

**MINUTES OF THE  
REDONDO BEACH PRESERVATION COMMISSION  
REGULAR MEETING**

**JANUARY 6, 2010**

**CALL TO ORDER**

A Regular Meeting of the Preservation Commission was called to order at 7:03 p.m. at the main library meeting room, 303 North Pacific Coast Highway, by Chairperson Gibson.

**ROLL CALL**

Commissioners Present: Day, Jackson, Mentesoglu, Miller-Hack, Perry, Richer, Chairperson Gibson

Commissioners Absent: None

Officials Present: Alex Plascencia, Assistant Planner  
Margareet Wood, Recording Secretary

**SALUTE TO THE FLAG**

Commissioner Jackson led the members in the salute to the flag.

**APPROVAL OF THE ORDER OF AGENDA**

Motion by Commissioner Jackson, seconded by Commissioner Day, to approve the order of agenda. Motion carried unanimously.

**CONSENT CALENDAR**

- Approval of affidavit of posting for the January 6, 2010 Preservation Commission meeting agenda
- Approval of minutes of the meeting of November 4, 2009
- Strategic Plan Reports
- Receive and file written communications

Motion by Commissioner Day, seconded by Commissioner Mentesoglu, to approve the Consent Calendar. Motion carried unanimously.

**ORAL COMMUNICATIONS**

None.

**PUBLIC PARTICIPATION ON NON-AGENDA ITEMS**

None.

**EXCLUDED CONSENT CALENDAR**

None.

**EX PARTE COMMUNICATIONS**

Commissioner Day reported that he spoke with the owner of the property at 119 South Guadalupe Avenue.

Commissioner Miller-Hack reported that she introduced herself to the owners when she toured the properties to be considered for public hearing.

## **PUBLIC HEARINGS**

### Public Hearing to Consider a Request for Designation of the Building and Property as a Historic Local Landmark at 119 South Guadalupe Avenue

Planner Plascencia described the location, history, and architecture of the property. He stated the building, which was built in 1910, is a rare example of Victorian architecture in Redondo Beach and is rated "B" according to the historic resources survey. He pointed out the main features of the structure including the prominent high-pitched gable roof and arched window and also the bay window. He said that, although in slight disrepair, the majority of the structure is in tact. He pointed out the differentiation of elements within building, a common trait of Victorian architecture. He concluded by recommending approval of the request for landmark designation of the property to be named the Haseman House.

Planner Plascencia answered that the construction of a garage on the property may require a variance and would definitely require Preservation Commission approval.

Planner Plascencia answered that the rectangular floor plan of the house is a unique split-level design.

Motion by Commissioner Jackson, seconded by Commissioner Perry, to open the public hearing. Motion carried unanimously.

Applicant David Hubbard explained his plans to thoroughly and accurately restore his home.

Commissioner Jackson thanked Mr. Hubbard for purchasing the home and preventing it's demolition.

Mr. Hubbard answered that he is meticulously restoring the moon-shaped window in the front of the house. He said he attempted to repair the dormer windows; however they were beyond repair and he installed vinyl windows in their place.

Commissioner Miller-Hack commented that the left dormer vinyl window stands out and would look nicer if it were replaced with wood.

Mr. Hubbard said he will consider replacing the left dormer window in the future. He said he is currently working to restore the porch, and the only future project might be to install a deck at the rear of the house.

Chairperson Gibson commended Mr. Hubbard for embarking on the lengthy and expensive restoration of his home. He said priorities are structural stabilization and waterproofing; and other elements can be restored as time goes by. He said the house is very distinctive and he is pleased that it is safe.

Mr. Hubbard answered that the house is one single unit even though it has two doors. He said the house has some original hinges, doors, and molding; however he will be searching for more original items to install.

Commissioner Day also commended Mr. Hubbard for taking on the restoration project. He encouraged Mr. Hubbard to keep the restoration as authentic as possible and to ask for help and guidance.

Motion by Commissioner Perry, seconded by Commissioner Jackson, to close the public hearing. Motion carried unanimously.

Motion by Commissioner Jackson, seconded by Commissioner Miller-Hack, to approve the resolution approving the designation of the property at 119 South Guadalupe Avenue as a local historic landmark subject to the conditions set forth.

Planner Plascencia answered that he will inform the applicant what work will require Preservation Commission and/or Minor Alterations Subcommittee approval.

The motion on the floor was voted on and carried unanimously.

