

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

**CASE NO.: CHC-2020-513-HCM
ENV-2020-514-CE**

HEARING DATE: February 20, 2020
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA 90012

Location: 807 West Paseo del Mar
Council District: 15 – Buscaino
Community Plan Area: San Pedro
Area Planning Commission: Harbor
Neighborhood Council: Coastal San Pedro
Legal Description: Partition of the Rancho Los Palos
Verdes, Block R

PROJECT: Historic-Cultural Monument Application for the
POINT FERMIN LIGHT STATION

REQUEST: Declare the property an Historic-Cultural Monument

OWNER: City of Los Angeles Department of Recreation and Parks
Attn: Planning & Land Acquisitions
200 North Main Street, Room 1290
Los Angeles, CA 90012

APPLICANT: Elena Maggioni
City of Los Angeles Department of Recreation and Parks
221 North Figueroa Street, Room 400
Los Angeles, CA 90012

PREPARER: Gabrielle Harlan
Environmental Science Associates
626 Wilshire Boulevard, #1100
Los Angeles, CA 90017

RECOMMENDATION **That the Cultural Heritage Commission:**

1. **Take the property under consideration** as an Historic-Cultural Monument per Los Angeles Administrative Code Chapter 9, Division 22, Article 1, Section 22.171.10 because the application and accompanying photo documentation suggest the submittal warrants further investigation.
2. **Adopt** the report findings.

VINCENT P. BERTONI, AICP
Director of Planning

[SIGNED ORIGINAL IN FILE]

Ken Bernstein, AICP, Manager
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Melissa Jones, City Planning Associate
Office of Historic Resources

Attachment: Historic-Cultural Monument Application

SUMMARY

Point Fermin Light Station is a 0.61-acre site located in Point Fermin Park, west of the entrance to the Port of Los Angeles, in San Pedro. The subject property consists of a lighthouse and attached keeper's residence designed in the Stick architectural style that was built in 1874; a storehouse and a coal house and privy structure built in 1879; and three cisterns dating from approximately 1874-93, an enclosed yard, and archaeological remains of buildings once associated with the lighthouse. The light station was established through the efforts of landowner and shipping merchant Phineas Banning to serve the nascent Port of Los Angeles. In 1927, the lighthouse was ceded to the City of Los Angeles as a city park. However, the lighthouse continued to be lit until December 1941, when it ceased to be used for navigation purposes. Today, the subject property serves as a City museum operated by the Department of Recreation and Parks.

Rectangular in plan, the lighthouse is of wood-frame construction and consists of a two-story residence with a light tower that rises three stories above the center of the residence. The residence has a cross-gabled roof with wood shingles, decorative wood molding on the gables, and carved rafters tails. The residence is clad in horizontal wood shiplap siding, while the gable ends and tower have vertical channel siding. The light itself is housed in a polygonal cupola with glass walls and a spherical copper roof and is located at the top of the light tower surrounded by a gallery. The primary, southwest-facing façade has a full-length covered porch on the ground floor and a balcony on the second floor that feature wood balustrades and jigsaw-cut boards. Fenestration consists of single or paired multi-lite wood hung windows flanked by shutters, some topped by wood-shingled hoods, casement windows, and paneled wood doors with transoms. Two brick chimneys project from the roof at the northwest end of the structure, and a third on the southeast end. The interior features original wood floors, molding, wainscoting, carved fireplace mantels, ceramic hearths, and brick fireplace surrounds.

Located northwest of the lighthouse, the storehouse is one-story in height and is capped by a side-facing gable roof with wood shingles. The building is clad in wood shiplap siding and sits on a non-original reinforced concrete foundation. On the north end of the primary, west-facing façade are a large carriage-style wood garage door and a paneled wood door; on the south end of the façade are three paneled wood doors. There is a pair of paneled wood doors and a wood-sash casement window on the east-facing façade.

The coalhouse and privy building, which was relocated from the rear yard north of the lighthouse to its present location abutting the storehouse in 1912, is rectangular in plan. It is capped by a side-facing gable roof with wood shingles, and is clad in wood shiplap siding. The west-facing façade features a pair of partially-glazed paneled wood doors, a wood-sash casement window, and a single partially-glazed door. There is a paneled wood door and a ribbon window on the east-facing façade and the south-facing façade features a wood hung window.

The subject property has experienced multiple alterations over the years that include the addition, relocation, and removal of various ancillary structures between 1882 and 1917; the addition of a fence enclosing the yard in the 1920s; the replacement of the oil lamp in the lighthouse with an electric light in 1925; the addition of fenestration on the storehouse in 1925; addition of four paneled wood doors to the storehouse in 2003; and rehabilitation work from 2002 to 2003, including a seismic retrofit, the conversion of ancillary structures to new uses, and the creation of a paved parking lot.

The subject property was individually listed in the National Register of Historic Places and the California Register of Historical Resources in 1972.

CRITERIA

The criterion is the Cultural Heritage Ordinance which defines a historical or cultural monument as any site (including significant trees or other plant life located thereon), building or structure of particular historic or cultural significance to the City of Los Angeles if it meets at least one of the following criteria:

1. Is identified with important events of national, state, or local history, or exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community;
2. Is associated with the lives of historic personages important to national, state, city, or local history; or
3. Embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age.

FINDINGS

Based on the facts set forth in the summary and application, the Commission determines that the application is complete and that the property may be significant enough to warrant further investigation as a potential Historic-Cultural Monument.

HISTORIC-CULTURAL MONUMENT NOMINATION FORM



1. PROPERTY IDENTIFICATION

Proposed Monument Name: Point Fermin Light Station		Original historic name	
Other Associated Names: Point Fermin Lighthouse Historic Site and Museum, San Pedro			
Street Address: 807 W Paseo Del Mar		Zip: 90731	Council District: 15
Range of Addresses on Property:		Community Name: San Pedro	
Assessor Parcel Number: 7469-030-901	Tract: Partition of the Rancho Los Pz	Block: R	Lot:
Identification cont'd:			
Proposed Monument Property Type:	<input checked="" type="radio"/> Building	<input type="radio"/> Structure	<input type="radio"/> Object
		<input type="radio"/> Site/Open Space	<input type="radio"/> Natural Feature
Describe any additional resources located on the property to be included in the nomination, here: Point Fermin Lighthouse, Original Storehouse, Original Coal House, 3 Cisterns, Archeological findings			

2. CONSTRUCTION HISTORY & CURRENT STATUS

Year built: 1874	<input checked="" type="radio"/> Factual	<input type="radio"/> Estimated	Threatened? None
Architect/Designer: Paul Johannes Pelz			Contractor: Unknown
Original Use: Lighthouse Station			Present Use: Museum
Is the Proposed Monument on its Original Site?	<input checked="" type="radio"/> Yes	<input type="radio"/> No (explain in section 7)	<input type="radio"/> Unknown (explain in section 7)

3. STYLE & MATERIALS

Architectural Style: Stick Style		Stories: 4	Plan Shape: Rectangular
FEATURE	PRIMARY	SECONDARY	
CONSTRUCTION	Type: Wood	Type: Brick	
CLADDING	Material: Wood clapboards	Material: Select	
ROOF	Type: Gable, crossed	Type: Select	
	Material: Wood shingle	Material: Select	
WINDOWS	Type: Double-hung	Type:	
	Material: Wood	Material: Select	
ENTRY	Style: Centered	Style:	
DOOR	Type: Paneled, unglazed	Type: Select	

HISTORIC-CULTURAL MONUMENT NOMINATION FORM



4. ALTERATION HISTORY

List date and write a brief description of any major alterations or additions. This section may also be completed on a separate document. Include copies of permits in the nomination packet. Make sure to list any major alterations for which there are no permits, as well.

1912	Coal House moved to its current location
1917	Windmill, tower, and tank removed
1941	Radio shack or "chicken coop" added to light tower
1974	Light tower restored to original profile
2002-03	Major rehabilitation of site

5. EXISTING HISTORIC RESOURCE IDENTIFICATION (if known)

<input checked="" type="checkbox"/>	Listed in the National Register of Historic Places
<input checked="" type="checkbox"/>	Listed in the California Register of Historical Resources
Formally determined eligible for the National and/or California Registers	
Located in an Historic Preservation Overlay Zone (HPOZ)	Contributing feature Non-contributing feature
Determined eligible for national, state, or local landmark status by an historic resources survey(s)	Survey Name(s):
Other historical or cultural resource designations:	

6. APPLICABLE HISTORIC-CULTURAL MONUMENT CRITERIA

The proposed monument exemplifies the following Cultural Heritage Ordinance Criteria (Section 22.171.7):

<input checked="" type="checkbox"/>	Reflects the broad cultural, economic, or social history of the nation, state, or community
<input type="checkbox"/>	Is identified with historic personages or with important events in the main currents of national, state, or local history
<input checked="" type="checkbox"/>	Embodies the distinguishing characteristics of an architectural-type specimen, inherently valuable for study of a period, style, or method of construction
<input type="checkbox"/>	A notable work of a master builder, designer, or architect whose individual genius influenced his or her age

HISTORIC-CULTURAL MONUMENT NOMINATION FORM



7. WRITTEN STATEMENTS

This section allows you to discuss at length the significance of the proposed monument and why it should be designated an Historic-Cultural Monument. Type your response on separate documents and attach them to this form.

A. Proposed Monument Description - Describe the proposed monument's physical characteristics and relationship to its surrounding environment. Expand on sections 2 and 3 with a more detailed description of the site. Expand on section 4 and discuss the construction/alteration history in detail if that is necessary to explain the proposed monument's current form. Identify and describe any character-defining elements, structures, interior spaces, or landscape features.

B. Statement of Significance - Address the proposed monument's historic, cultural, and/or architectural significance by discussing how it satisfies the HCM criteria you selected in Section 6. You must support your argument with substantial evidence and analysis. The Statement of Significance is your main argument for designation so it is important to substantiate any claims you make with supporting documentation and research.

8. CONTACT INFORMATION

Applicant

Name: Elena Maggioni, Ph.D.		Company: City of Los Angeles Dept. of Recreation and Parks	
Street Address: 221 N. Figueroa St., Room 400		City: Los Angeles	State: CA
Zip: 90012	Phone Number: (213)482-6980	Email: elena.maggioni@lacity.org	

Property Owner

Is the owner in support of the nomination? Yes No Unknown

Name: City of Los Angeles Dept. of Recreation and Parks		Company: N/A	
Street Address: 221 N Figueroa St., 3rd Floor, Rm. 35C		City: Los Angeles	State: CA
Zip: 90012	Phone Number: (213) 202-2700	Email: RAP.PublicInfo@lacity.org	

Nomination Preparer/Applicant's Representative

Name: Gabrielle Harlan		Company: Environmental Science Associates	
Street Address: 626 Wilshire Blv., #1100		City: Los Angeles	State: CA
Zip: 90017	Phone Number: 213.542.6066	Email: GHarlan@esassoc.com	



HISTORIC CULTURAL MONUMENT NOMINATION FORM

9. SUBMITTAL

When you have completed preparing your nomination, compile all materials in the order specified below. Although the entire packet must not exceed 100 pages, you may send additional material on a CD or flash drive.

