

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. 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. 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.

**HISTORIC PRESERVATION COMMISSION AGENDA
WEST ANNEX COMMISSION MEETING ROOM CITY HALL
3031 TORRANCE BOULEVARD
TORRANCE CA, 90503
THURSDAY, JANUARY 15, 2026
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 Griffiths

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, January 8, 2026.

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 ANNOUNCEMENT OF WITHDRAWN, DEFERRED, AND/OR SUPPLEMENTAL ITEMS

5. ORAL COMMUNICATIONS #1 (Limited to a 30 minute period)

This portion of the meeting is reserved for comments 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 2 minutes 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: November 20, 2025

7. ADMINISTRATIVE MATTERS

7A. Community Development - Review and Finalize the 2025 Historic Preservation Commission Annual Report for Accept and File

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

1. Review and finalize the 2025 Historic Preservation Commission Annual Report for accept and file and forward to City Council for accept and file.

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 a Public Hearing and Adopt a **RESOLUTION** for the approval of a Historic Landmark Designation (HPC25-00005) for an existing single-family residence located in the R-2 Zone, Torrance Tract Overlay Zone and Small Lot, Low-Medium Overlay Zone at 2003 Gramercy Avenue

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

1. Conduct a Public Hearing;
2. Approve a Historic Landmark Designation request (HPC25-00005);
3. Adopt a **RESOLUTION** approving a Historic Landmark Designation request (HPC25-00005) for an existing single-family residence located in the R-2 Zone, Torrance Tract Overlay Zone and Small Lot, Low-Medium Overlay Zone at 2003 Gramercy Avenue (APN 7357-003-001); and
4. Determine that this item is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15331 - Historic Resource Restoration/Rehabilitation.

9. COMMISSION ORAL COMMUNICATIONS

10. ADJOURNMENT

- 10A. Adjournment of Historic Preservation Commission Meeting to Thursday, February 19, 2026, at 6:30 p.m. in the West Annex Commission Meeting Room City Hall.



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

1. CALL MEETING TO ORDER

The Torrance Historic Preservation Commission convened in a regular session at 6:30 PM on Thursday, November 20, 2025, in the West Annex Commission Meeting Room 3031 Torrance Boulevard.

ROLL CALL

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

Absent: None

Also Present: Lead Planning Associate Carolyn Chun, Planning Associate Peerapol Suree, and Planning Assistant Brice Kennedy.

2. FLAG SALUTE

The Pledge of Allegiance was led by Commissioner Weideman.

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 Thursday, November 13, 2025.

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

None

5. ORAL COMMUNICATIONS

None

6. CONSENT CALENDAR –

6A. Approve Commission Minutes: May 15, 2025 and September 18, 2025

MOTION: Commissioner Weideman moved to approve May 15, 2025 and September 18, 2025 minutes. Commissioner Schwartz seconded the motion; a roll call vote reflected 6-0 approval.

7. ADMINISTRATIVE MATTERS

None

8. PUBLIC HEARINGS

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: ANHAVAN BUI (BUI ANHAVAN 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)

Recommendation: Approval

Planning Assistant Kennedy introduced and presented item 8A.

Anhvan Bui, applicant, gave a brief report on the item.

Commissioners Griffiths, G. Higginbotham, Schwartz, Weideman and Chair M. Higginbotham all stated they have visited, walked by, driven by and/or googled the address and will make their decisions based on the evidence presented.

No public comment

Commission discussed the item and asked questions of the applicant.

MOTION: Commissioner Trivelli moved to approve the Historic Landmark Designation of 1753 Andreo Avenue and 1963 218th Street (HPC25-00006). Commissioner Weideman seconded the motion; a roll call vote reflected 6-0 approval.

Planning Assistant Kennedy read by title only Resolution No. 25-003;

Resolution of the Historic Preservation Commission of the City of Torrance, California, approving a Historic Landmark Designation request as provided for in Division 9, Chapter 1, Article 50 of the Torrance Municipal Code for property located in the R-2, Torrance Tract Overlay, and small-lot, low-medium overlay zone at 1753 Andreo Avenue and 1963 218th Street.

MOTION: Commissioner Griffiths moved to adopt Planning Commission Resolution No. 25-003. Commissioner Schwartz seconded the motion; a roll call vote reflected 6-0 adoption.

Commission discussed and asked questions of the applicant and staff.

