

**AGENDA – REGULAR MEETING  
PRESERVATION COMMISSION OF THE CITY OF REDONDO BEACH  
WEDNESDAY, JANUARY 5, 2011 - 7:00 P.M.  
REDONDO BEACH CITY COUNCIL CHAMBERS  
415 DIAMOND STREET**

**I. OPENING SESSION**

1. Call Meeting to Order
2. Roll Call
3. Salute to the Flag

**City Clerk –  
Packet for scanning**

**II. APPROVAL OF ORDER OF AGENDA**

**III. CONSENT CALENDAR**

*Business items, except those formally noticed for public hearing, or those pulled for discussion are assigned to the Consent Calendar. The Commission may request that any Consent Calendar item(s) be removed and, discussed, and acted upon separately. Items removed from the Consent Calendar will be taken up under the "Excluded Consent Calendar" section below. Those items remaining on the Consent Calendar will be approved in one motion following Oral Communications.*

4. Approval of Affidavit of Posting for the Preservation Commission meeting of January 5, 2011
5. Approval of the following Minutes: Regular Meeting of November 3, 2010
6. Receive and file the Strategic Plan Update: Previously received and filed
7. Receive and file written communications

**IV. ORAL COMMUNICATIONS**

*Anyone wishing to address the Preservation Commission on any Consent Calendar item on the agenda, which has not been pulled by the Preservation Commission may do so at this time. Each speaker will be permitted to speak only once and comments will be limited to a total of three minutes.*

**V. EXCLUDED CONSENT CALENDAR**

**VI. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS**

*This section is intended to provide members of the public with the opportunity to comment on any subject that does not appear on this agenda for action. This section is limited to 30 minutes. Each speaker will be afforded three minutes to address the Commission. Each speaker will be permitted to speak only once. Written requests, if any, will be considered first under this section.*

**VII. EX-PARTE COMMUNICATIONS**

*This section is intended to allow all officials the opportunity to reveal any disclosure or ex-parte communication about the following public hearings.*

**VIII. PUBLIC HEARINGS**

None.

**IX. UNFINISHED BUSINESS**

*Items continued from previous agendas*

8. A Public Hearing to consider a request of a Certificate of Appropriateness to permit a first and second floor addition of floor area to an existing local historic landmark building located in a Low-Density Multiple-Family Residential (R-3) zone.

APPLICANT:	Ryan Oldham, Architect
PROPERTY OWNER:	Ed Dunbar
LOCATION:	<b>605 Garnet Street</b>
CASE NO.	2010-11-COA-003
RECOMMENDATION:	Staff recommends approval with conditions

**X. NEW BUSINESS**

*Items for discussion prior to action*

**XI. SUBCOMMITTEE REPORTS**

- a. Education/Incentives
- b. Legislative
- c. Minor Alterations
- d. Historic Landscapes
- e. Survey Update
- f. Historic District Formation
- g. Redondo Stairway

**XII. COMMISSION ITEMS AND REFERRALS TO STAFF**

*Referrals to staff are service requests that will be entered in the City's Customer Service Center for action.*

**XIII. ITEMS FROM STAFF**

9. Notification of Planning Commission projects

**XIV. ADJOURNMENT**

The next meeting of the Preservation Commission of the City of Redondo Beach will be a regular meeting to be held at 7:00 p.m. on Wednesday, **March 2, 2011** in the Redondo Beach City Council Chambers, 415 Diamond Street, Redondo Beach, California

An agenda packet is available 24 hours a day at [www.redondo.org](http://www.redondo.org) under the City Clerk. Agenda packets are also available during City Hall hours at the Planning Department Public Counter and in the office of the City Clerk.

Any writings or documents provided to a majority of the Preservation Commission regarding any item on this agenda will be made available for public inspection at the City Clerk's Counter at City Hall located at 415 Diamond Street, Door C, Redondo Beach, California during normal business hours. In addition, such writings and documents will be posted, time permitting, on the City's website at [www.redondo.org](http://www.redondo.org)

## **APPEALS OF PRESERVATION COMMISSION DECISIONS:**

Decisions of the Preservation Commission may be appealed to the City Council. Appeals must be filed, in writing, with the City Clerk's Office within ten (10) days following the date of action of the Preservation Commission. The appeal period commences on the day following the Commission's action and concludes on the tenth calendar day following that date. If the closing date for appeals falls on a weekend or holiday, the closing date shall be the following business day. All appeals must be received by the City Clerk's Office by 5:00 p.m. on the closing date.