APPLICATION CHECKLIST

- | | |
|---|---|
| 1. ✓ Nomination Form | 5. ✓ Copies of Primary/Secondary Documentation |
| 2. ✓ Written Statements A and B | 6. ✓ Copies of Building Permits for Major Alterations
(include first construction permits) |
| 3. ✓ Bibliography | 7. ✓ Additional, Contemporary Photos |
| 4. ✓ Two Primary Photos of Exterior/Main Facade
(8x10, the main photo of the proposed monument. Also
email a digital copy of the main photo to:
planning.ohr@lacity.org) | 8. ✓ Historical Photos |
| | 9. ✓ Zimas Parcel Report for all Nominated Parcels
(including map) |

10. RELEASE

Please read each statement and check the corresponding boxes to indicate that you agree with the statement, then sign below in the provided space. Either the applicant or preparer may sign.

- ✓ I acknowledge that all documents submitted will become public records under the California Public Records Act, and understand that the documents will be made available upon request to members of the public for inspection and copying.
- ✓ I acknowledge that all photographs and images submitted as part of this application will become the property of the City of Los Angeles, and understand that permission is granted for use of the photographs and images by the City without any expectation of compensation.
- ✓ I acknowledge that I have the right to submit or have obtained the appropriate permission to submit all information contained in this application.

Name: Paul Davis

Date: 6/6/19

Signature: Paul Davis

Mail your Historic-Cultural Monument Submittal to the Office of Historic Resources.

Office of Historic Resources
Department of City Planning
200 N. Spring Street, Room 620
Los Angeles, CA 90012
Phone: 213-978-1200
Website: preservation.lacity.org

A. Proposed Monument Description

Summary

The Point Fermin Light Station is located at Point Fermin, a rocky promontory in San Pedro, California situated due west of the entrance to the Port of Los Angeles. The Point Fermin Light Station—as well as Pt. Fermin, itself—are ensconced within a park called Point Fermin Park, which is owned and maintained by the City of Los Angeles Recreation and Parks Department. The boundaries of the 0.61-acre property include the buildings, sites, and objects associated with the Point Fermin Light Station. These include the lighthouse and attached lighthouse keeper’s residence, as well as two outbuildings, the original storehouse and the original coal house and privy. The property also contains the following: three cisterns; a domestic yard; and archeological findings, which represent the historic architectural remains of buildings once associated with the lighthouse. Although integrity of setting and feeling has somewhat diminished over the years as a result of rehabilitation and reconfiguration of the two extant outbuildings on the property, the Point Fermin Light Station retains sufficient integrity to convey its significance.

Architectural Description

Point Fermin Light Station is located near the tip of Point Fermin, a rocky promontory in San Pedro, California situated due west of the entrance to the Port of Los Angeles. The property includes the lighthouse and attached lighthouse keeper’s residence, original storehouse, original coal house and privy, three cisterns, a domestic yard, and an archeological site. The contributing features that comprise the property, as well as their original construction dates, are as follows:

1. Point Fermin Lighthouse (1874): Point Fermin Lighthouse was constructed in 1874 to serve the Port of Los Angeles in San Pedro. As part of the original construction, the lighthouse included an attached lighthouse keeper’s residence, as well. However, today, the lighthouse and residence are used as a City of Los Angeles-operated museum that interprets the history of the property to the public.
2. Original storehouse (1879): The present-day restrooms and kitchenette/storage space for use by museum staff was originally constructed as a store house.
3. Original coal house and privy (1879): Originally constructed as a coal house and privy, the interior of this building has been converted for use as an office for museum staff and a gift shop.

4-6. Three Cisterns

- a. Cistern with small brick dome (1874-93): A small brick dome marks the location of a cistern that is otherwise submerged underground at the southeast side of the lighthouse, in close proximity to the front entry to the building.
 - b. Cistern with metal cover (1874-93): Only a round metal cover located directly east of the rear entry to the lighthouse residence demarcates the location of this cistern, which is entirely submerged underground.
 - c. Cistern with large brick dome (1874-93): A large brick dome marks the location of this cistern, which is located to the northeast of the lighthouse and is otherwise submerged underground.
7. Domestic Yard (ca. 1870s): An enclosed domestic yard for use by the lighthouse keeper has surrounded the lighthouse since at least the 1870s.
 8. Archeological findings: Archeological resources located at Point Fermin Light Station include historic-era features associated with the lighthouse. The historic-era features include troughs, gutters, and the foundations of contemporaneous buildings (barn and oil house) once associated with the light station that are no longer extant.

1. Point Fermin Lighthouse

Point Fermin Lighthouse was constructed in 1874 as a light tower with an attached two-story, wood-frame residence for use by the lighthouse keeper situated directly beneath it. The wood-frame light tower rises three stories above the center of the residence below, and its total height is 59 feet above grade. The tower itself is square in plan while the residence below is rectangular in plan. The entire composition—both light tower and residence—was designed in the Stick Style, which was a popular architectural style during the Victorian Era. The building is oriented southwest towards both the tip of the rocky promontory on which it sits and the Pacific Ocean beyond.

The residence is capped by a cross-gabled roof with wood shingles. Each gable end features decorative wood molding commonly referred to as gingerbread, and the eaves feature carved rafter tails. The building is clad in horizontal wood shiplap joint siding on the portion of the building that serves as a residence, while the gable ends and the tower feature vertical channel siding.

The building features multi-lite, wood-sash windows on the two floors of the residence and the lower two floors of the light tower, and many of the windows feature pent hoods with wood shingles. The main entry is composed of a paneled wood door with a multi-lite

transom. There are two paneled wood doors with transoms on the north (rear) façade; the door in the center of the north façade is capped with a gabled hood, and the door on the east end of the façade is capped with a shed hood.

There is a full-length porch across the primary (south) façade that features turned wood posts with diagonal bracing. To the east of the main entrance, the porch is covered with a shed roof with wood shingles. To the west of the main entrance, a wood balcony at the second floor covers the porch. The balcony is accessed by an exterior staircase on the west façade. The entry porch and the balcony feature wood balustrades with jigsaw-cut boards. There are two brick chimneys located on the building's west façade that are expressed primarily to the interior and one brick chimney on the east façade, which is also expressed primarily to the interior of the building. The building also has a concrete and brick basement.

The building is of redwood construction, and the interior board floors are of Douglas fir. Interior wood details include wainscots, picture molding, and paneled doors with molding around the frames. There are four fireplaces with carved wood mantels, brick surrounds, and ceramic hearths. The first floor of the residence contains a drawing room in the southwest corner, a bedroom in the northwest corner, and a kitchen on the east side with a pantry to the north. On the second floor, there is a living room in the southwest corner, a small bedroom in the center, a large bedroom with a dressing room on the east side, and a third bedroom in the northeast corner of the building. The stairs that lead to the light tower are located in the center of the north side of the residence.

Character-defining features of the lighthouse include the following:

- Light tower with gallery and paired brackets;
- Lantern with glazing on all sides and a spherical copper roof;
- Steeply pitched, gabled roofs with decorative trusses in the apex of the gables;
- Double-hung, wood-sash windows in a variety of configurations with bracketed hoods, wide board trim, and projecting sill;
- Three red brick chimneys;
- Horizontal shiplap siding and vertical sawtooth siding;
- Overhanging eaves with exposed rafter tails and brackets;
- Full-length porch and balcony on south façade with diagonal crossed brackets; and
- Fourth-order Fresnel lens.¹The lens, which was first installed in the light tower in 1874, was removed sometime after World War II. It was returned to the Lighthouse

¹ "Memorandum of Agreement by and Among the United States of America Acting by and Through Its General Services Administration, the United States Department of the Interior, National Park Service, the United States Coast Guard, the California State Historic Preservation Office, and the City of Los Angeles Regarding the Conveyance and Preservation of Point Fermin Light Station Historic District, San Pedro, Los Angeles, California" (GSA Control No. 9-U-CA-1684), September 7, 2018, 4-5.

Museum in 2006. Currently, there is a lens on display on the first floor of the Lighthouse Museum; this lens is the third and last lens to serve the lighthouse in the period of time spanning from 1912 to 1941.²

2. Original Storehouse

The building that originally functioned as a store house used by the lighthouse keepers has been converted for use as both a restroom and a kitchenette/storage space for museum staff. The building is located northwest of the lighthouse. It is one story in height, measures 40 feet by 20 feet, and it is capped by a side-facing gable roof with wood shingles. The building is clad in wood shiplap siding and sits on a non-original reinforced concrete foundation. On the north end of the west (primary) façade are a large carriage-style wood garage door and a paneled wood door; on the south end of the façade are three paneled wood doors. All fenestration on the west façade was added after the City of Los Angeles began leasing the light station property in 1925, and the four paneled wood doors were added in 2003.³ There is a pair of paneled wood doors and a wood-sash casement window on the east (rear) façade.

Character-defining features of the original storehouse include the following:

- One-story height;
- Gable roofs;
- Horizontal wood shiplap siding;
- Paneled wood doors; and
- Wood-sash windows with wide board trim.⁴

3. Original Coal House and Privy

The building that originally functioned as a coal house and privy is currently used as an office and gift shop. In 1912, it was relocated from the rear yard north of the lighthouse to its present location, which abuts the south wall of the original storehouse. It is slightly shorter than the original storehouse and set back from that building's west façade. The original coalhouse is rectangular in plan, measures 24 feet by 16 feet, is capped by a side-facing gable roof with wood shingles, and is clad in wood shiplap siding. The west façade features a pair of partially-glazed paneled wood doors, a wood-sash casement window, and a single partially-glazed door. There is a paneled wood door and a ribbon window on the

³ A photograph of this façade prior to the 2003 rehabilitation is included in James Hill & Associates with M2A Milofsky & Michali Architects and P2S Engineering, Point Fermin Lighthouse Historic Structures Report, prepared for the City of Los Angeles Department of Parks and Recreation, April 1999, 11.

⁴ "Memorandum of Agreement," 5.

east façade, and the south façade features a wood hung window as well as an additional window that is smaller in size.

Character-defining features of the original coal house and privy include the following:

- One-story height;
- Gable roofs;
- Horizontal wood shiplap siding;
- Paneled wood doors; and
- Wood-sash windows with wide board trim.⁵

4-6. *Three Cisterns*

It is unclear exactly when the three cisterns were built. A U.S. Lighthouse Board Report noted that one cistern was built in 1880; however, archival research has not determined the construction dates of the other two cisterns.⁶ Two of the three cisterns are constructed of brick with domed tops over cylindrical underground tanks. The third cistern has a metal top, rather than a brick dome, that sits flush with the ground. The cisterns are approximately ten feet deep and were designed to capture rain water collected from the lighthouse's gutter system, which diverted water into underground metal pipes that emptied into the cisterns. Water would then be pumped from the cisterns into the lighthouse keeper's residence as delivered by a hand pump. Each of the two cisterns in closest proximity to the lighthouse have the capacity to store 7,000 gallons of water, and the cistern located a farther distance away and to the northeast of the lighthouse has the capacity to store 10,000 gallons. Each of the three cisterns is described in greater detail below:

- a. *Cistern with the small brick dome.* The cistern with the small brick dome is a below-grade brick cistern located on the south end of the district and to the east of the entry porch. The brick dome, which caps the cistern and sits several inches above grade, measures approximately five feet in diameter. The bricks that comprise the dome are laid in a radial brick pattern with tapered mortar joints. The interior of the cistern was historically accessed by a metal manhole cover placed in the center of the brick dome; however, this cover has been welded shut.
- b. *Cistern with a metal cover.* This cistern is also located to the east of the lighthouse and it sits approximately 25 feet north of the cistern with the small brick dome. The cistern is capped with a metal manhole cover and this sits flush with the ground.