MOTION: Commissioner Griffiths moved to add the replacement of a window on the east and the front door to match the design of the home to the agreement/rehabilitation plan with the applicant. Commissioner Schwartz seconded the motion; a roll call vote reflected 6-0 approval.

MOTION: Commissioner Weideman moved to recommend that City Council enter into a Mills Act Contract (with commission approved revisions) with the Homeowner of 1753 Andreo Avenue and 1963 218th Street. Commissioner G. Higgenbotham seconded the motion; a roll call vote reflected 6-0 approval.

9. COMMISSION ORAL COMMUNICATIONS

Commissioners and staff provided final comments.

Lead Planning Associate Chun will be retiring in December, Commissioners wished her well in retirement and thanked her for her time and efforts with the Historic Preservation Commission. She will attend one final commission meeting in December.

Commissioner Schwartz requested an excused absence for the December 18, 2025 meeting.

Commissioner Trivelli requested the commission have an updated Conflict of Interest map drawn up.

10. ADJOURNMENT

MOTION: At 7:31 PM Commissioner Weideman moved to adjourn the meeting to Thursday, December 18, 2025, at 6:30 PM in the West Annex Commission Meeting Room. Commissioner Schwartz seconded the motion; a roll call vote reflected a 6-0 approval.

DRAFT SUBJECT TO APPROVAL



DATE: January 15, 2026

TO: Members of the Historic Preservation Commission

FROM: Oscar Martinez, Planning Manager | OMartinez@TorranceCA.Gov

BY: Brice Kennedy, Planning Assistant | BKennedy@TorranceCA.Gov

SUBJECT: Review and Finalize the Historic Preservation Commission 2025 Annual Report for Accept and File

RECOMMENDATION

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

1. Review and finalize the 2025 Historic Preservation Commission Annual Report for accept and file and forward to City Council for accept and file.

DISCUSSION

A draft of the Historic Preservation Commission 2025 Annual Report, for the period of January 2025 through December 2025, has been prepared by Planning Division staff and attached for your information and review.

The draft Annual Report includes information relating to the duties of the commission, membership of the commission, date of the meetings, summary of annual activities including administrative matters and hearings, and community outreach engagements and efforts.

During 2025, the Historic Preservation Commission convened seven times, approved three historic landmark designations, and recommended the City's first Mills Act Contract to the City Council. In addition, Commission members and staff participated in five community outreach events throughout the year.

Staff recommends the Historic Preservation Commission review and finalize the draft of the 2025 Annual Report for accept and file by the Commission, and forward to the City Council for accept and file.

ATTACHMENTS

1. Draft of the 2025 Historic Preservation Commission Annual Report



***DRAFT* City of Torrance
Historic Preservation Commission
Annual Report
January 2025 to December 2025**

Powers and Duties of the Commission

The Historic Preservation Commission makes decisions and provides direction regarding matters concerning properties that are requesting landmark designation or have been designated historic resources.

Commission Members

The Historic Preservation Commission is comprised of seven members who are residents of the community and have prior demonstrated interest in and knowledge of the City’s historical, architectural and cultural heritage. They are appointed by the City Council to serve a four-year term and no more than two consecutive terms and there shall be one member with a professional background in design or construction, with at least two years of experience with historic preservation, and one member who meets the Secretary of the Interior’s Professional Qualification Standards for History or Architectural History, or with a demonstrated background or experience in researching, writing, teaching, or interpreting history or historic materials

The following Commission members served on the Historic Preservation Commission between January 2025 and December 2025. Current Chairperson Mia Higginbotham and Vice Chairperson Adam Schwartz were appointed on August 21, 2025. Following the passing of Commissioner Maureen O’Donnell on May 18, 2024, a seat of the Commission continues to remain unfilled.

Commissioner	Term Begins	Current Term
Michael Griffiths	7/1/2025	7/1/2025 – 6/30/2029
Gene Higginbotham	7/1/2023	7/1/2023 - 6/30/2026
Mia Higginbotham (Chair)	7/1/2023	7/1/2023 - 6/30/2027
Adam Schwartz (Vice Chair)	7/1/2023	7/1/2023 - 6/30/2029
Marifrances Trivelli	7/1/2024	7/1/2024 - 6/30/2028
Kurt Weideman	7/1/2023	7/1/2023 - 6/30/2027
Unscheduled Vacancy		Term Expires 6/30/2026

Meetings

The Historic Preservation Commission is regularly scheduled to meet on the third Thursday of each month at 6:30 p.m. The meetings for January 2025 to December 2025 were held in the West Annex Commission Room within the West Annex of Torrance City Hall.