*It is the intention of the City of Redondo Beach to comply with the Americans with Disabilities Act (ADA) in all respects. If, as an attendee or a participant at this meeting you will need special assistance beyond what is normally provided, the City will attempt to accommodate you in every reasonable manner. Please contact the City Clerk's Office at (310) 318-0656 at least forty-eight (48) hours prior to the meeting to inform us of your particular needs and to determine if accommodation is feasible. Please advise us at that time if you will need accommodations to attend or participate in meetings on a regular basis.*

December 22, 2010

STATE OF CALIFORNIA            )  
COUNTY OF LOS ANGELES        )        ss  
CITY OF REDONDO BEACH         )

**AFFIDAVIT OF POSTING**

Pursuant to the requirements of Government Code Section 54955, agendas for a Regular Preservation Commission meeting must be posted at least seventy-two (72) hours in advance and in a location that is freely accessible to members of the public. As Acting Planning Technician of the City of Redondo Beach, I declare, under penalty of perjury, that in compliance with the requirements of Government Code Section 54955, I caused to have posted the agenda for the January 5, 2011 Regular Meeting of the City of Redondo Beach Preservation Commission on December 22, 2010, in the following locations:

City Hall, Door "A", 415 Diamond Street, Redondo Beach  
City Clerk's Counter, Door "C", 415 Diamond Street, Redondo Beach



\_\_\_\_\_  
Lina Portolese  
Acting Planning Technician



**CITY OF REDONDO BEACH  
PROOF OF POSTING  
PRESERVATION COMMISSION  
REGULAR MEETING AGENDA**

I, Lina Portolese hereby declare, under penalty of perjury, that I am over the age of 18 years and am employed by the City of Redondo Beach, and that the following document: Preservation Commission Regular Meeting Agenda of January 5<sup>th</sup>, 2011  
(agenda date)

was posted by me at the following locations on the date and hour noted below:

Posted on: 12/22/2010 at 3:00 PM  
(date) (time)

Posted at: City Hall, Door "A", 415 Diamond Street, Redondo Beach

City Clerk's Counter, Door "C", 415 Diamond Street, Redondo Beach

Signature

12/22/10  
Date:

**MINUTES OF THE  
REDONDO BEACH PRESERVATION COMMISSION  
REGULAR MEETING  
NOVEMBER 3, 2010**

**CALL TO ORDER**

A Regular Meeting of the Preservation Commission was called to order at 7:01 p.m. at City Hall, 415 Diamond Street, by Chairperson Gibson.

**ROLL CALL**

Commissioners Present: Day, Dejernet, Jackson, Miller-Hack, Richer, Smith,  
Chairperson Gibson  
Commissioners Absent: None  
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**

4. Approval of affidavit of posting for the November 3, 2010 Preservation Commission meeting agenda
5. Approval of minutes of the meeting of September 1, 2010
6. Receive and file the Strategic Plan Update from October 19, 2010
7. Receive and file written communications

Chairperson Gibson excluded Consent Calendar 6.

**ORAL COMMUNICATIONS**

None.

Motion by Commissioner Miller-Hack, seconded by Commissioner Jackson, to approve Consent Calendar items 4, 5, and 7. Motion carried unanimously.

**PUBLIC PARTICIPATION**

None.

**EXCLUDED CONSENT CALENDAR**

Strategic Plan Update dated October 19, 2010

Chairperson Gibson distributed a letter he submitted, as authorized by the members, to the Mayor and City Council recommending the addition of a goal to update the historic resources survey. He said the letter was received and considered at the September 28

Strategic Plan workshop; however no objectives or goals related to the survey or other historic preservation items were adopted. He recommended resubmitting the request at the next biannual workshop.

Planner Plascencia explained that the Strategic Plan serves as a master plan to prioritize City projects, and that all commissions receive it on a regular basis.

## **EX PARTE COMMUNICATIONS**

None.

## **PUBLIC HEARINGS**

### A Public Hearing to Consider a Request for Designation of the Building and Property as a Historic Local Landmark at the Location of 415 Emerald Street

Planner Plascencia described the architecture, location, and history of the property, which he said was built in 1907 and is located in the original historic town site tract. He said the Queen Anne style house features a dominant front-facing gable, porch, original wood floors, bay window, and period-appropriate front door. He said that minor alterations include the rear door and some windows; however the overall building is in tact. He recommended approval of the landmark designation of the property, to be named the Mott House. He answered that a Mills Act application will be submitted to City Council.

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

Applicant Christine Tracy said that she purchased her home in May; and she expressed her enthusiasm to preserve the property. She added that some aluminum windows were previously added and are not her preference.

Commissioner Jackson supported the landmark designation, and she hoped that neighbors also landmark their homes.

Applicant Tracy answered that the interior of the home is modest in detail and contains wood paneling and picture molding, and also that all the windows are operational. She stated that the home contains an exterior mud room.

