

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

JULY 7, 2010

CALL TO ORDER

A Regular Meeting of the Preservation Commission was called to order at 7:02 p.m. at City Hall, 415 Diamond Street, by Chairperson Gibson.

ROLL CALL

Commissioners Present: Jackson, Miller-Hack, Richer, Chairperson Gibson
Commissioners Absent: Day, Perry, Montesoglu
Officials Present: Alex Plascencia, Assistant Planner
Margareet Wood, Recording Secretary

SALUTE TO THE FLAG

The members joined in the salute to the flag.

APPROVAL OF THE ORDER OF AGENDA

Motion by Commissioner Jackson, seconded by Commissioner Miller-Hack, to approve the order of agenda. Motion carried unanimously.

CONSENT CALENDAR

- Approval of Affidavit of posting for the July 7, 2010 Preservation Commission meeting agenda
- Approval of minutes of the meeting of May 5, 2010
- Strategic Plan Updates: May 18, 2010 and June 16, 2010
- Receive and file written communications

ORAL COMMUNICATIONS

None.

Motion by Commissioner Miller-Hack, seconded by Commissioner Jackson, to approve the Consent Calendar. Motion carried unanimously.

PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

None.

EXCLUDED CONSENT CALENDAR

None.

EX PARTE COMMUNICATIONS

None.

PUBLIC HEARINGS

Public Hearing to Consider a Request for a Certificate of Appropriateness to Permit an Addition of Floor Area, Exterior Site Improvements, and Exterior Building Alterations to a Potential Historic Resource Building Located in a Low Density Multi-Family Residential (R-3A) Zone at 414 South Broadway

Planner Plascencia presented the administrative report describing the history, location, and existing improvements to the property. As an example of the Craftsman architectural style, he said the property is a "B" rated Potential Historic Resource and was identified in the 1986 and 2001 Historic Resource Surveys. He explained that the applicant requests approval of an addition of floor area as well as exterior alterations including: replacement of existing exterior siding with a fiber-cement composite material, replacement of existing windows with vinyl windows, replacement of triangular knee braces on the porch, replacement of the dormer window, installation of a new stone veneer along the porch piers and chimney, re-orientation of the walkway to the front entry, and installation of a hip roof on the garage. He said the building would be converted from a duplex into a single-family residence. He said that staff recommends that the existing wood siding is retained and that the existing wood windows are retained when possible and replaced with salvaged or replica wood windows when necessary. He recommended that the existing dormer is restored rather than replaced. He strongly recommended that the original elements on the porch piers and chimney are retained. He recommended that the brick pattern on the stairs is unchanged. He said the proposed addition of a side gable roof to the garage would complement the existing building. He concluded that the overall proposed design changes are attractive; however are not consistent with the Secretary of Interior and City Standards. Therefore he recommended approval of the addition of floor area and the garage alteration; however he did not recommend approval of the remaining exterior alterations.

In response to Commissioner Miller-Hack, Planner Plascencia answered that the addition is proposed for the ground floor only.

In response Commissioner Jackson, Planner Plascencia answered that the existing exterior siding is redwood material.

In response to Commissioner Miller-Hack, Planner Plascencia answered that the existing cellar will be incorporated into the project.

In response to Chairperson Gibson, Planner Plascencia answered that the proposed enclosed area is small; therefore the existing footprint will change very little.

Commissioner Jackson suggested that siding removed for the addition may be available to repair some of the damaged areas.

Motion by Commissioner Jackson, seconded by Commissioner Miller-Hack, to open the public hearing. Motion carried unanimously.

Applicant Jeffrey Dahl introduced himself as the architect for owners Eric and Tommi Johnson. He said that the siding material could be duplicated if necessary. He felt that some of the existing building elements do not go together, and he requested reconsideration of staff's recommendation to disapprove the proposed exterior site improvements. He said that the proposed curved knee braces would work with the building and that the existing handrail on the front entry walk could be eliminated if the walkway were broken up by landings. He said the proposed addition of floor space would benefit the family.

Commissioner Jackson complimented the current state and unique features of the house. She said that many of its features are representative of Redondo Beach Craftsman homes, such as the dormer window and the brick pilasters. She supported the rear addition with the incorporation of existing building elements. She recommended that the architect and homeowners become familiar with and develop more appreciation for original Redondo Beach Craftsman buildings.

Chairperson Gibson said the house is quirky and eclectic. He defined the question at hand: to preserve the quirky charm of the house or give it a more polished Craftsman look. He said the members endeavor to accommodate homeowners whenever possible while abiding by the Secretary of Interior Standards. He added that he is more concerned about the dormer than the stairway.