The Historic Preservation Commission met on the following dates:

January 16, 2025
March 20, 2025
May 15, 2025

June 19, 2025
August 21, 2025
September 18, 2025

November 20, 2025

Summary of Annual Activities

In 2025, the Historic Preservation Commission held seven meetings, during which a total of 11 agenda items were reviewed including three public hearings.

Administrative Matters

The Commission considered the following under Administrative Matters:

- Review and forward the 2024 Historic Preservation Annual Report to the City Council
- Provide direction for Historic Preservation Month Certificate of Recognition and outreach efforts
- Review and forward the Mills Act Contract Application process and procedures to the City Council
- Appointing of Chairperson Mia Higginbotham and Vice Chairperson Adam Schwartz
- Consider a Mills Act Contract for Historic Landmark #2
- Review the Summary of Outreach Efforts report and conduct a public outreach discussion

Hearings

Last year, the Commission approved three new Historic Landmark Designation requests under Public Hearings:

Approval of HPC25-00001: FRANCES MCCUTCHON

The Historic Preservation Commission conducted a Public Hearing and adopted a resolution for approval of a Historic Landmark Designation (HPC25-00001) for an existing singlefamily residence in R-1 Zone, Torrance Tract Overlay, at 1504 Acacia Avenue (APN 7355-010-018).

Approval of HPC25-00003: HAROLD JAY HOFFMAN (ALICIA JACOBSEN)

The Historic Preservation Commission conducted a Public Hearing and adopted a resolution for approval of a Historic Landmark Designation (HPC25-00003) for an existing single-family residence in the R-1 Zone, Torrance Tract Overlay, located at 1620 Post Avenue (APN 7355-018-025).

Approval of HPC25-00006: ANHVAN BUI

The Historic Preservation Commission conducted a Public Hearing and adopted 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)

Community Engagement and Outreach

Under direction of the Historic Preservation Commission, community outreach engagement efforts have persisted and continue to raise awareness about the Historic Preservation program.

Pop-up Engagement Activities

Members of the Historic Preservation Commission and Community Development Department staff have attended local events in the past year with the goal of promoting the Historic Preservation Program, participating in several in-person outreach activities to raise awareness of preservation efforts and foster community interest.

In 2025, Commissioners and City staff conducted public outreach at several community events to promote historic preservation programs and initiatives. On May 24, 2025, Commissioner Schwartz staffed an informational table at the Torrance Farmers Market at Wilson Park, followed by participation at the City Yard Open House on June 21, 2025, where Commissioners and City staff hosted informational tables. City staff also hosted informational tables at the Rock Around the Block event in Downtown Torrance on July 17, 2025, the Torrance Area Chamber of Commerce's 2025 Business Expo and Showcase on October 22, 2025, and the Annual Holiday Stroll in Downtown Torrance on December 3, 2025.

Throughout these events, staff and Commissioners engaged community members in discussions regarding local historic resources, landmark designation, and Historic Preservation Commission initiatives, including the Mills Act contract process. Informational materials and program application packets were distributed, along with free merchandise. The free merchandise this year included Torrance Historic Preservation branded seed packets, bumper stickers, chip clips, and insulated canvas lunch bags. These outreach efforts generated direct follow-up interest, including one-on-one meetings with residents and City staff to further discuss application materials and submittal processes.

Historic Preservation Program Website and Flyer

As the number of landmark-designated properties continued to increase in 2025, the Historic Preservation Program landing webpage and informational flyer were redesigned with coordinated graphic design elements to better showcase photographs and detailed information about designated properties. The updated webpage now includes summaries of Commission actions, expanded historical and architectural information for landmarked properties, and photographs of property owners receiving recognition awards from the Commission.

Historic Preservation Month Certificate of Recognition

In May 2025, the Month of May 2025 was recognized as National Preservation Month via Certificate of Recognition on behalf of the City Council to the Historic Preservation Commission.