⁵ "Memorandum of Agreement," 5.

⁶ An 1880 U.S. Lighthouse Board Report showed a new 5,000-gallon capacity cistern had been built at the light station. An 1881 U.S. Lighthouse Board Report mentioned that rainfall was never sufficient at Point Fermin in any one year to fill the cisterns indicating more than one cistern existed. From "Notes by Kristen Heather." These records are held at the National Archives in Washington, DC.

- c. *Cistern with the large brick dome.* The cistern with the large brick dome has the largest visible area of the three cisterns. It is located to the northeast of the lighthouse. It measures roughly 10 feet in diameter and the dome rises 18 inches above grade. Like the cistern with the small brick dome, the bricks that comprise the large dome are laid in a radial brick pattern with tapered mortar joints and it has a welded metal manhole door that provides access to the interior of the cistern at the top.

Character-defining features of the three contributing cisterns include the following:

- Domed brick caps with cementitious parge coat
- Steel manhole lids.⁷

7. Domestic Yard

An enclosed domestic yard has surrounded the lighthouse since at least 1893, the earliest known date of a wood picket fence existing in this location. The domestic yard was for the use of the lighthouse keeper. Although archival research did not confirm every historical use of the domestic yard, it is known that it did contain a windmill, tower, and water tank beginning in 1907 that provided water pressure for the lighthouse's new indoor plumbing, and these structures were in use for approximately a decade.⁸ In 1884—and again in 1913—the lighthouse keepers planted shade trees, grass, and flowering plants around the lighthouse.⁹

Today, the domestic yard is enclosed by a replacement lighthouse fence (a non-contributing feature) that approximates the location of the original wood picket fence that enclosed the domestic yard as early as 1893. The domestic yard is characterized by expanses of lawn segmented by concrete walkways. There is a front yard to the south of the lighthouse, a rear yard to the north, and a side yard to the east. The three cisterns are located in the domestic yard.

8. Archeological Findings

Archeological findings at Point Fermin Light Station include historic-era features associated with the lighthouse. The historic-era features include troughs, gutters, and the foundations of contemporaneous buildings (barn and oil house) once associated with the light station that are no longer extant.

⁷ "Memorandum of Agreement," 5.

⁸ Page & Turnbull, *Point Fermin Light Station Historic Resource Analysis*, prepared for U.S. General Services Administration, July 1, 2014, 63.

⁹ Page & Turnbull, *Point Fermin Light Station Historic Resource Analysis*, 87.

Integrity

The contributing resources that comprise the Point Fermin Light Station possess integrity, despite some changes over time. These changes include the relocation of the original coal house to its present site in 1912 and the relatively recent 2003 rehabilitation project at the property, which was executed in conformance with the Secretary of the Interior's Standards for Rehabilitation. Although integrity of setting and feeling has somewhat diminished since the buildings that comprise Fermin Light Station were first constructed, the property retains a sufficient degree of integrity to continue to convey its significance.

B. Statement of Significance

Summary

The Point Fermin Light Station is eligible for designation as a Historical Cultural Monument under Criterion 1 because the complex of buildings, structures, and sites that comprise it are associated with the history of California maritime transportation.¹ The construction of the lighthouse (with attached lighthouse keeper's residence) in 1873 was the first in the Los Angeles area, and it followed the first wave of lighthouses built following the Gold Rush. This wave of construction activity was a result of significant increases in maritime traffic along the California coast. The Point Fermin Lighthouse (which was individually listed on the National Register in 1972 and is one element of the larger light station complex) is believed to be one of the first projects of the federal government in the region and one of the oldest extant buildings in San Pedro.² In addition to the lighthouse, the light station property includes seven other contributing resources, as follows: the original coal house and privy (the present-day office and gift shop), the original storehouse (present-day restrooms and kitchenette/storage space for use by museum staff), three brick cisterns, the domestic yard, and historic-age archeological findings. The historic-age archeological findings include troughs, gutters, and the foundations of contemporaneous buildings (barn and oil house) associated with the light station that are no longer extant; these features are directly associated with the development of the light station and also are significant under Criterion 1. The period of significance under Criterion 1 is from 1873 to 1927, which spans from the time when the federal government first funded, constructed, and operated the Point Fermin Light Station until the time when its operation was ceded, through a lease arrangement, to the City of Los Angeles for use as a city park superintendent's residence. The historic district is also eligible under Criterion 3 because the lighthouse and attached lighthouse keeper's residence is an excellent example of the Stick Style of architecture and also a rare building type constructed of an archaic framing technique. The other contributing buildings and structures on the property are vernacular and do not reflect the Stick Style. The period of significance is 1874, the date when construction was completed.

Statement of Significance

In 1849, Congress launched the U.S. Coast Survey of California in response to the increased maritime traffic along the Pacific Coast that followed the Gold Rush, which began in 1848. The purpose of the survey was to scout out potential sites for new lighthouses. Although Point Fermin was not one of the 16 sites identified, Phineas Banning, a local shipping

¹ A light station is comprised of a lighthouse and all ancillary buildings and structures.

² Page & Turnbull, *Point Fermin Light Station Historic Resource Analysis*, Prepared for U.S. General Services Administration. July 1, 2014, 92.

merchant and a partner in the Alexander & Banning Shipping Company, petitioned Congress as early as 1854 for a lighthouse in proximity to the small San Pedro Harbor, which served a mostly rural Southern California. Banning eventually owned the majority of the waterfront and played a significant role in the harbor's development into the deep-water Port of Los Angeles.³

By 1858, \$10,000 had been appropriated for the construction of a lighthouse and fog signal at Point Fermin, the southern tip of the Palos Verdes Peninsula which is in the former township of San Pedro and located west of Long Beach.⁴ However, development of Point Fermin was postponed for nearly two decades while the American Civil War was underway and after multiple title claimants presented challenges for the federal government to condemn the land. In 1873, a three-acre plot at Point Fermin was reserved for development and maintenance by federal employees of the U.S. Lighthouse Board.⁵

Roughly concurrent to the land being set aside, plans were underway for a combined lighthouse and lighthouse keeper's residence to be constructed on the site. These plans were drawn by Paul J. Pelz, a draftsman of the Lighthouse Board, and the drawings were signed in December 1872 by George H. Elliot, the Engineering Secretary of the Lighthouse Board. The developed plans called for the erection of a square light tower to fit a fourth-order Fresnel lens, which would be used both to announce the entrance to the harbor and to warn against local hazards.⁶ However, Pelz's design for a lighthouse was not unique to Point Fermin. Ultimately, six lighthouses were built according to his design, including Point Hueneme near Oxnard, California (demolished); East Brother in Richmond, California (extant); and Hereford Inlet in North Wildwood, New Jersey (extant).⁷ While other lighthouses of Pelz's design remain extant, the Point Fermin Lighthouse is the only remaining wood-frame lighthouse constructed during the 1870s between San Francisco and San Diego, which represents a significant portion of California's coastline.⁸

³ Ernest Marquez and Veronique De Turenne, *Port of Los Angeles: An Illustrated History from 1850 to 1945* (Santa Monica, CA: Angel City, 2007), 49.

⁴ Historic Resources Group, *Point Fermin Lighthouse Historic Structures Report*, IA-7; James Hill & Associates, *Point Fermin Lighthouse Historic Structures Report*, 5.

⁵ "Lighthouse History," Point Fermin Lighthouse Historic Site and Museum, accessed December 27, 2018, <http://www.pointferminlighthouse.org/history.html>.

⁶ James Hill & Associates, M2A Milofsky & Michali Architects, and P2S Engineering, *Point Fermin Lighthouse Historic Structures Report*, prepared for the City of Los Angeles Department of Parks and Recreation, April 1999, 5. Three different fourth-order Fresnel lenses were used at Point Fermin Lighthouse from 1874 to 1941. The last lens was removed from the light tower sometime after World War II. It has been on display as a non-operational museum exhibit at the Lighthouse Museum since 2006. See "Point Fermin's 4th Order Light and Lens," interpretive panel on display at the Point Fermin Lighthouse Historic Site and Museum, accessed December 11, 2018.

⁷ Henrietta E. Mosley, *Point Fermin Lighthouse Families, 1874-1927* (Palos Verdes, CA.: Pacific Heritage Books, 2013), 7. Only four sister lighthouses are identified in Historic Resources Group, *Point Fermin Lighthouse Historic Structures Report*, IA-8.

⁸ William L. Olesen, Point Fermin Lighthouse Committee, "Point Fermin Lighthouse," National Register of Historic Places Inventory, Nomination Form, prepared July 11, 1971, listed June 13, 1972, 3.

California light stations were, of necessity, distinct from those constructed elsewhere in the country due to the state's unique geographical, climatic, and topographical features. Pelz's design for the lighthouse at Point Fermin was the culmination of nearly two decades of trial and error on the part of Lighthouse Board architects to determine the specific construction methods, techniques, and materials that were best suited to their particular locations.⁹ For Point Fermin, a balloon-frame structure with brick infill and a brick foundation was selected. Balloon framing became outmoded by the mid-20th-century, when it was largely replaced with platform framing. The combined lighthouse and lighthouse keeper's residence were embellished with turned and jigsaw-cut molding, posts, knee braces, rafter tails, and gable-end trusses as well as small areas of stickwork (decorative wood boards applied to the cladding) below the first-floor windows and at the fifth-floor lantern gallery and other details that are characteristic of Stick Style, which was a nationally popular style of residential architecture between the 1860s and 1890s. Stick-style design elements that identify the building as a lighthouse include the vertical orientation of the light tower, the second-floor balcony that overlooks the ocean, and the fifth-floor observation deck that repeats the decorative elements seen on the lighthouse keeper's residence below.

Construction on the Point Fermin Lighthouse began in 1873, shortly after Pelz's plans were completed. It became operational on December 15, 1874, and it was painted white to increase its visibility as a daymark.¹⁰ The earliest ancillary facilities at the site were likely built at the same time in order to support lighthouse operations; however, archival research has not identified any records that list the light station's earliest ancillary facilities. According to historical notations contained in reports of the U.S. Lighthouse Board as well as lighthouse keepers' log books, it is believed that a stable and at least one cistern were constructed early in the development of the Point Fermin Light Station.¹¹

Typical of light stations, a lighthouse keeper would be required to reside on the property on a full-time basis in order to oversee all operations. Because of the remote and rural nature of many lighthouse sites, the lighthouse keepers who manned them required a certain degree of self-sufficiency, as afforded by the various functions of ancillary

⁹ Jack Bookwalter, Research Historian, Sonoma State University, "Light Stations of California," National Register of Historic Places Multiple Property Documentation Form, prepared October 16, 1989, received by the National Register on July 22, 1991, section F.II, 2.