Chairperson Gibson thanked Ms. Tracy for coming forward to designate her home and he offered to visit the neighborhood to discuss potential designations for the neighboring properties.

Jane Clark, resident, inquired whether owners of landmark-designated homes may request additional floor space and whether neighbors would be notified of an expansion. She answered that her comments relate to the following public hearing for the property on Garnet Street.

Planner Plascencia requested Ms. Clark to address concerns for the Garnet Street project during the public hearing for that property. In general, he stated that exterior changes are reviewed by the Preservation Commission and the number of units on a property is a zoning issue which is overseen by the Planning Department. For Preservation Commission public hearings, he said that requirements include posting notices on the property and in the newspaper.

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

Motion by Commissioner Miller-Hack, seconded by Commissioner Jackson, to approve the resolution approving the designation of the property at 415 Emerald Street as a local historic landmark, to be named the Mott House.

Planner Plascencia clarified the case resolution number: 2010-11-PR-007.

Motion carried unanimously.

A Public Hearing to Consider a Request for a Certificate of Appropriateness to Permit a First and Second Floor Addition of Floor Area to an Existing Local Historic Landmark Building Located at 605 Garnet Street

Planner Plascencia provided a background of the existing property and he described the proposed addition. He said the property was one of the original landmarked buildings in Redondo Beach. He displayed photographs as well as existing and proposed elevations. He said the overall style of the addition is compatible with the original structure; and he recommended approval of the project. He recommended reusing some materials such as the siding and French doors. He corrected Condition 13 of Resolution 2010-11-PR-008 to read: "That existing exterior wood siding, doors, windows and related materials be used in the new addition, where feasible."

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

Applicant Ryan Oldham and owner Ed Dunbar introduced themselves.

Commissioner Miller-Hack complimented Mr. Oldham on the proposal, which she said is respectful of the structure.

In response to Mr. Day, Mr. Oldham explained his plan to match the new addition to the existing structure.

Commissioner Day commented that he prefers harmony between old and new elements; however other applicants have been held to the Secretary of Interior Standards to differentiate between new additions and original structures. He commended the proposal.

Planner Plascencia commented that siding has been the common element of differentiation between additions and existing structures; however alternative distinctive features can be considered.

Mr. Oldham pointed out the unique bellyband trim on the proposed addition.

Planner Plascencia suggested a subtle difference in siding width, to which Commissioner Day explained his reservation to insist upon wider siding because of the increased expense.

Commissioner Jackson also complimented the proposed addition.

Mr. Oldham answered that the east-facing door will be reused; however he did not plan to reuse the displaced windows.

Mr. Dunbar added that he will try to reuse one double-hung window.

Commissioner Dejernet recommended the installation of a roof gutter on the east side of the building to prevent water from splashing onto adjacent property.

Mr. Oldham answered that the new windows, doors, and siding will be of wood material.

Robert Hennessy, neighboring resident, opined that the proposed addition, which he said will double the current size and height, will adversely affect the historic value of the house. He expressed concern about the practice of modifying homes and selling them for a profit. He also stated that the public hearing notice was not posted on the property and that neighbors were unaware of the project until they saw a surveyor in the street.

Mark Holtzer, neighboring resident, did not support the proposal. He also said that the public hearing notice was not posted on the property; therefore he requested additional time for the neighbors to prepare a rebuttal.

Jane Clark, neighboring resident, commented that one of the photographs is misleading relative to the height of the project. She said the project will substantially increase the property value. She questioned the impact of the project on adjacent owners' ocean views.

Anna McKenzie, neighboring resident, agreed with the recommendation to add gutters to divert water from the adjacent property. She also said that the public hearing notice was not posted on the property; and she requested an investigation of permits for prior work done.

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

Planner Plascencia clarified that the preservation ordinance requires that public hearings are posted on the property by staking a copy of the notice into the yard or property and also that the notice is published in a weekly newspaper. He said the

preservation ordinance does not require sending individual notices to surrounding property owners. He said the property was posted on October 21, 2010 by the Public Works Department thereby meeting the legal requirement of posting the public hearing 15 days prior, even though the sign may have been subsequently removed.

Commissioner Dejernet recommended photographing the public notice next to a daily newspaper.

Chairperson Gibson expressed concern that for whatever reason, the notice did not serve its purpose to notify the neighbors.

Planner Plascencia suggested that the Commission could take action to continue the public hearing and he said the property can be reposted as a courtesy.

Commissioner Day supported reposting the property.

Planner Plascencia explained that the role of the Preservation Commission is to review a project's architecture, history, and compatibility relative to the original building. He said the historic ordinance allows additions to historic landmarks through certificates of appropriateness. He said that a second floor addition is more of a land use concern which is not governed or reviewed by the Preservation Commission. He said that if the project is approved, staff will review for building and zoning code compliance; and that objections between neighbors would be a civil matter.