Historic Preservation Month Social Media Outreach

Historic Preservation Commissioners, working together with the Torrance Historical Society, curated pictures and captions for the City's annual Historic Preservation Month social media outreach campaign. Staff worked with the Communications division to post on the City's Facebook and Instagram accounts. In 2025, the campaign strategy included posting a full caption and image on Facebook, an Instagram story with a link to the Facebook post and creating a highlight section that will have all the Instagram stories saved within. The rationale for this approach is based on last year's analytics and successful posts on Facebook.

The following is a summary of the Historic Preservation Program's 2025 social media and website performance. Facebook reached 294,658 users, with top-performing posts including the family home of George Wallace Post (May 28, 2025), which reached over 43,000 users with more than 60,000 views and 845 engagements; Downtown Torrance looking northeast on El Prado from Cravens (May 25, 2025), which reached over 33,000 users with more than 36,000 views and 975 engagements; and the Hollywood Riviera Beach Club (May 9, 2025), which reached over 27,000 users with more than 35,000 views and 275 engagements. Instagram reached 26,745 users, with leading posts featuring the Fred Marlow "spec" House in the Hollywood Riviera (May 13, 2025), reaching 2,592 users; the 1947 Military Parade (May 17, 2025), reaching 2,228 users; and a view looking down El Prado Avenue toward Torrance High School (May 13, 2025), reaching 1,690 users. Website traffic also increased, with the Historic Preservation page of the City of Torrance website recording a 30.39% increase from May 2024.

Future Aspirations and Areas of Interest of the Commission

In 2026, the Historic Preservation Commission and City staff will continue to build on the strong momentum achieved over the past year in advancing the Historic Preservation Program. With three landmark designations approved in the past year, the City now recognizes six designated historic landmarks. The Commission's goal is to continue this progress through the refinement of coordinated outreach, clear application processes, and sustained collaboration between the Commission, staff, and the community.

The Commission's areas of interest will remain on increasing applications for Mills Act contracts and landmark designation within the Torrance Tract through continued community engagement, educational outreach, and strategic use of online platforms. Additionally, staff are continuing to work with the top performing selected preservation consulting firm to include commercial properties within the Torrance Tract within the Historic Preservation program. This initiative would further strengthen the City's preservation framework, encourage broader property owner participation, and support the Historic Preservation Commission's long-term goal of expanding the program citywide.



Date: January 15, 2026

To: Members of the Historic Preservation Commission

From: Oscar Martinez, Planning Manager | OMartinez@TorranceCA.gov

By: Kevin Joe, Planning Associate | KJoe@TorranceCA.gov

Subject: Community Development – Conduct a Public Hearing and Adopt a **RESOLUTION** for the approval of a Historic Landmark Designation (HPC25-00005) for an existing single-family residence located in the R-2 Zone, Torrance Tract Overlay Zone and Small Lot, Low-Medium Overlay Zone at 2003 Gramercy Avenue.

RECOMMENDATION

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

1. Conduct a public hearing;
2. Approve a Historic Landmark Designation request (HPC25-00005);
3. Adopt a **RESOLUTION** approving a Historic Landmark Designation request (HPC25-00005) for an existing single-family residence located in the R-2 Zone, Torrance Tract Overlay Zone and Small Lot, Low-Medium Overlay Zone at 2003 Gramercy Avenue (APN 7357-003-001); and
4. Determine that this item is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15331 - Historic Resource Restoration/Rehabilitation.

DISCUSSION

The applicant, Megan Whalen, requests approval of a Historic Landmark Designation for her residence on property located in the R-2 Zone, Torrance Tract Overlay Zone and Small Lot, Low-Medium Overlay Zone at 2003 Gramercy Avenue (APN 7357-003-001).

Background

In 2011-2013, a Historic Resources Survey of the original Torrance Tract was prepared by volunteers from the community under the guidance of a historic preservation architect. The Survey was to serve as the foundation for establishing a Historic Preservation Program for the City and identified contributing structures that have historic significance.

In 2017, the City Council adopted an Ordinance establishing the criteria and procedures for designating properties Historic Landmarks and Historic District.

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

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

Analysis

The subject property was identified as Craftsman contributor in excellent condition in the Historic Resources Survey. The home, constructed in 1912, was one of the original homes constructed when Torrance was founded of which approximately 70 homes still remain. In 1941, a building permit was issued to allow the reconstruction of the detached garage and in 1981, a building permit was issued to convert two existing closets to a bathroom.