¹⁰ Olesen, "Point Fermin Lighthouse," 3. Lighthouses were historically painted different colors to distinguish them from one another and so that mariners could easily identify them during daylight hours. James Hill & Associates, Point Fermin Lighthouse Historic Structures Report, 9.

¹¹ The Point Fermin lighthouse keeper's log from November 1, 1875, mentioned the arrival of materials for an addition to the stable, and an 1880 U.S. Lighthouse Board Report showed a new 5,000-gallon capacity cistern and another addition to the stable were built at the station. An 1881 U.S. Lighthouse Board Report mentioned that rainfall was never sufficient at Point Fermin in any one year to fill the cisterns indicating more than one cistern existed. From "Notes by Kristen Heather." These records are held at the National Archives in Washington, DC.

structures.¹² Ancillary buildings and structures commonly found at California light stations include the following:

- Fog signal buildings that contained noise warning apparatus, which were often steam driven; fog signal buildings were usually simple and utilitarian, but occasionally reflected distinctive architectural styles;
- Compact, fireproof oil storage buildings that housed various types of fuel (e.g. whale oil, lard, kerosene) to illuminate the lantern lamps;
- Barns that housed animals and equipment. Until a light station was connected to nearby towns by roads, all fresh produce and meat for consumption by the keeper and his or her dependents would need to be produced on site;
- Cisterns (and, less commonly, catch basins) that collected fresh water for domestic consumption and to generate steam to operate the fog signal;
- Landings for boats that provided connection to the outside world;
- Funicular and incline railways that were used to haul supplies from boat landings to higher elevations;
- Workshops for carpenters and/or blacksmiths;
- Storage buildings;
- Coal sheds; and
- Garages¹³

In 1874, the first lighthouse keeper appointed to Point Fermin was Mary L. Smith, who was assisted by her sister Ella Smith. It was unusual that a woman was given the appointment of the initial keeper of a lighthouse. While many women worked in this role, they most often were promoted to lighthouse keeper after the death or retirement of a husband or father who had served in this capacity. This type of promotion often occurred due to the isolated nature of lighthouses; because they were typically remote places to live and work, it was simply easier to retain the services of a woman (or women) who was already used to living in a light station than to recruit and pay for a male replacement. In contrast to the typical female lighthouse keeper, the Misses Smith were unusual in that they were selected to perform the job from the outset and paid salaries that were competitive to those of their

¹² Bookwalter, "Light Stations of California," section F.II, 3.

¹³ Bookwalter, "Light Stations of California," section F.II, 2-10.

male counterparts. The sisters remained at Point Fermin until their joint retirement in 1882.¹⁴

From 1882 to 1904, the post of lighthouse keeper was filled by George N. Shaw. A document dating from the time that he was tenured at the light station offers the earliest concrete evidence that there were ancillary facilities in place to support the light station's operations. A 1893 topographical survey of the Point Fermin Light Station describes the presence on the site of a "double coal house and privy" (the present-day gift shop and office) and three extant "round brick cisterns with arched tops and iron manhole rings and covers" within the boundaries of a wood picket fence (the original fence is no longer extant). West of the fence were a storehouse (the present-day restrooms and a kitchenette/storage space for use by museum staff) and a stable with a poultry house neither of the latter which remains extant today. A board fence, which is no longer extant, extended the length of the light station's northern boundary. The topographical survey was accompanied by photographs that depicted the landscape around the light station as comprised mainly of grassland punctuated with cypress trees that were planted along the northern fence line. Photographs also showed other types of trees and plantings located within the picket fence that formerly surrounded the light station.¹⁵

By 1896, other ancillary structures had been built on the site, as indicated by entries contained in the lighthouse keeper's log book. These entries mention a barn, carriage house, cleaning warehouse, oil room, and chicken house existing at the light station during a period extending from 1896 to 1905; however, none of these buildings remain extant today.¹⁶ In 1907, a windmill, tower, and tank were constructed north of the lighthouse to generate water pressure and deliver water from the cisterns to the lighthouse's new indoor plumbing.¹⁷ An oil house was constructed in 1908, and this was demolished at a date that remains unknown.¹⁸ In 1912, the original coal house and privy—which is today used as a gift shop and an office to serve staff of the lighthouse, which functions as a museum—was moved to its current location adjacent to the original storehouse (present-day restrooms

¹⁴ Kristen Heather, Curator, Point Fermin Museum, telephone interview by Page & Turnbull, September 27, 2013; Historic Resources Group, *Point Fermin Lighthouse Historic Structures Report*, section IB 1-2.

¹⁵ 1893 topographic survey of Point Fermin Light Station. Included in Box 13, NC-31, E-66, HM-1999. Point Fermin (CA 60). Records of the U.S. Coast Guard, Lighthouse Service, Lighthouse Site Files, 1790-1939, Record Group 26. National Archives Building, Washington, DC. Courtesy of and with annotated notes from Kristen Heather, Curator, Point Fermin Lighthouse Historic Site and Museum, provided to Page & Turnbull in April 2014.

¹⁶ December 1896, April 1898, June 1905, July 1905, and November 1905 lighthouse keeper's journals, from notes taken from the original keeper's Log Books from 1874 to 1927 located in the National Archives in Washington, DC, by Kristen Heather, Curator Point Fermin Museum, provided to Page & Turnbull in April 2014.

¹⁷ "Point Fermin Lighthouse Cisterns," information sheet provided to Page & Turnbull by Kristen Heather, Curator, Point Fermin Lighthouse Historic Site and Museum on April 29, 2014.

¹⁸ January 16, and March 17, 1908 lighthouse keeper's logs, in notes provided by Kristen Heather to Page & Turnbull in April 2014.

and a kitchenette/storage space for use by museum staff).¹⁹ By 1917, the windmill, tower, and tank had been removed.

Until the completion of the San Pedro Breakwater—an 8.5-mile protective barrier between the harbor and the ocean that was constructed in 1911—Point Fermin acted as a natural entrance into the Los Angeles Harbor. However, in the two decades that followed the completion of the breakwater, two other lighthouses were constructed and began operating nearby. One was the Los Angeles “Angel’s Gate” Lighthouse, the construction of which began in 1912. The intent in constructing this new lighthouse, which was built with appropriations from the U.S. Congress, was to mark the outer end of the newly erected San Pedro Breakwater in the Los Angeles Harbor. The other was the Point Vicente Lighthouse, which was built in Rancho Palos Verdes and located less than 10 miles to the northwest of Point Fermin. As early as 1911—when funds were appropriated by Congress for the construction of the Angel’s Gate Lighthouse—the obsolescence and imminent demolition of the Point Fermin Lighthouse was the subject of some public discussion as reported in newspapers of the time.²⁰ However, the Point Fermin Lighthouse remained in operation throughout the duration of the Point Vicente Lighthouse construction, which concluded in 1926.

The Point Fermin Lighthouse ultimately was not demolished, and by 1923, a city park had been created around it. In 1925, the lighthouse’s oil lamps were replaced with an electric light that required much less maintenance; eliminated the need for the routine cleaning, polishing, and lighting of the lamps; and was visible from 18 miles away.²¹ The federal government, which owned the Point Fermin Lighthouse, first leased a portion of the land upon which the lighthouse sits to the City of Los Angeles in 1925. Two years later, in 1927, the lighthouse and its ancillary buildings were leased to the city for use as a public park. At this time, the lighthouse keeper—who resided in the lighthouse and was an employee of the Federal Government—was replaced by the park superintendent, an employee of the city. It then became the park superintendent’s charge to reside at the lighthouse and to “clean the lenses of the light and report failure of the light to the Federal superintendent of lighthouses in San Francisco.”²² Around the time of the city’s lease of the lighthouse and its ancillary buildings, a decorative wood picket fence was constructed around the immediate lighthouse property; this was later demolished at an unknown date. The extant wood arbor and fence were constructed west of the lighthouse sometime between 1925 and 1965.

During World War II, the U.S. Navy occupied the lighthouse, which was painted “wartime green,” and a radar shack was added to the light tower and was informally referred to as

¹⁹ December 9 and 10-14, 1912 lighthouse keeper’s log, in notes provided by Kristen Heather to Page & Turnbull in April 2014.

²⁰ “Old Lighthouse to Be Wrecked.” *Oakland Tribune*, November 15, 1911.

²¹ Historic Resources Group, *Point Fermin Lighthouse Historic Structures Report*, IB-4; Olesen, “Point Fermin Lighthouse,” 3.

²² “Park Board Will Tend Lighthouse,” *Los Angeles Times*, December 25, 1926.

the “chicken coop.” The Navy also constructed a radio station and barracks on the bluff immediately south of the light station.²³ Shortly after the bombing of Pearl Harbor on December 7, 1941, the coastal lights at Point Fermin Lighthouse and all other lighthouses were extinguished as a security measure to protect against enemy invasion. On December 9, 1941, the light at Point Fermin Lighthouse was turned off for the last time; henceforth, it was not used for navigation purposes.²⁴

Following the conclusion of World War II in 1945, the City of Los Angeles regained its lease of the lighthouse from the federal government and resumed using it as a residence for the park superintendent. However, by the late 1960s, the city proposed demolishing the lighthouse. In response, two private citizens—William Olesen and John Olguin—established the Point Fermin Lighthouse Committee to advocate for preservation of the building. In 1972, their efforts came to fruition when the lighthouse was listed individually on the National Register. They also spearheaded the effort to remove the “chicken coop” radar shack and restore the light tower in advance of the lighthouse’s centennial in 1974.²⁵

In 2002-03, the light station underwent a major rehabilitation project in conformance with the Secretary of the Interior’s Standards for Rehabilitation. The work included a seismic retrofit and reroofing of the lighthouse and ancillary buildings and the installation of modern plumbing, electrical, safety, and HVAC features. The original storehouse was dismantled and reassembled following the construction of a new reinforced concrete foundation and floor slab. The coal house was removed from its foundation in one piece and replaced on the new foundation. The buildings were adaptively reused to function as restrooms and a kitchenette/storage space for use by museum staff (original storehouse) and gift shop/staff office (original coal house and privy).²⁶ The parking lot located immediately west of the lighthouse was paved at this time; it was previously an unpaved area used as a maintenance yard by the Department of Recreation and Parks.

The historic-era archeological features associated with the lighthouse include: a box-like structure with a nearly square floor plan oriented in the same direction as the lighthouse and composed of bricks manufactured by J. Mullally (bricks from same company used in construction of the lighthouse) (Feature 1); a brick and mortar trough-like gutter that contributed to the water catchment/cistern system for the lighthouse (Feature 2); original foundation of the barn that was moved (Feature 3); remains of a now-demolished garage (Feature 4); and remains of an isolated brick and mortar pier (Feature 5). Historic-era artifacts were also recovered from within and outside of features, including ceramics (whiteware and porcelain), medicine bottles, condiment bottles, canning jar fragments,

²³ Page & Turnbull, *Point Fermin Light Station Historic Resource Analysis*, 65.

²⁴ Historic Resources Group, *Point Fermin Lighthouse Historic Structures Report*, IB-4.

²⁵ Page & Turnbull, *Point Fermin Light Station Historic Resource Analysis*, 65.