Chairperson Gibson added that the role of the Preservation Commission is to review character-defining features, and that building height, setbacks, and conformity with general zoning is out of the Preservation Commission's purview.

Planner Plascencia clarified that the City is obligated to issue permits if a project meets zoning and planning requirements. He said that this project, as a historic building, is subject to design review. He added that the City allows second stories in appropriate zones.

Commissioner Miller-Hack commented that the Preservation Commission is concerned about historic preservation; and she felt it preferable for the neighborhood to have a home with an addition that meets historic requirements, rather than to demolish it.

Commissioner Dejernet said the proposal almost doubles the size and height of the house, is not compatible with the original character of the house, and will render the house unrecognizable as a historic house. He supported the first floor addition; however he did not support the second floor addition.

Commissioner Day stated that he was unaware of a proposed change to the house until he received his agenda packet. He proposed postponing the discussion to a special December meeting.

Planner Plascencia clarified that the project would not be heard by the Planning Commission because the design meets setback standards and because a variance has not been requested.

Commissioner Richer agreed that the proposal is not appropriate relative to scale. He also supported reposting the property and continuing the public hearing.

Chairperson Gibson questioned the possibility of scheduling a special meeting in December, to which Planner Plascencia answered that, in light of potential scheduling conflicts, it would be best to continue the hearing to a date certain in January 2011.

Motion by Commissioner Day, seconded by Commissioner Dejernet, to postpone judgment on the hearing until January 5, 2011.

Planner Plascencia confirmed that the property will be posted; however the newspaper notice will not be repeated.

Commissioner Dejernet suggested that in controversial cases, an outline of a project can be constructed with 2'x4' lumber to provide a visual approximation.

Planner Plascencia answered that Commissioner Dejernet's suggestion will be considered; however the City of Redondo Beach ordinance does not include a view protection provision.

Commissioner Miller-Hack commented that the current proposal stays within the original integrity of the structure.

Commissioner Jackson agreed.

Commissioner Day's motion carried by the following vote:

Commissioner Day - yes  
Commissioner Dejernet - yes  
Commissioner Miller-Hack - yes  
Commissioner Richer - yes  
Commissioner Smith - yes  
Chairperson Gibson - yes  
Commissioner Jackson - no

## **UNFINISHED BUSINESS**

None.

## **NEW BUSINESS**

### Commission Elections

Chairperson Gibson introduced new Commissioners Smith and Dejernet.

The Commissioners provided brief biographies and explained their interest in historic preservation.

Chairperson Gibson thanked former Commissioner Montesoglu who recently completed his term of office and former Commissioner Perry who moved out of town.

Chairperson Gibson explained that Commission officers include a Chairperson who conducts Commission meetings and a Secretary who conducts meetings in the absence of the Chairperson. He described the various Commission subcommittees and proposed merging the Historic Landscape and Redondo Stairway subcommittees. He then opened nominations for the positions of Chairperson and Secretary.

Motion by Commissioner Day, seconded by Commissioner Jackson, to nominate Chairperson Gibson for the position of Chairperson.

Motion by Commissioner Jackson, seconded by Chairperson Gibson, to nominate Commissioner Miller-Hack for the position of Secretary.

Motion by Commissioner Jackson, seconded by Commissioner Day, to elect Chairperson Gibson to the office of Preservation Commission Chairperson and Commissioner Miller-Hack to the office of Preservation Commission Secretary. Motion carried unanimously.

The following subcommittees were formed:

Education: Commissioners Jackson and Day

Legislative: Commissioners Miller-Hack and Smith

Minor Alterations: Commissioners Jackson, Miller-Hack, and Day

Historic Landscape/Redondo Stairway: Commissioners Dejernett, Jackson, Chairperson Gibson

Historic District Formation: Chairperson Gibson, Commissioner Dejernett

Historic Survey Update: Commissioner Day, Chairperson Gibson

#### Discussion to Update Historic Resources Survey

Chairperson Gibson suggested scheduling a future presentation by the Los Angeles City Office of Historic Preservation on their SurveyLA, a large-scale survey project.

### **SUBCOMMITTEE REPORTS**

#### Education

Commissioner Jackson reported that the booth at the October Public Safety Fair was located conveniently, and that attendance was increased from the prior year.

Chairperson Gibson added that a lot of interest was expressed for a historic district designation on the 300 block of North Francisca Avenue. He recommended the addition of a child-friendly giveaway item for next year to attract interest to the Preservation Commission table.