In staff's judgment, the property satisfies the significance finding for criteria C as the home exemplifies the Craftsman architecture and California bungalow style of the early 20th century and criteria B as a person of note to local history resided in this home. An undated resident and phone directory listing provided by the applicant identified Karl Von Hagen residing at the subject property. A Los Angeles Times obituary from November 9, 1995 noted that Karl Von Hagen resided in Torrance, served as the first student body president of Torrance High School in 1922 and served as the captain of the school's baseball team (Attachment #3).

Staff notes that the front porch, which are characteristic of Craftsman homes, of this home appears to have been enclosed as compared to other Craftsman homes with similar building form and roof lines that were built in 1912 in the neighborhood. A permit record for enclosing the porch could not be found. The porch will be required to be restored to its original condition if the homeowner requests to participate in the Mills Act program.

Conclusion

In staff's judgment, the subject residence satisfies the significance findings for criteria B and C. The home embodies Craftsman architecture and retains most of its original building form and architectural features and was associated with a notable person to local history. The integrity to convey its significance has been maintained.

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

ENVIRONMENTAL FINDINGS

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

ATTACHMENTS

1. Resolution No. 2026-001
2. Location and Zoning Map
3. Historic Preservation Commission Supplemental Application
4. Historic Resources Survey Sheet
5. Photographs of Property

ITEM 8A

ATTACHMENT 1

RESOLUTION NO. 2026-001

HISTORIC PRESERVATION COMMISSION RESOLUTION NO. 2026-001

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 ZONE, TORRANCE TRACT OVERLAY ZONE AND SMALL LOT, LOW-MEDIUM OVERLAY ZONE AT 2003 GRAMERCY AVENUE.

HPC25-00005: MEGAN WHALEN

WHEREAS, the Historic Preservation Commission of the City of Torrance conducted a public hearing on January 15, 2026 to consider a request (HPC25-00005) filed by Megan Whalen to designate property located in the R-2 Zone, Torrance Tract Overlay Zone and Small Lot, Low-Medium Overlay Zone at 2003 Gramercy Avenue a Historic Landmark; and

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

WHEREAS, the Historic Preservation Commission by the following roll call vote APPROVED HPC25-00005:

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 2003 Gramercy Avenue;
- B) That the property is located on Lot 1 of Block 44 of the Torrance Tract (Assessor Parcel No. 7357-003-001);
- C) That the landmark designation of the property located at 2003 Gramercy Avenue is Categorically Exempt from the California Environmental Quality Act pursuant to Section 15331 – Historical Resource Restoration/Rehabilitation;

- D) That the subject property embodies the distinctive characteristics of a type, period, style, or method of construction because the residence retains most of its original building form and Craftsman architectural features;
- E) That the property is associated with a person who made a significant contribution to the broad patten of local history and heritage of Torrance as Karl Von Hagen, who served as the first student body president of Torrance High School in 1922, resided on the subject property; and
- F) That the property, in addition to having significance, maintains integrity in location, design, setting, materials, workmanship, feeling and association for the time period in which it is significant because the residence has been preserved in manner respectful of architectural character and original design.

NOW, THEREFORE, BE IT RESOLVED that HPC25-00005, a request filed by Megan Whalen to designate property located in the R-2, Torrance Tract Overlay Zone and Small Lot, Low-Medium Overlay Zone at 2003 Gramercy Avenue a Historic Landmark, on file in the Community Development Department of the City of Torrance, is hereby APPROVED, subject to following condition:

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

Introduced, approved and adopted this 15th day of January 2026.

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 15th day of January 2026, by the following roll call vote:

AYES: COMMISSIONERS:

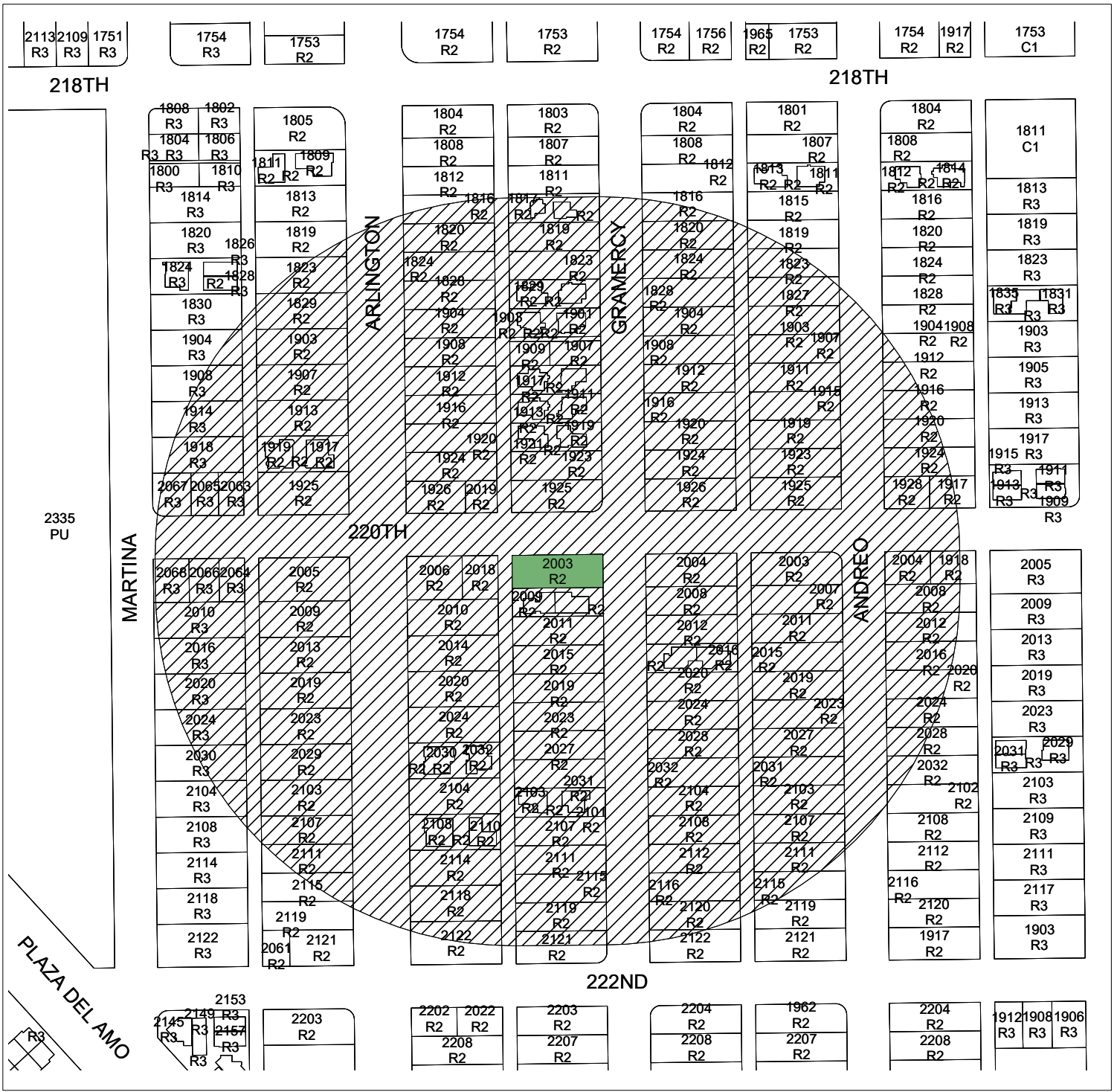
NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