Public Hearing to Consider a Request for Designation of the Building and Property as a Historic Local Landmark at 207 Avenue F

Planner Plascencia described the location, history, and architecture of the property. He noted the architecture is classified Aeroplane/Craftsman and the defining character features include the recessed second floor and the flared/peaked roof. He said the exterior as well as the interior of the building are extraordinarily well-maintained. He said that minor changes to the property include the installation of a garden window, a glass window on the porch, and a stained glass window. He recommended approval of the request for landmark designation of the property to be named the Rudge House.

Planner Plascencia answered that the date of the porch enclosure is unknown.

Motion by Commissioner Jackson, seconded by Commissioner Perry, to open the public hearing. Motion carried unanimously.

Applicant David Osmena, introduced himself.

Chairperson Gibson and Commissioner Jackson complimented the fine appearance of the home.

Motion by Commissioner Day, seconded by Commissioner Perry, to close the public hearing. Motion carried unanimously.

Motion by Commissioner Day, seconded by Commissioner Jackson, to approve the designation of the property at 207 Avenue F as a local historic landmark subject to the conditions set forth. Motion carried unanimously.

Public Hearing to Consider a Request for a Certificate of Appropriateness and Exemption Declaration to Permit Demolition of an Existing Garage and to Construct a New Detached Garage in the Same Architectural Style of the House at 507 North Guadalupe Avenue, Pursuant to Chapter 4, Title 10 of the Redondo Beach Municipal Code

Planner Plascencia explained that the property, built in 1922, is located in the Gertruda Avenue Historic District. He said the applicant seeks approval to demolish the existing one-car garage and construct a new garage. He showed a conceptual drawing of the proposed garage which would meet new zoning and building code requirements and would include: a front gable roof, wood surrounds, and roof pitch to compliment the main building. He also noted the small river rock veneer foundation on the plan. He said that staff suggests a simple exposed beam end for the knee brace center under the roofline. He said that either of the door designs proposed are satisfactory. He said the proposed building will not deter from the historic district or the main building and will not exceed the legal height limit; and he concluded by recommending approval of the certificate of appropriateness.

Planner Plascencia answered that one side of the garage shows an eave overhang; while the opposite side does not—the reason being that due to a fire and life safety issue, the eave cannot hang over the property line. He also answered that there is no stonework on the original house.

Commissioner Day commented that the post beam on the center of the gable seems a little out of character.

In response to Commissioner Miller-Hack, Planner Plascencia answered that the rafter tail is a decorative, rather than a structural, element. He also answered that any of the door options A, B, or C are suitable designs. He said the door design can be decided now, or the decision can be referred to the Minor Alterations Subcommittee.

Commissioner Day supported door option B.

Commissioner Miller-Hack questioned whether the option exists to eliminate the front beam.

Motion by Commissioner Jackson, seconded by Commissioner Perry, to open the public hearing. Motion carried unanimously.

Bonnie Wilson, applicant and owner, explained that the existing garage has a lot of termite damage and the roof and front doors are in poor shape. She said that her and her husband's goal is to match the new garage to the existing house as much as possible. She said she and her husband would be open to changing the front beam and the doors.

Commissioner Jackson suggested an alternative window option that looks simpler and more like the Craftsman style.

Commissioner Miller-Hack spoke in favor of the carriage house style; however she felt the front beam and stone veneer appeared out of character.

Mrs. Wilson said she will discuss the beam with her husband. She said they can be flexible about the stonework.

Chairperson Gibson supported giving latitude to the owner as long as the garage design is compatible with the original style. He did not have a problem with the beam end, which he described as whimsical and imaginative. He pointed out the garage is not prominently visible from the street, and the owners are who will be seeing it.

Mrs. Wilson answered that she and her husband are also open to suggestions about the door design.

Commissioner Miller-Hack favored door design C.

Planner Plascencia suggested that the Commission grant staff some latitude to approve design elements. He said that if an alternative design is considered, it could be considered by the Minor Alterations Committee.

Bill Gregory, project architect, explained that the nine-light window is indicative of Prairie Craftsman style, while the multi-light window is indicative of Los Angeles Craftsman style. He also said that without the beam, cross members would be necessary inside the garage. He said the beam end could be squared off. He said the stone base on the garage is intended to bring some Craftsman character back to the property.

Motion by Commissioner Perry, seconded by Commissioner Jackson, to close the public hearing. Motion carried unanimously.

Motion by Commissioner Miller-Hack to allow the project without the projecting front beam and without the river rock veneer. The motion failed with no second.

Planner Plascencia stated the garage is well-designed, and that if the applicant is willing to create such an extensive design, they should move forward with that design.

Commissioner Day said he liked the rafter tail, which he felt is a signature of the designer and shows the interests of the applicant and architect. He did not see a reason to get hung up by small details.