### Historic Landscapes

Chairperson Gibson provided previously distributed historic stairway information to the new members. He expressed his discouragement after reviewing a report by the preservation consultant that the Redondo Stairway might not be a good candidate for landmarking; however he recommended continued monitoring. He described the Redondo Stairway location at the south end of the historic library building.

### Historic District

Chairperson Gibson recommended scheduling a historic district informational night to focus on the Clifton-by-the-Sea area possibly on Tuesday, Wednesday, or Thursday of the last week in January 2011 or the first week in February. He said the date can be finalized at the January meeting.

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

Commissioner Jackson announced the unveiling of the George Freeth statue on November 7 and the Historical Society annual party on December 11.

### **ITEMS FROM STAFF**

Planner Plascencia announced the City Council decision to continue the bimonthly Commission meeting schedule.

### Notification of City Council Items related to Preservation

Planner Plascencia listed properties at 206 South Lucia Avenue and 121 South Guadalupe Avenue.

### Notification of Planning Commission Projects

None.

### **ADJOURNMENT**

Chairperson Gibson adjourned the meeting at 9:03 p.m. to the next regular meeting on January 5, 2011.

Respectfully submitted,

\_\_\_\_\_  
Alex Plascencia  
Assistant Planner



---

---

# Administrative Report

---

---

Preservation Commission Hearing Date:

January 5, 2011

**AGENDA ITEM:** 8 (PUBLIC HEARING)  
**LOCATION:** 605 GARNET STREET  
**APPLICATION TYPE:** CERTIFICATE OF APPROPRIATENESS  
**CASE NUMBER:** 2010-11-COA-003  
**APPLICANT'S NAME:** ED DUNBAR

## **APPLICANT'S REQUEST AS ADVERTISED:**

Consideration of a request for a Certificate of Appropriateness and Exemption Declaration to permit construction of a first-story addition and new second-story addition to an existing single family residence which is designated as a local historic landmark, pursuant to Chapter 4, Title 10 of the Redondo Beach Municipal Code.

## **RECOMMENDATION**

It is recommended that the Preservation Commission:

- 1) Reconvene the public hearing for the Certificate of Appropriateness and take testimony;
- 2) close the public hearing, and
- 3) adopt a resolution by title only, waiving further reading, approving the Certificate of Appropriateness for the property at 605 Garnet Street (legal description on file) to permit construction of a first-story addition and new second-story addition to an existing single family residence, subject to the conditions set forth therein (Resolution No. 2010-11-PR-008).

## **EXECUTIVE SUMMARY**

The applicants are requesting that the Preservation Commission grant the Certificate of Appropriateness for construction of a first-story addition and new second-story addition to an existing single family residence on property located at 605 Garnet Street. The applicant has provided plans for the project design which is to be architecturally compatible with the residence. Staff recommends approval of the project with conditions.

## **BACKGROUND**

This case was continued from the November 3<sup>rd</sup>, 2010 Preservation Commission meeting. At that time, the Commission expressed desire to allow more time for the notice of the hearing to be posted at the site. The site was originally posted with notice of the hearing as evidenced by the attached affidavit of posting, but appears to have been removed or fallen off shortly thereafter according to public testimony.

Item #8

January 5, 2011

### **ANALYSIS**

At the November Preservation Commission meeting, there was public testimony relating to the project's second floor addition blocking views from neighboring properties to the east. The City does not have a view protection ordinance, or anything similar in the municipal code. The proposed addition is well below the 30 foot height limit allowed under the zoning code. Furthermore, the Preservation Commission's duties relate to architectural compatibility, design and history and not development standards.

As requested by the Commission, the property has been re-posted with notice of the hearing for two weeks prior to the date of the actual hearing. Furthermore, the item was also continued to a date certain which is the next regularly scheduled Preservation Commission meeting and the property owners were notified. Therefore, more than sufficient notice of the hearing has been provided for this case.

The architect for the project took into consideration some of the discussion from that meeting and did review the project and height. He determined that it is possible to reduce the overall height of the proposed second floor addition by one foot in overall height. Although it is not required by the zoning code, the property owners are willing to reduce the height of building to factor in discussion by both neighbors and the commission.

### **SUMMARY AND CONCLUSION**

The proposed addition will be at the rear of the building and setback from the front façade. This will maintain the scale and overall appearance of the historic building. The addition will use existing elements from the original structure in a design that will be complementary to the historic main structure. Furthermore, the granting of architecturally appropriate additions and interior adaptations has been shown to extend the life of historic buildings. Staff recommends approval of the Exemption Declaration and Certificate of Appropriateness based on the findings and conditions in the draft resolution.

### **COORDINATION**

The proposed project has been coordinated with the City's Building Department and City Clerk's Office.

### **FISCAL IMPACT**

None.