Secretary, Torrance Historic Preservation Commission

ITEM 8A
ATTACHMENT 2
LOCATION & ZONING MAP

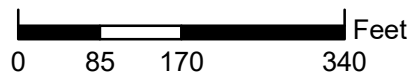


Location and Zoning Map HPC25-00005 2003 Gramercy Avenue

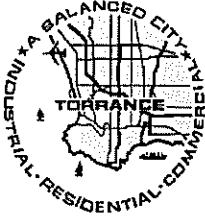


Legend

- 2003 Gramercy Avenue
- 500-Foot Notification Area



ITEM 8A
ATTACHMENT 3
SUPPLEMENTAL APPLICATION



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

HISTORIC PRESERVATION COMMISSION
APPLICATION HPC 25-0005

PROPERTY OWNER		APPLICANT	
STREET ADDRESS OF PROPERTY: 2003 Gramercy Avenue, Torrance CA 90501		ASSESSOR PARCEL NUMBER: 7357 003 001	
PRINT NAME Megan Whalen		PRINT NAME Megan Whalen	
ADDRESS (NUMBER, STREET) [REDACTED]		ADDRESS (NUMBER, STREET) [REDACTED]	
ADDRESS (CITY, STATE & ZIP CODE) Torrance CA, 90501		ADDRESS (CITY, STATE & ZIP CODE) Torrance, CA 90501	
TELEPHONE NUMBER [REDACTED]	EMAIL [REDACTED]	TELEPHONE NUMBER [REDACTED]	EMAIL [REDACTED]
SIGNATURE [REDACTED]		SIGNATURE [REDACTED]	
Significance TMC Section 91.50.050 (a) (check all that apply)			
<input type="checkbox"/>	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.		
<input type="checkbox"/>	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.		
<input checked="" type="checkbox"/>	Property embodies the distinctive characteristics of a type, period, style, or method of construction.		
<input type="checkbox"/>	Property is representative of the work of a master.		
<input type="checkbox"/>	Property possesses high artistic or aesthetic values.		
<input type="checkbox"/>	Property has yielded or has the potential to yield information important to the prehistory or history of the City, region, state, or nation.		
<input type="checkbox"/>	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):			
<p>This home, located on 2003 Gramercy Avenue, embodies the overall philosophy of the Craftsmen movement, built in 1912 and featuring a low-pitched roof with a gentle slope, overhanging eaves with exposed rafters that extend well beyond the exterior walls, decorative wooden lattice, natural materials. Double-hung windows with some stained-glass accents also embody the classic period of this home. Natural woodwork on the exterior and interior of this home are also present with period correct lighting. This home blends into the surroundings of the neighborhood with its color palette, landscaping, scale, and set-back from the street.</p>			
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).			
<p>The structure's location in Old Torrance, as one of the original 80 homes that still stands, is an excellent example of a craftsman style bungalow, in the originally planned Olmsted District, featuring original wood and brick material meeting the scale of the neighborhood and set-back from the road, with site specific landscaping and original city-planted trees. This home was one of the first constructed in 1912, and served as the office for the development company that was selling the newly built homes in the neighborhood at the time. This home was deemed to be an "excellent" example and eligible on the survey that was conducted in 2010-2012 of homes in Torrance.</p>			

TOOLS

"Hardware" Reeve

Furniture

PAINTS

Torrance—Moneta

SEEDS

Torrance Chamber of Commerce

SUPPORT THE INDUSTRIES THAT SUPPORT THIS COMMUNITY

UNITED CIGAR STORE AGENCY, Ben Rappaport prop.
Cigars and Tobacco, Barber Shop, Pool 1603 Cabrillo
Phone 136-J.

Unks, Frank B., (Alma), emp Dom. Land Co., r Murray
Hotel

Urban, Henry, (Anna), emp Utco, h 2103 Andreo

Uyeda, T., (I.), Farm, Carson St

Uyeda, Z., (K.), Farm, Carson St

Uyeda, E., (S.), Farm, Carson St

Uyesaka, S. (M.), Farm, Prairie Ave

V

Valentin, Mrs. Mathilda, h 1908 Andreo

Van Buren, John, (Mary), emp P E Shops, h 1028 Cota

Vandegrift, Fred (Anna) h 1916 Gramercy

Vandegrift, Geo., (Betsy) h 1104 Portola

Vandegrift, J. Reed h 1104 Portola

VanDerbeckon, Walter, (Lorraine), emp Utco, h No. W.
Spurlin Ct

Van De Water, Gilbert M., (Naomi) emp Utco h 2157 10th

Van Patten, Wm. (Kathryn) emp Utco h 1888 Plaza Del
Amo.

Van Voorhis, Ross P., (Marian), emp Utco, h 1903 Andreo

Vartanoff Pete, emp Utco r Murray Hotel

Ver Wayne, Walter, (Florence), emp P E Shops, h 1912
Arlington

Viellenave, Vincent, emp P E Shops, 2313 Redondo Blvd

Volkest, C. O., r Murray Hotel

Volz, Fred, (Hattie) emp Utco h 1932 Plaza Del Amo

VONDERAHE, MRS. ANNA. h Torrance Hotel

VONDERAHE, CHAS., prop Torrance Hotel and Union Club
of Torrance h Torrance Hotel

Vonderahe, Paul, emp Union Club r Torrance Hotel

Von Hagen, Karl h 2003 Gramercy

Von Hagen, Walter C., (Augusta), emp Glass, h 2003
Gramercy. Phone 104-M

Voris, Edwin, (Anna), constable, h 1723 Andreo. Phone
59

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LOS ANGELES TIMES
THURSDAY, NOVEMBER 9, 1995