²⁶ Historic Resources Group, *Point Fermin Lighthouse Historic Structures Report*, IB-9.

stemware, faunal bone (bovine, fowl, rodent), bullet cartridges, lamp chimney glass, and building materials (nails, bricks, roof tiles, doorknobs, hinge pins, window glass).²⁷

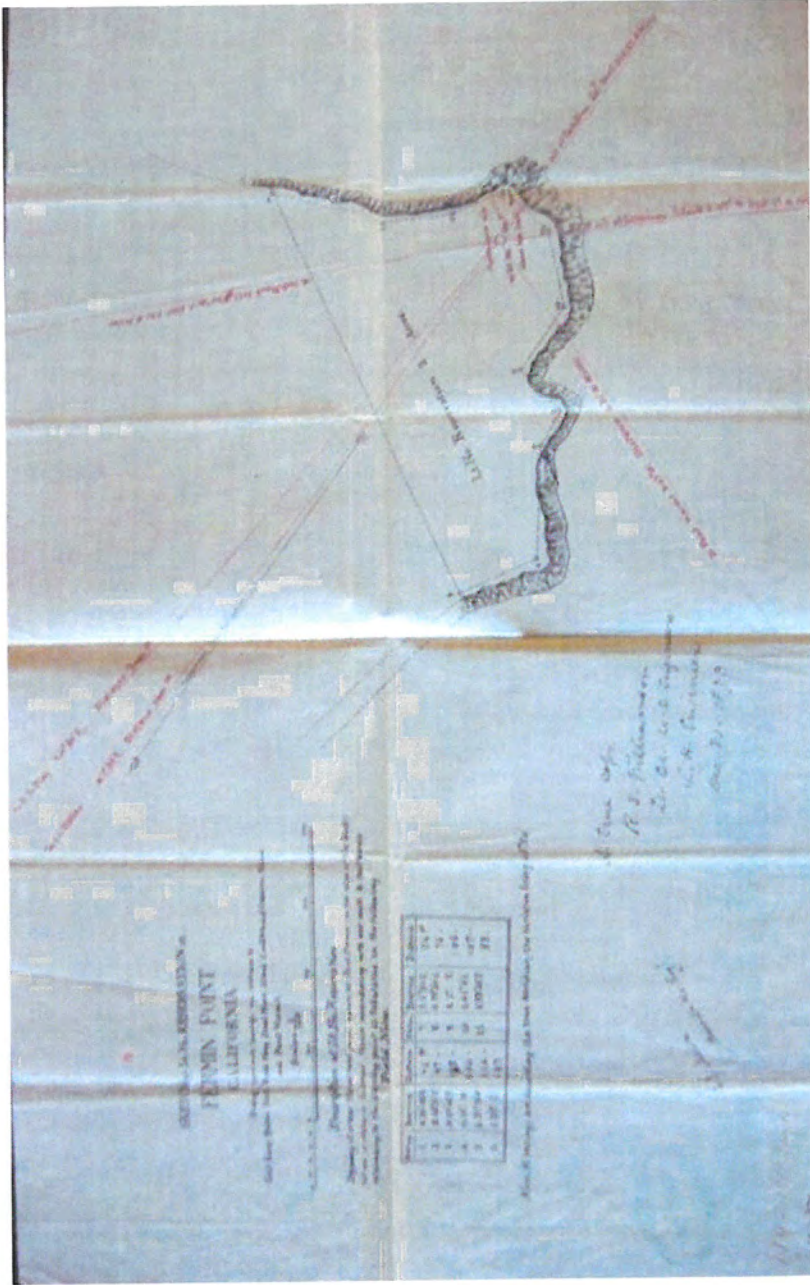
²⁷ Greenwood and Associates, “Archaeological Investigations: Point Fermin Lighthouse Rehabilitation.”

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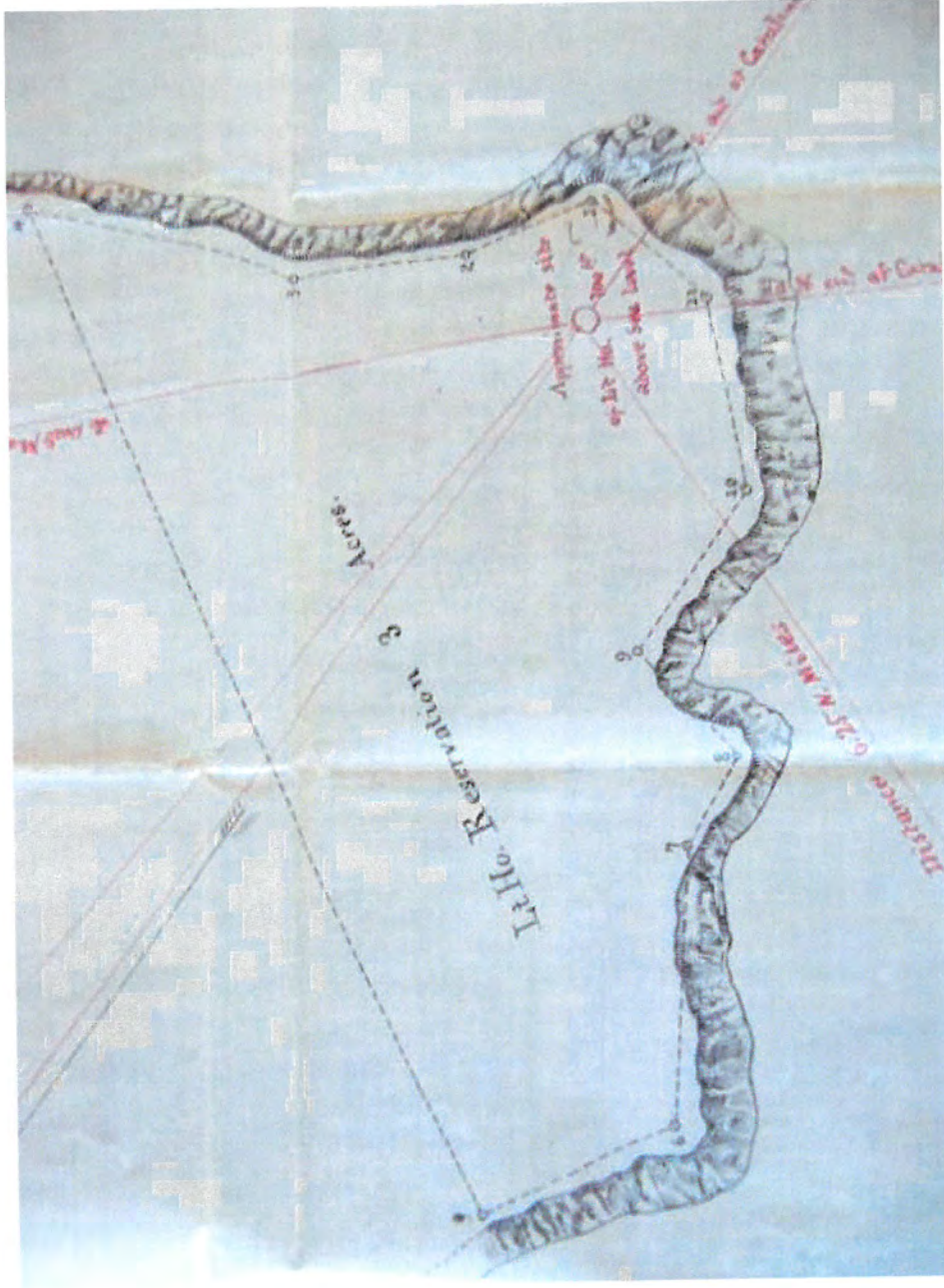
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"Point Fermin Lighthouse Cisterns." Information sheet provided by Kristen Heather, Curator of the Point Fermin Lighthouse Historic Site and Museum, to Page & Turnbull on April 29, 2014.

Point Fermin Lighthouse Historic Site and Museum. "Lighthouse History." Accessed December 27, 2018. <http://www.pointferminlighthouse.org/history.html>.



SOURCE: National Archives, courtesy of Point Fermin Lighthouse Historic Site and museum
 Point Fermin Historical-Cultural Monument Nomination
Primary Resource 1
 "Sketch of Lt Ho. Reservation at Fermin Point, California," December 31, 1883.

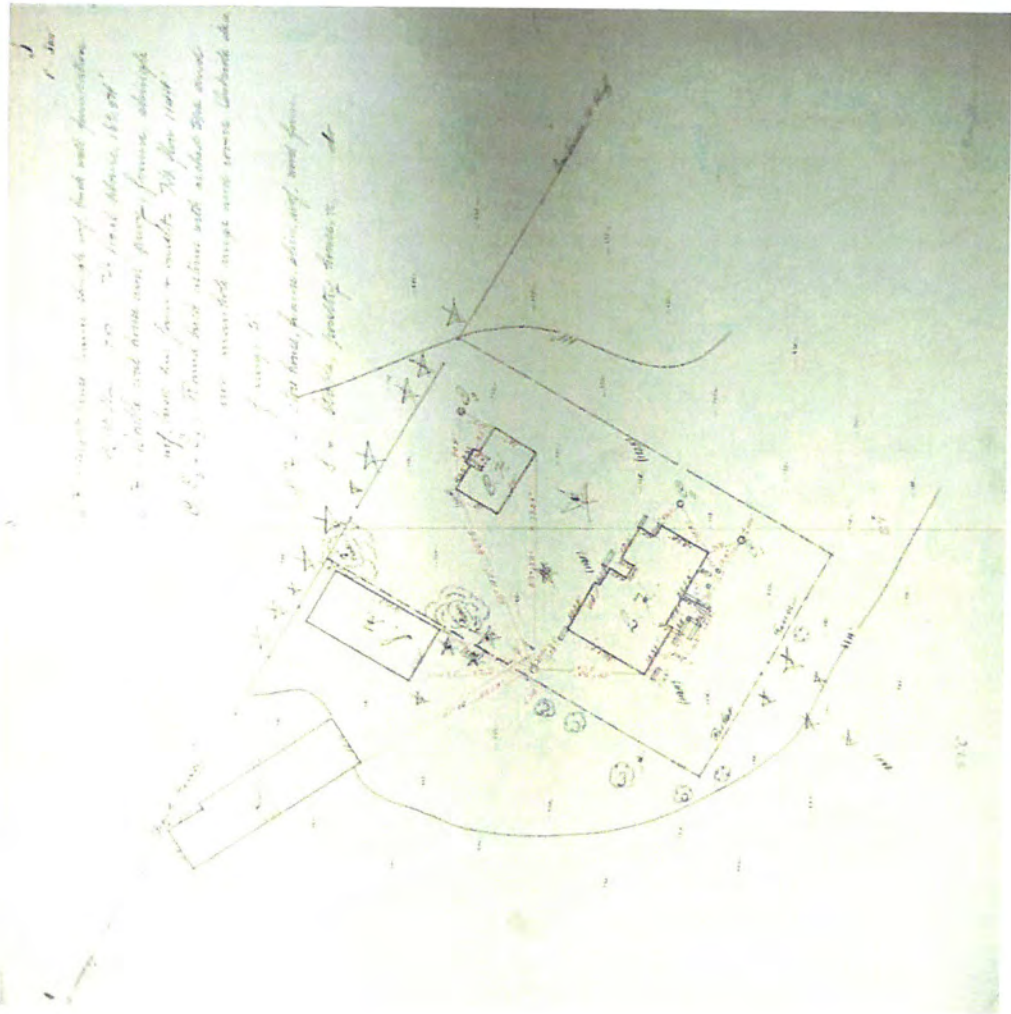


SOURCE: National Archives, courtesy of Point Fermin Lighthouse Historic Site and Museum