Submitted by:



Alex Plascencia  
Assistant Planner

**Administrative Report**

Certificate of Appropriateness 605 Garnet Street  
Page 3

January 5, 2011

**Attachments:**

- Exemption Declaration
- Draft Resolution 2010-01-PR-003
- November 4, 2010 Staff Report
- Landmark Staff Report, 1994
- Copy of application
- Additional materials from applicant



## CITY OF REDONDO BEACH

### EXEMPTION DECLARATION PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

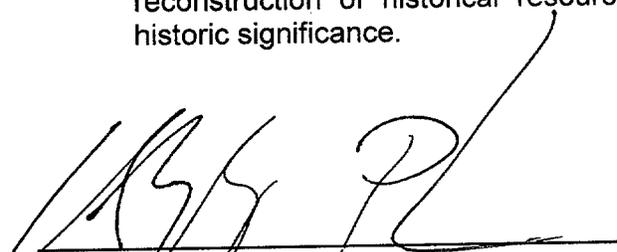
DATE: November 3, 2010

PROJECT ADDRESS: 605 Garnet Street

PROPOSED PROJECT: Consideration of a Certificate of Appropriateness to permit a first-story addition and new second-story addition to a building designated as a local historic landmark located within a Low-Density Multi-Family Residential (R-3) Zone.

In accordance with Chapter 3, Title 10, Section 10-3.301(a) of the Redondo Beach Municipal Code, the above-referenced project is Categorically Exempt from the preparation of environmental review documents pursuant to:

Section 15301 which states, in part, that the repair, maintenance, or minor alteration of existing structures does not have a significant effect upon the environment and Section 15331 of the Guidelines for Implementation of the California Environmental Quality Act (CEQA), maintenance, restoration, rehabilitation, repair, stabilization, or reconstruction of historical resources without adversely affecting their historic significance.



Alex Plascencia  
Assistant Planner

**RESOLUTION NO. 2010-11-PR-008**

**A RESOLUTION OF THE PRESERVATION COMMISSION  
OF THE CITY OF REDONDO BEACH APPROVING A  
CERTIFICATE OF APPROPRIATENESS AND  
EXEMPTION DECLARATION TO PERMIT THE  
CONSTRUCTION OF A FIRST-STORY ADDITION AND  
SECOND-STORY ADDITION TO AN EXISTING SINGLE  
FAMILY RESIDENCE WHICH IS DESIGNATED AS A  
LOCAL HISTORIC LANDMARK FOR PROPERTY  
LOCATED AT 605 GARNET STREET**

WHEREAS, on January 27, 1994, the Preservation Commission voted to include the building and property at 605 Garnet Street as a local historic landmark pursuant to Chapter 4, Title 10 of the Redondo Beach Municipal Code; and

WHEREAS, an application for Certificate of Appropriateness was filed November 28, 2007 by the property owner to permit exterior alterations to the historic landmark building and was granted approval by the Minor Alterations Subcommittee; and

WHEREAS, an application for Certificate of Appropriateness was filed October 4, 2010 by the property owner to permit construction of a first and second story addition to the rear of an existing historic landmark building; and

WHEREAS, on November 3, 2010 the Preservation Commission of the City of Redondo Beach considered the application for a Certificate of Appropriateness and all relevant testimony and evidence related thereto.

**NOW, THEREFORE, THE PRESERVATION COMMISSION OF THE CITY OF REDONDO BEACH DOES HEREBY FIND AS FOLLOWS:**

SECTION 1. Pursuant to Article 2, Chapter 3, Title 10 of the Redondo Beach Municipal Code, the proposed project has been determined to be categorically exempt from the requirements of the California Environmental Quality Act (CEQA), and an exemption declaration to this effect has been prepared and filed.

SECTION 2. As conditioned below, the proposed project conforms to the prescriptive standards adopted by the Commission; will not detrimentally alter, destroy or adversely affect any exterior improvement or exterior architectural feature; and will retain the essential elements that make the resource significant in that the addition will be architecturally consistent and compatible with the design, and proportions of the existing historic building.

NOW, THEREFORE, THE PRESERVATION COMMISSION OF THE CITY OF REDONDO BEACH, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. Based on the findings listed above, a Certificate of Appropriateness is hereby approved for the alterations proposed in accordance with the submitted applications and plans to the extent specified and represented therein, except as such work may be amended or modified by conditions set forth below.

SECTION 2. This Certificate is approved on the basis of, and shall only be operative with the applicant's compliance with the conditions listed below. Failure by the applicant or his/her successors in interest to comply with these conditions shall provide a basis for initiating enforcement proceedings pursuant to Article 7, Chapter 4, Title 10 of the Redondo Beach Municipal Code.