Planner Plascencia agreed, and he added the building would receive more scrutiny if it were visible from the right-of-way.

Motion by Commissioner Jackson, seconded by Commissioner Day, to approve the Exemption Declaration and Certificate of Appropriateness for the property at 507 North Guadalupe Avenue to permit demolition of an existing garage and to construct a new one-car garage in an architectural style compatible with the existing residence, subject to the conditions set forth; and to give staff flexibility to work directly with the homeowners on design elements.

Chairperson Gibson spoke in favor of the motion. He expressed willingness to defer to the architect, and he approved of any of the three door options. He said it is important for the design to please the homeowner.

Commissioner Jackson's motion passed by the following vote:

Commissioner Day – Yes

Commissioner Jackson – Yes

Commissioner Menteshoglu – Yes

Commissioner Perry – Yes

Commissioner Richer – Yes

Chairperson Gibson - Yes

Commissioner Miller-Hack - No

### **UNFINISHED BUSINESS**

None.

### **NEW BUSINESS**

#### Discussion to Update the Historic Resources Survey

Chairperson Gibson reported that the Historic Resources Survey subcommittee met and discussed ways to gather data. He distributed a document: *Results of Informal Survey Update* showing initial historic survey findings for 680 properties in districts 2,5,6,8, and 9. He said the remaining data will be available for the March meeting, after which a letter will be drafted to City Council to demonstrate the need for an updated survey.

Commissioner Perry advised he will complete his survey of district 1 by the next meeting.

Commissioner Day advised he will complete his survey of districts 3 and 4 by the next meeting.

A Historic Resources Survey subcommittee meeting was scheduled for 4:00 p.m. on February 4 at City Hall. Planner Plascencia reminded the members that only three of the four subcommittee members may meet at one time.

#### Notification of City Council Items

None.

#### Notification of Planning Commission Projects

Planner Plascencia stated that he will email the list of projects to the members.

### **SUBCOMMITTEE REPORTS**

Chairperson Gibson requested to revise the agenda format to reflect the new subcommittees.

### Historic District Formation Subcommittee

Chairperson Gibson reported the subcommittee met and discussed the upcoming Citywide meeting to promote historic districts. He distributed a draft press release and draft meeting announcement and he requested input from the members. He planned to submit the finalized press release to the Daily Breeze, Beach Reporter, and Easy Reader newspapers as well as the Redondo Beach City website. He said the proposed meeting dates are January 26, 27, or 28 and the agenda will include a presentation by Planner Plascencia and himself. He hoped that a group of interested residents will attend the meeting, and that opportunities for neighborhood presentations will result. He said the subcommittee will hand-deliver the announcement to potential attendees.

Planner Plascencia answered that he will check to see if the Redondo Beach logo can be included on the meeting announcement.

Commissioner Miller-Hack suggested January 27 for the meeting date.

Commissioner Day volunteered to design the announcement.

Commissioner Jackson corrected the Morrell House address on the announcement.

Suggestions for the final meeting announcement included: reordering and summarizing the bullet points, using harder paper stock, using a full sheet of paper, and using black ink on colored paper.

The next historic district subcommittee meeting was scheduled for January 13 at 5:30 p.m. in the Planning conference room at City Hall.

### Minor Alterations Subcommittee

Planner Plascencia advised that the Redondo Beach Women's Club is preparing to embark on a project of repair work and exterior finish to the play area of their building. The project will include removing the exterior shingle material and replacing it with board and batten. He said he is working to locate original building photographs. Further information will be reported to the Commission.

Commissioner Jackson volunteered to serve on the Minor Alterations Subcommittee, joining Commissioner Day and Chairperson Gibson.

### **COMMISSION ITEMS AND REFERRALS TO STAFF**

None.

### **ITEMS FROM STAFF**

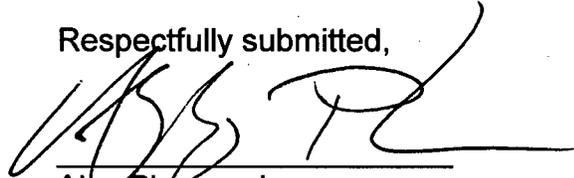
Planner Plascencia distributed a list of 2010 Planning Department filing deadlines for items requiring Preservation Commission consideration.

Planner Plascencia thanked the members for their patience with the temporary setup in the library during the City Council restoration. He advised the March meeting may be held at the Morrell House.

**ADJOURNMENT**

Chairperson Gibson adjourned the meeting at 8:35 p.m. to the next regular meeting on March 3.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Alex Plascencia', written over a horizontal line.

Alex Plascencia  
Associate Planner