Point Fermin Historical-Cultural Monument Nomination

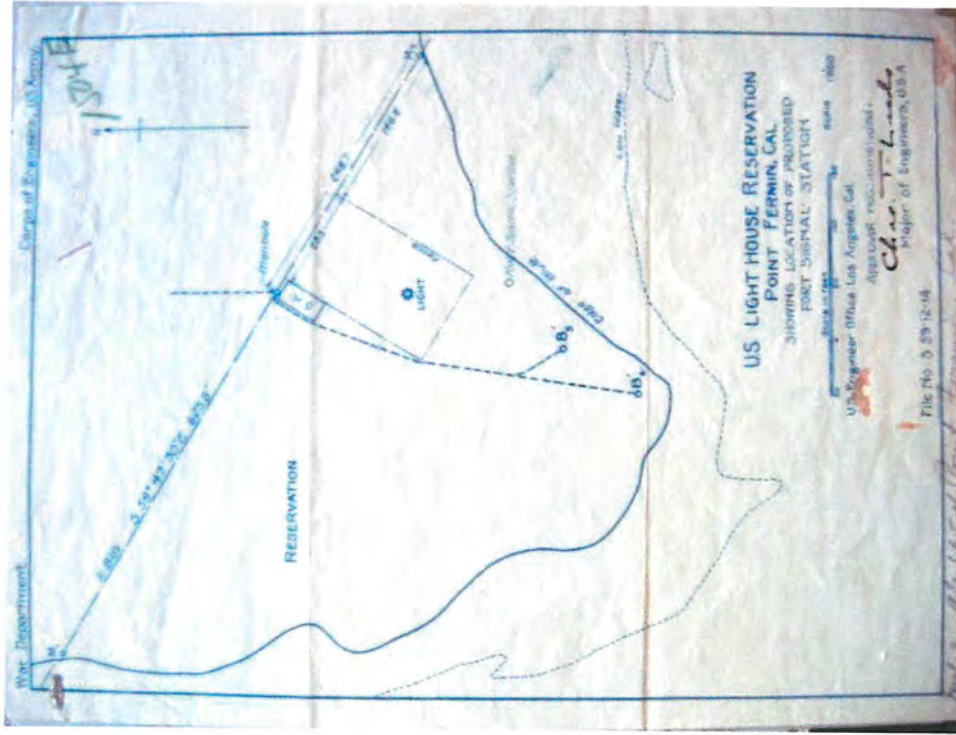
Primary Resource 2

Detail of the three-acre lighthouse station from "Sketch of Lt Ho. Reservation at Fermin Point California," December 31, 1873



SOURCE: National Archives, courtesy of Point Fermin Lighthouse Historic Site and Museum

Point Fermin Historical-Cultural Monument Nomination
Primary Resource 4
Light House and adjacent structures from the 1893 topographical Survey.



Point Fermin Historical-Cultural Monument Nomination

Primary Resource 5
 "U.S. Lighthouse Reservation, Point Fermin, Cal. Showing Location of Proposed Fort Signal Station," : by War Department, Corps of Engineers, U.S. Army, CA 1919.

SOURCE: National Archives, courtesy of Point Fermin Lighthouse Historic Site and Museum

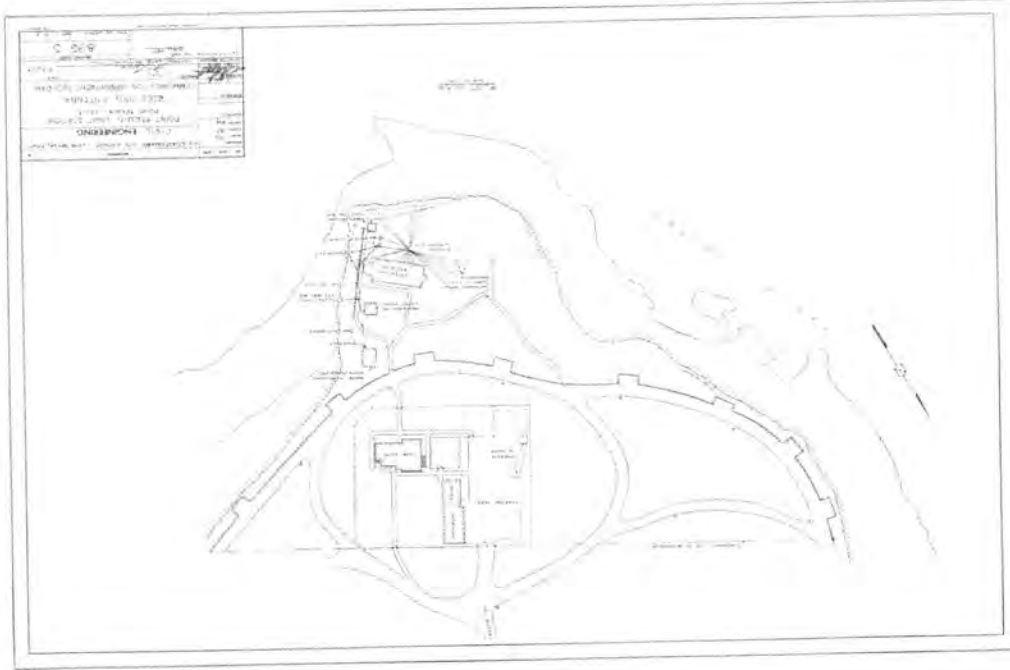


SOURCE: National Archives,
courtesy of Point Fermin
Lighthouse Historic Site and
Museum

Point Fermin Historical-Cultural Monument Nomination

Primary Resource 6

"U.S.N. R.C. Station, Point Fermin," recorded with Navy letter of September 9, 1919.



Point Fermin Historical-Cultural Monument Nomination

Primary Resource 7

"Receiving Antenna Communication Improvement Program, Point Fermin Light Station, Point Fermin, Calif.," by U.S. Coast Guard, March 22, 1965.

SOURCE: U.S. Coast Guard, Society
Shoreline 12.1 (1985), 36-40. Print.

PH 0111356

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Type all entries - complete applicable sections)

STATE: California	
COUNTY: Los Angeles	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE
	JUN 13 1972

1. NAME

COMMON:
Point Fermin Lighthouse

AND/OR HISTORIC:

2. LOCATION

STREET AND NUMBER:
805 Paseo Del Mar

CITY OR TOWN:
San Pedro

STATE: California CODE: 06 COUNTY: Los Angeles CODE: 037

3. CLASSIFICATION

CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
District <input type="checkbox"/> Building <input checked="" type="checkbox"/>	Public <input checked="" type="checkbox"/> Private <input type="checkbox"/> Both <input type="checkbox"/>	Occupied <input checked="" type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress <input type="checkbox"/>	Yes: Restricted <input checked="" type="checkbox"/> Unrestricted <input type="checkbox"/> No: <input type="checkbox"/>
Site <input type="checkbox"/> Structure <input type="checkbox"/> Object <input type="checkbox"/>	Public Acquisition: In Process <input type="checkbox"/> Being Considered <input type="checkbox"/>		

PRESENT USE (Check One or More as Appropriate)

Agricultural <input type="checkbox"/>	Government <input checked="" type="checkbox"/>	Park <input checked="" type="checkbox"/>	Transportation <input type="checkbox"/>	Comments <input checked="" type="checkbox"/>
Commercial <input type="checkbox"/>	Industrial <input type="checkbox"/>	Private Residence <input type="checkbox"/>	Other (Specify) <input checked="" type="checkbox"/>	Occupied by
Educational <input type="checkbox"/>	Military <input type="checkbox"/>	Religious <input type="checkbox"/>		park per-
Entertainment <input type="checkbox"/>	Museum <input type="checkbox"/>	Scientific <input type="checkbox"/>		sonnel

4. OWNER OF PROPERTY

OWNERS NAME:
United States Government

STREET AND NUMBER:

CITY OR TOWN: Washington, D.C. STATE:

CODE: 11

5. LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.:
U.S. Coast Guard -- U.S. Government

STREET AND NUMBER:

CITY OR TOWN: Washington, D.C. STATE:

CODE: 11

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: 1 acre +

6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY:
U.S.G.S. San Pedro Quad. 7.5 Min.: C & G.S. Chart #5147 1:12000'

DATE OF SURVEY: 1964 & 5/22/71 Federal State County Local

DEPOSITORY FOR SURVEY RECORDS:
11th Coast Guard District

STREET AND NUMBER:

CITY OR TOWN: Long Beach STATE: California

CODE: 06

SEE INSTRUCTIONS

STATE: California
COUNTY: Los Angeles
ENTRY NUMBER
DATE

7. DESCRIPTION

CONDITION	(Check One)					
	Excellent <input type="checkbox"/>	Good <input type="checkbox"/>	Fair <input checked="" type="checkbox"/>	Deteriorated <input type="checkbox"/>	Ruins <input type="checkbox"/>	Unexposed <input type="checkbox"/>
INTEGRITY	(Check One)			(Check One)		
	Altered <input checked="" type="checkbox"/>	Unaltered <input type="checkbox"/>		Moved <input type="checkbox"/>	Original Site <input checked="" type="checkbox"/>	

DESCRIBE THE PRESENT AND ORIGINAL (If known) PHYSICAL APPEARANCE

The original structure, combining light tower and residence for personnel was constructed in 1874.

In 1942 the lantern, railings, revolving lens and attendant mechanism were removed to accommodate a woodshed type of shelter superimposed on the tower.

A radar lookout station was maintained in this for the duration of the war. All electronic equipment has long since been removed but the shed remains.

The overall structure is of balloon type construction, lower portion having 8" channel rustic siding; tower exterior a board and batten design. Overhangs are supported by bracket construction characteristic of Victorian (1880) period architecture. The roof is a combination mineral thick butt surfacing; decorative palasters located on second floor elevations appear original. Ladders and pipe mar the lines of the original structure, much of the original fence is obliterated by foliage.

The building, in fair condition, serves today as a residence for park personnel of the San Pedro Park and Recreation Department.

An audio beacon located at another location on Point Fermin serves as a protective device for vessels entering and departing from Los Angeles Harbor.

Proposals for its restoration calls for removal or dismantling of non original structural features, and their replacement with facsimile, and reinstallation of the original lens and its mechanism.

SEE INSTRUCTIONS



8. SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

- Pre-Columbian 16th Century 18th Century 20th Century
 15th Century 17th Century 19th Century

SPECIFIC DATE(S) (If Applicable and Known)

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

- | | | | |
|--|---------------------------------------|--|--|
| Aboriginal | Education <input type="checkbox"/> | Political <input type="checkbox"/> | Urban Planning <input type="checkbox"/> |
| Prehistoric <input type="checkbox"/> | Engineering <input type="checkbox"/> | Religion/Philosophy <input type="checkbox"/> | Other (Specify) <input type="checkbox"/> |
| Historic <input type="checkbox"/> | Industry <input type="checkbox"/> | Science <input type="checkbox"/> | |
| Agriculture <input type="checkbox"/> | Invention <input type="checkbox"/> | Sculpture <input type="checkbox"/> | |
| Art <input type="checkbox"/> | Landscape <input type="checkbox"/> | Social/Humanitarian <input type="checkbox"/> | |
| Commerce <input checked="" type="checkbox"/> | Architecture <input type="checkbox"/> | Theater <input type="checkbox"/> | |
| Communications <input type="checkbox"/> | Literature <input type="checkbox"/> | Transportation <input type="checkbox"/> | |
| Conservation <input type="checkbox"/> | Military <input type="checkbox"/> | | |
| | Music <input type="checkbox"/> | | |

STATEMENT OF SIGNIFICANCE (Include Personages, Dates, Events, Etc.)