1. The approval granted herein is to permit the construction of a first and second story addition to the rear of an existing historic landmark building as reflected in the application and plans reviewed and approved by the Preservation Commission at its meeting on November 3, 2010.
2. No other work is authorized herein. The precise design and architectural treatment of all structures, walks, walls, fences, landscaping and driveways shall not be altered without prior approval of the Historic Preservation Commission or Planning Staff, as appropriate, and issuance of a Certificate of Appropriateness and other necessary permits. If additional repairs, changes or alterations are necessary, the applicant shall immediately contact Planning Staff prior to any removal and/or replacement of exterior materials.
3. The Planning Department shall be authorized to approve minor changes, and shall inform the Commission of any such changes.
4. The applicant shall comply with all applicable requirements and obtain all necessary permits from the Building Department, Engineering Department, Fire Department and any other agency with jurisdiction over the project.
5. In the event of a disagreement in the interpretation and/or application of these conditions, the issue shall be referred back to the Preservation Commission for a decision.
6. The Preservation Commission shall retain jurisdiction over the matter for the purpose of enforcing these conditions and for the purpose of modification thereof as circumstances may subsequently indicate.
7. Work performed shall be verified against plans submitted. If modifications to plans are necessary, amended plans shall be submitted prior to a change occurring to the building, and subject to the approval of the Building and

Planning Departments as minor alterations, and the Preservation Commission, if deemed necessary for major changes.

8. Periodic inspections shall be scheduled with Planning Staff to verify compliance with conditions of approval and plans.
9. Prior to final inspection from the Building Department, or if no building permit is required, upon completion of the work, the applicant shall schedule an inspection with Planning Staff to review the completed work for conformance to the Certificate of Appropriateness. Any non-compliance or unauthorized deviations will be grounds for revocation of the Certificate of Appropriateness and/or subsequent cancellation of the Mills Act Contract.
10. Prior to issuance of building permits for the addition, the materials and specific design shall be submitted to Planning staff for review and consideration. The materials shall be consistent with the historic character.
11. Consistent with the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitation, Restoring, and Reconstructing Historic Buildings*, the proposed new garage shall be compatible in size, scale, design, material and character.
12. That the final design of the exterior of the structure be approved by staff administratively prior to the applicant submitting drawings for plan review to the Building and Safety Department.
13. That exterior wood siding, doors, windows and related materials be used in the new addition, where feasible.
14. That any new windows in the addition be of a wood frame assembly and to be approved by Planning Department staff prior to installation.

FINALLY BE IT RESOLVED, that the Preservation Commission forwards a copy of this resolution to the City Council and all appropriate City departments and any other interested governmental and civic agencies.

PASSED, APPROVED AND ADOPTED this 3rd day of November, 2010.

---

Michael Gibson, Chair  
Preservation Commission  
City of Redondo Beach

The foregoing resolution was adopted on November 3<sup>rd</sup>, 2010 by the following vote:

AYES:

NOES:

ABSENT:

APPROVED AS TO FORM:

---

City Attorney's Office



---

---

# Administrative Report

---

---

Preservation Commission Hearing Date: November 3, 2010

**AGENDA ITEM:** 910 (PUBLIC HEARING)  
**LOCATION:** 605 GARNET STREET  
**APPLICATION TYPE:** CERTIFICATE OF APPROPRIATENESS  
**CASE NUMBER:** 2010-11-COA-003  
**APPLICANT'S NAME:** ED DUNBAR

## **APPLICANT'S REQUEST AS ADVERTISED:**

Consideration of a request for a Certificate of Appropriateness and Exemption Declaration to permit construction of a first-story addition and new second-story addition to an existing single family residence which is designated as a local historic landmark, pursuant to Chapter 4, Title 10 of the Redondo Beach Municipal Code.

## **RECOMMENDATION**

It is recommended that the Preservation Commission:

- 1) Approve the Exemption Declaration for the proposed action, and
- 2) Adopt a resolution by title only, waiving further reading, approving the Certificate of Appropriateness for the property at 605 Garnet Street (legal description on file) to permit construction of a first-story addition and new second-story addition to an existing single family residence, subject to the conditions set forth therein (Resolution No. 2010-11-PR-008).

## **EXECUTIVE SUMMARY**

The applicants are requesting that the Preservation Commission grant the Certificate of Appropriateness for construction of a first-story addition and new second-story addition to an existing single family residence on property located at 605 Garnet Street. The applicant has provided plans for the project design which is to be architecturally compatible with the residence. Staff recommends approval of the project with conditions.

