

September 23, 2018

City of Manhattan Beach
Planning Commission
1400 Highland
Manhattan Beach, CA 90266

RE: September 26th Hearing to consider 2820 Highland Ave a Historic Landmark Designation

To Whom It May Concern:

As a neighbor of 2820 Highland Ave, we want to express our support to designate the property a historic landmark. The property is a beautiful Spanish Colonial Revival which lends old world charm to the neighborhood. It would be a wise and visionary decision to preserve this unique property for future generations to enjoy and understand the architecture of the past in this environment of constant change.

We hope you will see your way clear to preserving the property by designating it a Historic Landmark.

Sincerely,

Anne & Rudy de Leon
310 29th St.
Manhattan Beach, Ca 90266
Adeleon922@gmail.com



**SANTA MONICA
CONSERVANCY**
Celebrating Our Architectural Heritage

P.O. BOX 653
SANTA MONICA, CA 90406
310-496-3146
www.smconservancy.org

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September 25, 2018

Submitted by email

Community Development Department
Attention: Director Anne McIntosh
Manhattan Beach City Hall
1400 Highland Avenue
Manhattan Beach, CA 90266

Re: 2820 Highland Avenue

Honorable Commissioners:

The Santa Monica Conservancy is delighted to convey our strong support for the nomination of 2820 Highland Avenue as the first City of Manhattan Beach Landmark.

As indicated in the consultant's report, the two-story duplex was built in 1932 by Frank Dougherty, a former Mayor of Manhattan Beach who was one of the city's first contractors. The property itself was part of George H. Peck's Manhattan Beach Tract.

The structure is a substantially intact Spanish Colonial Revival representative of the City's early character. It retains a high degree of integrity with a tile roof, iron railings, arched doorways, and a smooth-troweled stucco finish.

We congratulate you on this important milestone in your historic preservation program and encourage you to designate 2820 Highland Avenue as a Manhattan Beach Landmark.

Sincerely,

Carol Lemlein, President

Breton K. Lobner
Attorney at Law
120 29th Place
Manhattan Beach, CA 90266
(619) 990-1114
Bklobner42@gmail.com

RECEIVED
2019 MAR 13 AM 8:44
CITY CLERK'S OFFICE
MANHATTAN BEACH, CA

March 9, 2019

Honorable Members of the City Council
City of Manhattan Beach
1400 Highland Avenue
Manhattan Beach, CA 90266

Re: 2810 Highland Avenue – Application for designation of residence as a historic landmark.
Public Hearing: March 19, 2019

Dear Members of the City Council,

The owners of 2810 Highland Avenue have filed for a designation of their residence as a historic landmark pursuant to the provisions of Chapter 10.86 of the City's Zoning Code. The Planning Commission has recommended approval of the application.

As residents of Manhattan Beach living near the applicants, we wish to go on record as supporting the application. We believe the efforts of the owners to retain their home built in 1932 is a positive move to preserve a historic building in our city. As most know, our city has been significantly and permanently changed by a deluge of new construction resulting the razing of nearly all of the historic buildings in the beach area. Once there were numerous old historic buildings in the beach, but today our beach area is filled with three-story monolithic structures built nearly lot line to lot line.

We believe it is positive and refreshing action to preserve some of the old buildings in our city. Therefore, we support the application and request the City Council to approve the designation as recommended by the Planning Commission.

Very Truly Yours,


Bret and Pattie Lobner

cc: 2820 Highland Ave, MB, CA 90266