Point Fermin Lighthouse was the first substantial aid to navigation established at San Pedro and what has subsequently become Los Angeles Harbor.

Of the several wooden lighthouses established in the 1870's between San Francisco and San Diego, this handsome structure remains as the sole example.

By 1871 sea traffic had increased to the point where guidance was needed by vessels entering Los Angeles Harbor. This brought about construction of the Light which was first operated on December 15, 1874. Off the precipitous cliffs upon which the lighthouse stands, some 35 ships have been lost, mostly due to dense fog. One of these, the British ship Respigadera struck a rock and sank within 20 minutes when it cut too close to the Point in 1888. Among other ships lost were the David C. Meyer and the Prentiss, both lumber schooners.

In 1925 the Light's oil lamps were replaced by a powerful electric light which reached 18 miles out to sea. This continued to function until 1942 when war was declared between the axis powers and the United States.

At that time the Coast Guard, for security purposes, turned the light off and painted the gleaming white building "wartime green". Its wartime service added further luster, however, by its conversion to a radar lookout station--first of its kind in the harbor area. As an added point of interest this activity was cloaked in secrecy, radar not having been proven thoroughly reliable when the facility was installed.

After the war the light remained off--maritime security having been enhanced and proven by radar sentry and signalling devices, as well as by Lightstations at Point Vincent and Los Angeles Harbor.

With construction of a more elaborate radar installation on the crown of the hill behind the old Point Fermin Lighthouse, the structure fell into disuse, finally becoming a feature of a San Pedro City Park, where from its vantage point, it affords a magnificent panoramic view of the Pacific Ocean.

SEE INSTRUCTIONS

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 University of California Press, 1949, "Fermin", p. 115 (C929.4)

10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			O R	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN ONE ACRE		
CORNER	LATITUDE	LONGITUDE		LATITUDE	LONGITUDE	
	Degrees Minutes Seconds	Degrees Minutes Seconds		Degrees Minutes Seconds	Degrees Minutes Seconds	
NW	0 0 0	0 0 0		33° 42' 19.5" N	118° 17' 34" W	
NE	0 0 0	0 0 0				
SE	0 0 0	0 0 0				
SW	0 0 0	0 0 0				

UTM
 11/20-0
 27-004

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY:	CODE

SEE INSTRUCTIONS

11. FORM PREPARED BY

NAME AND TITLE:
 William L. Olesen, Secretary

ORGANIZATION: Point Fermin Lighthouse Committee

DATE: July 11, 1971

STREET AND NUMBER:
 369 Santa Cruz Street

CITY OR TOWN: San Pedro

STATE: California 90731

CODE: 06

12. STATE LIAISON OFFICER CERTIFICATION

As the designated State Liaison Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service. The recommended level of significance of this nomination is:

National State Local

Name [Signature]

Title STATE LIAISON OFFICER

Date 1/27/72

NATIONAL REGISTER VERIFICATION

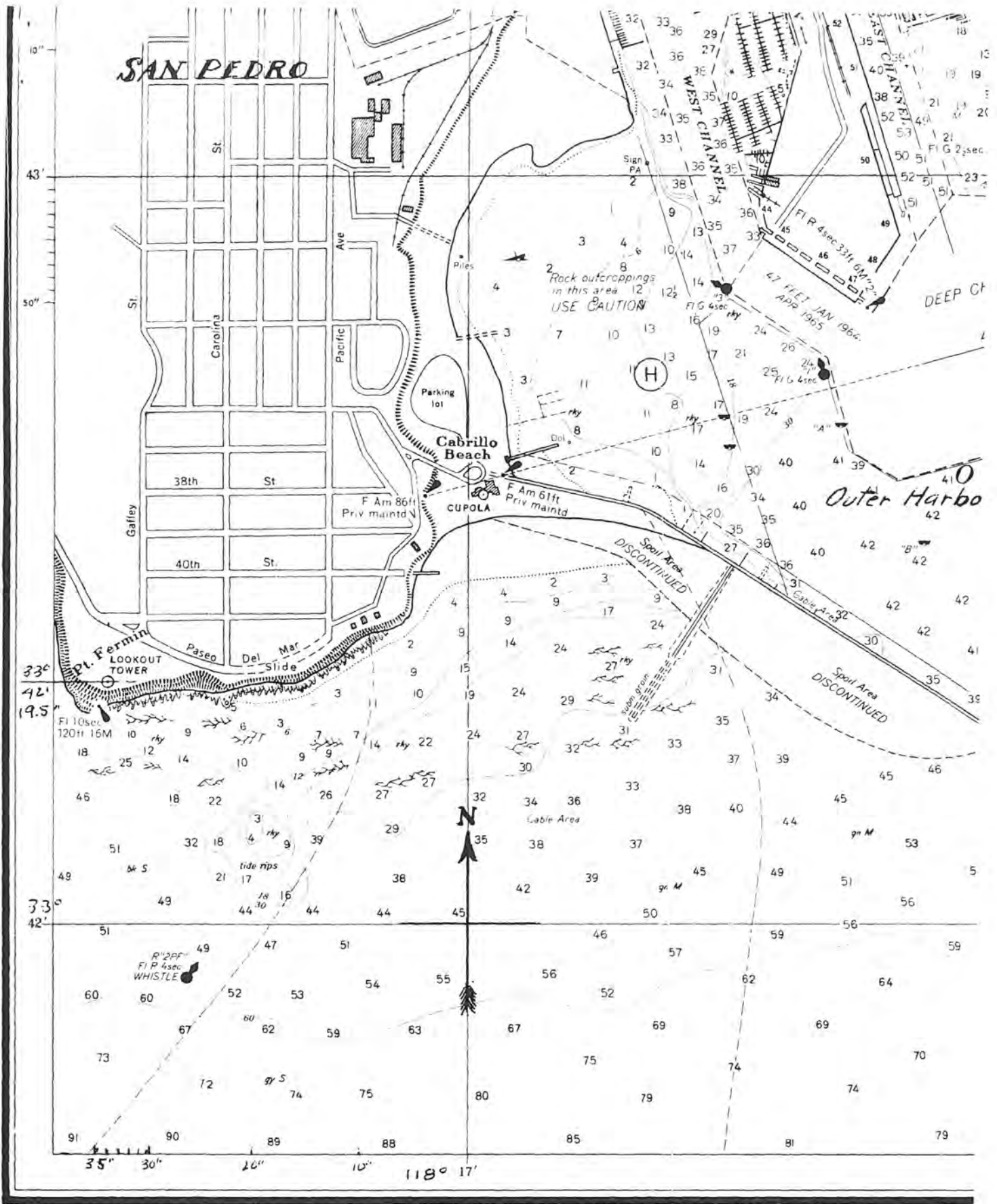
I hereby certify that this property is included in the National Register.

[Signature]
 Chief, Office of Archeology and Historic Preservation

Date 6/15/72

ATTEST:
[Signature]
 Keeper of The National Register

Date _____

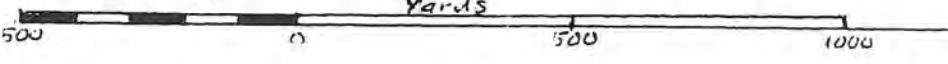


17th Ed. May 22/71

Title: Los Angeles and Long Beach Harbors - Scale 1:12,000
yards

5147-C & G.S

PRICE \$1.50





UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
PROPERTY PHOTOGRAPH FORM

(Type all entries - attach to or enclose with photograph)

STATE California
COUNTY Los Angeles
FOR NPS USE ONLY
ENTRY NUMBER
DATE JUN 13 1972

RECEIVED
FEB 9 1972
NATIONAL REGISTER

1. NAME: Point Fermin Lighthouse

COMMON: Point Fermin Lighthouse

AND/OR HISTORIC:

2. LOCATION

STREET AND NUMBER: 805 Paseo Del Mar

CITY OR TOWN: San Pedro

STATE: Calif

CODE COUNTY: Los Angeles

CODE 06

CODE 051

3. PHOTO REFERENCE

PHOTO CREDIT: John Hart, San Pedro News-Pilot

DATE OF PHOTO: July 8, 1971

NEGATIVE FILED AT:

San Pedro News-Pilot, 362 Seventh St., San Pedro, Ca. 90731

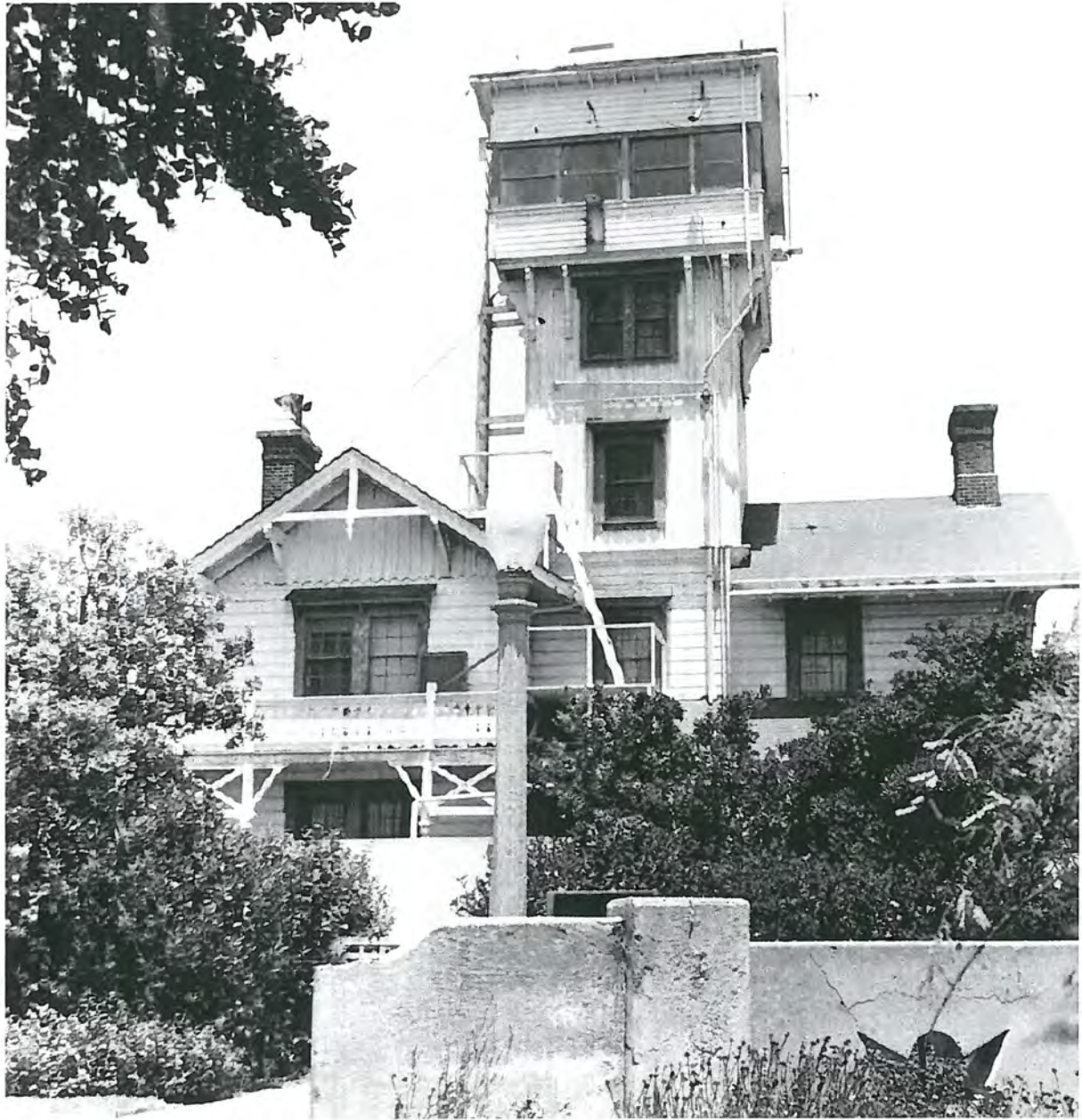
4. IDENTIFICATION

DESCRIBE VIEW, DIRECTION, ETC.