VON HAGEN, Karl O., M.D.

passed away comfortably Tuesday, October 31, 1995 in Rancho Palos Verdes, California. He was born July 16, 1906, to Augusta and Walter Charles Von Hagen in Hendricks, Minnesota. The family moved to Torrance, California where he was the first Student Body President of Torrance High School in 1922. A graduate of the University of California, Southern Branch (U.C.L.A.) in 1927, and a founding father of the Gamma Nu Chapter of Beta Theta Pi, he attended Northwestern University School of Medicine, receiving his M.B. in 1931, and his M.D. in 1932. He served his Internship and Residency at Los Angeles County General Hospital, and then served as Senior Attending Neurologist, Good Samaritan Hospital from 1935 to 1973, Junior Attending Neurologist, Los Angeles County Hospital from 1935 to 1949, Senior Attending Neurologist, Los Angeles County Hospital from 1949 to 1971, Consulting Neurologist for both the Santa Fe Hospital and Union Pacific Railroad from 1935 to 1971, and was a courtesy staff member at Glendale Memorial Hospital.

Licensed in 1932, he was Certified with the American Board of Psychiatry and Neurology in both Psychiatry and Neurology in 1940. He was a Fellow of the American College of Physicians, the American Academy of Neurology and the American Psychiatric Association, as well as being an active member of the American Medical Association, American Neurological Association, Los Angeles Neurological Society, Los Angeles Society of Neurology and Psychiatry, Society of Biological Psychiatry, Los Angeles Academy of Medicine, Los Angeles County Medical Association, California Medical Association and was a Founding member of the Western Neurosurgical Society. He served as a Member of the Medical Advisory Boards for the National Foundation for Infantile Paralysis, the Southern California Chapter of National Multiple Sclerosis Society, the California Chapter of

Myasthenia Gravis Foundation, and the Psychiatry, Neurology and Psychology Service, Dept. of Medicine and Surgery, Veterans Administration, Washington, D.C.

In 1934 he became associated in the practice of Neurology and Psychiatry with Doctors Samuel D. Ingham and J. M. Nielsen. In 1935 he was appointed Clinical Instructor in Neurology at the University of Southern California Medical School, becoming Chairman of the Department in 1959 until his retirement as a volunteer in 1972. He held clinics in Neurology at Childrens and Orthopedic Hospitals and helped organize the Psychiatric Training Program at the Veterans Administration Hospital in West Los Angeles. In his private practice he was affiliated principally with the Hospital of the Good Samaritan in Los Angeles.

An avid golfer, he was a member of the Southern California Golf Association, the U.S. Golf Association, a resident, member and Past President of the Birnam Wood Golf Club in Montecito, and past member of the Los Angeles Country Club. He was Captain of his baseball team at Torrance High School and played tennis through the 1950's. He learned to sail while in college and medical school and loved salt water boating and fishing.

He is survived by his beloved wife of sixty years, the former stage and screen actress Vivian Tobin; his daughter, Vivian Thompson of Cambria; son, Peter K. Von Hagen of Rancho Palos Verdes; grandchildren, Heather Ann and Kimberly Karen Von Hagen; a sister, Helen and her husband, Fred Brenlin of Greenbrae, and their children Jane and Robert Brenlin. He is also survived by his sister-in-law, Lulu May Lloyd Von Hagen and her children, Theresa Bucher and Ronald Von Hagen.

Services will be held at 1pm Saturday, November 11, 1995, at All Saints By-The-Sea Episcopal Church, 85 Eucalyptus Lane, Santa Barbara. Interment will be at 10am Monday, November 13, at Santa Barbara Cemetery.

ITEM 8A

ATTACHMENT 4

HISTORIC RESOURCES SURVEY SHEET

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



BLOCK	98
ADDRESS	2003 Gramercy Avenue
YEAR BUILT	1912
APN NUMBER	7357 003 001
PROPERTY TYPE	Residential
ARCHITECTURAL STYLE	Craftsman
SIGNIFICANCE	Contributor
CONDITION	Excellent
COMMENTS	
SURVEYOR	Jamie Ruth Watson; September 27, 2011

ITEM 8A
ATTACHMENT 5
PHOTOGRAPHS OF PROPERTY



