (Commercial Use Properties)					N/A	
4136-026-015		Commercial	Parking Lots (Commercial Use Properties)					N/A	
4136-026-016		Commercial	Parking Lots (Commercial Use Properties)					N/A	
4136-026-017	102 RICHMOND ST EL SEGUNDO CA 90245	Commercial	Parking Lots (Commercial Use Properties)					N/A	
4136-026-018		Commercial	Parking Lots (Commercial Use Properties)					N/A	
4136-026-019		Commercial	Parking Lots (Commercial Use Properties)					N/A	
4136-026-020		Commercial	Parking Lots (Commercial Use Properties)					N/A	
4136-026-021		Commercial	Parking Lots (Commercial Use Properties)					N/A	