Close up of front, or seaward side, facing South and showing the worst side of the "woodshed" superstructure.



Point Farm in lighthouse
San Pedro, Calif



Point Fermi Lighthouse
San Pedro, Calif.



Point Fermin Historical-Cultural Monument Nomination

SOURCE: ESA 2019

Contemporary Photograph 1

View of the primary (south) façade of the Point Fermin Lighthouse, light standard, and lighthouse fence, facing northeast.



Point Fermin Historical-Cultural Monument Nomination

SOURCE: ESA 2019

Contemporary Photograph 2

Detail view of the stick work on the primary façade front-facing gable, facing northeast



SOURCE: ESA 2019

Point Fermin Historical-Cultural Monument Nomination

Contemporary Photograph 3

View of the side (west) façade of the Point Fermin Lighthouse, facing southeast.



SOURCE: ESA 2019

Point Fermin Historical-Cultural Monument Nomination

Contemporary Photograph 4

View of the rear (north) façade of the Point Fermin Lighthouse, facing southwest.



Point Fermin Historical-Cultural Monument Nomination

Contemporary Photograph 5

Detail view of the light tower, view facing southwest.

SOURCE: ESA 2019



SOURCE: ESA 2019

Point Fermin Historical-Cultural Monument Nomination

Contemporary Photograph 6

View of the side (east) façade of the Point Fermin Lighthouse, facing north.



SOURCE: ESA 2019

Point Fermin Historical-Cultural Monument Nomination

Contemporary Photograph 7
View of the kitchen inside the Point Fermin Lighthouse, facing east.



SOURCE: ESA 2019

Point Fermin Historical-Cultural Monument Nomination

Contemporary Photograph 8

View of the fourth-order Fresnel lens on display inside the Point Fermin Lighthouse, facing northeast.



SOURCE: ESA 2019

Point Fermin Historical-Cultural Monument Nomination

Contemporary Photograph 9
View of a secondary bedroom in the Point Fermin Lighthouse, facing west.



SOURCE: ESA 2019

Point Fermin Historical-Cultural Monument Nomination

Contemporary Photograph 10

View of the top of the stairs from the light tower, facing north.



SOURCE: ESA 2019

Point Fermin Historical-Cultural Monument Nomination

Contemporary Photograph 11
View from the light tower, facing south.



SOURCE: ESA 2019

Point Fermin Historical-Cultural Monument Nomination

Contemporary Photograph 12
View of the arbor, facing northeast.



SOURCE: ESA 2019

Point Fermin Historical-Cultural Monument Nomination

Contemporary Photograph 13

View of the parking lot, lighthouse fence, and light standard at the parking lot, facing northwest.



SOURCE: ESA 2019

Point Fermin Historical-Cultural Monument Nomination

Contemporary Photograph 14

View of the storage shed with the lighthouse in the background, facing southeast.



SOURCE: ESA 2019

Point Fermin Historical-Cultural Monument Nomination

Contemporary Photograph 15

View of the west façades of lighthouse garage and office, facing east.



SOURCE: ESA 2019

Point Fermin Historical-Cultural Monument Nomination

Contemporary Photograph 16

View of the cistern with the large brick dome, facing northeast.



SOURCE: ESA 2019

Point Fermin Historical-Cultural Monument Nomination

Contemporary Photograph 17

View of the domestic yard to the north of the lighthouse, facing southwest.



SOURCE: ESA 2019

Point Fermin Historical-Cultural Monument Nomination

Contemporary Photograph 18

View of the cistern with the metal cover, facing west.



SOURCE: ESA 2019

Point Fermin Historical-Cultural Monument Nomination

Contemporary Photograph 19

View of the cistern with the small brick dome, facing northeast.



City of Los Angeles Department of City Planning

1/24/2020 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

None

ZIP CODES

None

RECENT ACTIVITY

CHC-2020-513-HCM

ENV-2020-514-CE

CASE NUMBERS

CPC-23923

CPC-2019-7393-CA

CPC-2005-8252-CA

CPC-2000-4046-CA

CPC-1990-596-GPC

CPC-1982-30149-A

ORD-169228-SA1600

ORD-166352

ORD-161185

ORD-161184

ORD-129279

ENV-2019-7394-EAF

ENV-2017-2502-CE

ENV-2005-8253-ND

ENV-2001-846-ND

ND-77-449-CZ

Address/Legal Information

PIN Number	003B197 118
Lot/Parcel Area (Calculated)	127,597.2 (sq ft)
Thomas Brothers Grid	PAGE 854 - GRID B2 PAGE 854 - GRID B3
Assessor Parcel No. (APN)	7469030901
Tract	PARTITION OF THE RANCHO LOS PALOS VERDES
Map Reference	D C C 2373 C F 41 MAP 228
Block	R
Lot	None
Arb (Lot Cut Reference)	None
Map Sheet	003B197

Jurisdictional Information

Community Plan Area	San Pedro
Area Planning Commission	Harbor
Neighborhood Council	Coastal San Pedro
Council District	CD 15 - Joe Buscaino
Census Tract #	2975.00
LADBS District Office	San Pedro

Planning and Zoning Information

Special Notes	None
Zoning	OS-1XL
Zoning Information (ZI)	ZI-1338 San Pedro
General Plan Land Use	Open Space
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	Yes
Specific Plan Area	San Pedro
Subarea	None
Special Land Use / Zoning	None
Design Review Board	No
Historic Preservation Review	Yes
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No
SN: Sign District	No
Streetscape	No
Adaptive Reuse Incentive Area	None

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at zimas.lacity.org
 (*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

Affordable Housing Linkage Fee	
Residential Market Area	Low
Non-Residential Market Area	Medium
Transit Oriented Communities (TOC)	Not Eligible
RPA: Redevelopment Project Area	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	No
500 Ft Park Zone	Active: Angels Gate Park Active: Point Fermin Park

Assessor Information

Assessor Parcel No. (APN)	7469030901
Ownership (Assessor)	
Owner1	U S GOVT
Address	0 0
Ownership (Bureau of Engineering, Land Records)	
Owner	Not Available
Address	Not Available
APN Area (Co. Public Works)*	3.000 (ac)
Use Code	8800 - Miscellaneous - Government Owned Property
Assessed Land Val.	\$217,749
Assessed Improvement Val.	\$0
Last Owner Change	02/45/1967
Last Sale Amount	\$0
Tax Rate Area	14
Deed Ref No. (City Clerk)	None
Building 1	No data for building 1
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 7469030901]

Additional Information

Airport Hazard	None
Coastal Zone	Coastal Zone Commission Authority Dual Jurisdictional Coastal Zone
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	AE D=N/A E=23 IN
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	Methane Zone
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	Yes
Wells	03705839

Seismic Hazards

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	3.8456616
Nearest Fault (Name)	Palos Verdes Fault Zone
Region	Transverse Ranges and Los Angeles Basin

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Fault Type	B
Slip Rate (mm/year)	3.00000000
Slip Geometry	Right Lateral - Strike Slip
Slip Type	Moderately Constrained
Down Dip Width (km)	13.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	90.00000000
Maximum Magnitude	7.30000000
Alquist-Priolo Fault Zone	No
Landslide	Yes
Liquefaction	No
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	Yes

Economic Development Areas

Business Improvement District	None
Hubzone	Not Qualified
Opportunity Zone	No
Promise Zone	None
State Enterprise Zone	None

Housing

Direct all Inquiries to	Housing+Community Investment Department
Telephone	(866) 557-7368
Website	http://hcidla.lacity.org
Rent Stabilization Ordinance (RSO)	No [APN: 7469030901]
Ellis Act Property	No

Public Safety

Police Information	
Bureau	South
Division / Station	Harbor
Reporting District	584
Fire Information	
Bureau	South
Batallion	6
District / Fire Station	48
Red Flag Restricted Parking	No

CASE SUMMARIES

Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

Case Number:	CPC-23923
Required Action(s):	Data Not Available
Project Descriptions(s):	CONTINUATION OF CPC-23923. SEE GENERAL COMMENTS FOR CONTINUATION.
Case Number:	CPC-2019-7393-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	CODE AMENDMENT
Case Number:	CPC-2005-8252-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	AN ORDINANCE ESTABLISHING PERMANENT REGULATIONS IMPLEMENTING THE MELLO ACT IN THE COASTAL ZONE.
Case Number:	CPC-2000-4046-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	
Case Number:	CPC-1990-596-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	HISTORIC MONUMENT APPLICATION FOR THE CROSS OF SAN YSIDRO
Case Number:	CPC-1982-30149-A
Required Action(s):	A-PRIVATE STREET MODIFICATIONS (1ST REQUEST)
Project Descriptions(s):	SPECIFIC PLAN/LOCAL COAST PROGRAM/ZONE CHANGE FOR THE SAN PEDRO COMMUNITY PLAN
Case Number:	ENV-2019-7394-EAF
Required Action(s):	EAF-ENVIRONMENTAL ASSESSMENT
Project Descriptions(s):	CODE AMENDMENT
Case Number:	ENV-2017-2502-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	ENVIRONMENTAL CLEARANCE
Case Number:	ENV-2005-8253-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	AN ORDINANCE ESTABLISHING PERMANENT REGULATIONS IMPLEMENTING THE MELLO ACT IN THE COASTAL ZONE.
Case Number:	ENV-2001-846-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	

DATA NOT AVAILABLE

ORD-169228-SA1600
ORD-166352
ORD-161185
ORD-161184
ORD-129279
ND-77-449-CZ



Address: No Address

APN: 7469030901

PIN #: 003B197 118

Tract: PARTITION OF THE RANCHO
LOS PALOS VERDES

Block: R

Lot: None

Arb: None

Zoning: OS-1XL

General Plan: Open Space