Commissioner Miller-Hack agreed with staff's recommendation to approve the proposed rear addition; and she said she would not vote in favor of changing the chimney, porch brackets, or dormer. She said the existing dormer adds unique interest. She felt that the proposed exterior changes are inappropriate.

Commissioner Jackson suggested incorporating a step-up with some stone in the landscaping and also painting the brick.

Mr. Dahl questioned what the procedure would be to approve a plan without the exterior changes. He also said the existing wood windows are deteriorated and nonfunctional.

Chairperson Gibson responded that a resolution with conditions could be adopted to approve the plan without the proposed exterior changes.

Planner Plascencia suggested that the addition could be approved and that the alterations could be presented to the Minor Alterations Subcommittee at a later time.

In response to Commissioner Miller-Hack who questioned how it would be assured that the many proposed exterior alterations would not become part of the addition, if approved, Planner Plascencia responded that staff would review the building plans against the Preservation Commission resolution.

It was the consensus of the members to support the proposed garage alteration.

Mr. Dahl stated that he could put wood windows in various locations that work with the project. He said it would be necessary to relocate some windows to accommodate the addition; and he requested to have creative license to shift windows around.

Commissioner Jackson preferred wood casement windows without a grid.

Commissioner Miller-Hack recommended to retain the existing cellar door.

Planner Plascencia said that it makes sense to allow flexibility with windows in the kitchen area to provide for sink and counter heights.

Mrs. Johnson said the addition will provide a bedroom for her small daughter.

Mr. Johnson said the house has been in his family since 1920. He expressed his love and respect for the house and his willingness to keep its appearance relevant to Redondo Beach. He said he and his wife can only financially afford the rear addition at this time; however they may consider making other alterations later. He said that he would gladly change the proposed exterior alterations to the front part of the house if necessary.

Motion by Commissioner Miller-Hack, seconded by Commissioner Jackson, to close the public hearing. Motion carried unanimously.

Chairperson Gibson suggested that specific conditions could be built in to the proposed resolution.

Commissioner Jackson suggested that language could be inserted to specify approval of the addition to the rear and the garage alterations only.

Commissioner Richer clarified that he also supported the proposed addition, exterior alterations to the garage, and modifications to the rear windows.

Motion by Chairperson Gibson, seconded by Commissioner Jackson, to approve Resolution 2010-07-PR-006 as it currently appears with the following addition to Section 2, Page 2, Subdivision 1: "with the exception of the proposed alterations to the dormer window, proposed alterations to the porch and proposed changes to the front walkway; that original or replacement wood siding is used throughout; that original or replacement wood windows are used throughout; that no alterations are to made to the door; that no alterations are made to the chimney; and that proposed changes to any of the items listed would require approval of the Preservation Commission Minor Alterations Subcommittee". Motion carried unanimously.

UNFINISHED BUSINESS

None.

NEW BUSINESS

Notification of Planning Commission Projects

Planner Plascencia reported the demolition of a C-rated structure at 704 Vincent Park.

SUBCOMMITTEE REPORTS

Minor Alterations

Planner Plascencia advised that a Minor Alterations Subcommittee meeting will be scheduled soon.

Historic Landscapes

Commissioner Jackson reported the pending demolition of the Veterans Park band shell. She said the Leadership Redondo group will sponsor the construction of a replacement structure that will be more open and will not lend itself to a mural.

Chairperson Gibson commented on the unfortunate loss of the band shell and mural.

Historic District Formation

Chairperson Gibson recommended that the Historic District Subcommittee hold a meeting to choose a date for the next informational meeting in the Clifton Heights area.

Redondo Stairway

Planner Plascencia will mail a report on the Redondo Stairway to the members. He will include a related letter from Los Angeles County.

COMMISSION ITEMS AND REFERRALS TO STAFF

None.

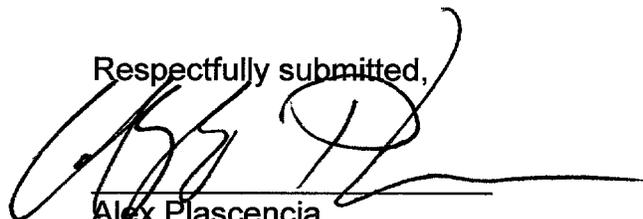
ITEMS FROM STAFF

Chairperson Gibson advised of the upcoming Preservation Commission officer elections and subcommittee appointments in November. He also requested to have a guest speaker for the September Preservation Commission meeting.

ADJOURNMENT

Chairperson Gibson adjourned the meeting at 8:15 p.m. to the next regular meeting on September 1, 2010.

Respectfully submitted,



Alex Plascencia
Assistant Planner