## **BACKGROUND**

The existing structure at 605 Garnet Street was approved by the Preservation Commission as an historic landmark on January 27, 1994 (see attached report). On November 28, 2007, the Minor Alterations Subcommittee approved plans for exterior alterations to the building. The building is a representative example of the Craftsman architectural style. The one-story house was built in 1912, and has an existing detached garage at the front of the property. The property is zoned R-3 (Low Density Multiple-Family Residential).

**ANALYSIS OF REQUEST**

**SECRETARY OF INTERIOR AND CITY STANDARDS**

To review the proposed changes, the Commission must consider the adopted Design Guidelines for Landmarks and Historic Districts. The City standards rely on and include the Secretary of Interior Standards for Rehabilitation (SISR), broad guidelines published by the National Park Service and designed for the purpose of preservation. The ten standards that must be followed are part of a contractual requirement under Mills Act Agreements. The Secretary of Interior's Standards that most closely relate to the recently proposed changes include:

- #2 The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property shall be avoided.
- #5 Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
- #9 New additions, exterior alterations, or related new construction shall not destroy the historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.
- #10 New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

In addition to the Secretary of the Interior's Standards, the Preservation Ordinance, pursuant to Section 10-4.403.a, states that the Commission shall issue a Certificate of Appropriateness only when it determines the following conditions to exist:

"In the case of a landmark, the proposed work:

- 1) Conforms to the prescriptive standards adopted by the Commission;
- 2) Will not detrimentally alter, destroy or adversely affect any exterior improvement or exterior architectural feature; and,
- 3) Will retain the essential elements that make the resource significant."

The Commission must consider these criteria and make the findings of fact in the resolution in order to approve any Certificate of Appropriateness.

The information provided in the sections below will illustrate that the nominated building with proposed changes is eligible for a Certificate of Appropriateness.

## ANALYSIS OF PROPOSAL

Pursuant to 10-4.400 of City preservation ordinance, additions to Local Historic Landmarks and Potential Historic Resources are permitted subject to approval of an application for a Certificate of Appropriateness and approval by the City Preservation Commission.

The applicants are requesting approval for construction of a 189 square foot first-story addition and a 522 square foot second-story addition to an existing single family residence. The first floor addition consists of a new sitting room which is an extension of the first floor bedroom, and area for the new staircase. The second floor consists of a new master bedroom addition with deck. The proposed addition would be located at the rear of the building in an area closest to the northeast corner of the building. The addition will be completely behind the main side gable roof ridge line. The front façade which contains the historic character defining features of the property will be retained and preserved.

The elevation drawings submitted by the applicant's architect use architectural elements from the existing house to help bring together the addition and existing house. The plans show that the exterior finish for the addition includes exterior shiplap siding, triangular knee braces, wide overhanging roof eaves, exposed rafter tails, and a roof pitch to match the existing main roof line. The project will include casement windows and windows similar to those along the front façade with transom window elements.

The second floor addition will add a new element that slightly alters the spatial relationship of the property as there is no second floor now. The proposed second floor measures approximately 22 feet in overall height, and could be as much as 30 feet as permitted under the development standards for this zone. Since the addition is 8 feet less than permitted, it provides a proportion and scale that is consistent with the one-story dwelling.

Also, the property is on sloping lot, which means less of the addition will be visible compared to a flat lot. In general, the property slopes gently upward toward the rear property line limiting visibility of the addition from the public right-of-way. The second floor portion that will be visible will have transom windows over two single pane windows with wood trim to match existing first floor front façade.

In general, the design is compatible with the architectural style of the main building. However, staff recommends that some of the existing exterior building materials be re-used in the new addition. Those materials shall include, but not be limited to including existing French doors, windows, siding and wood trim.

## **SUMMARY AND CONCLUSION**

The proposed addition will be at the rear of the building and setback from the front façade. This will maintain the scale and overall appearance of the historic building. The addition will use existing elements from the original structure in a design that will be complementary to the historic main structure. Furthermore, the granting of architecturally appropriate additions and interior adaptations has been shown to extend the life of historic buildings. Staff recommends approval of the Exemption Declaration and Certificate of Appropriateness based on the findings and conditions in the draft resolution.

November 3, 2010

**Administrative Report**  
Certificate of Appropriateness 605 Garnet Street  
Page 4

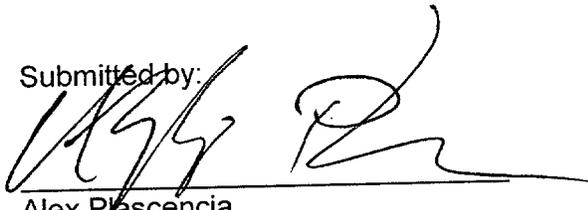
**COORDINATION**

The proposed project has been coordinated with the City's Building Department and City Clerk's Office.

**FISCAL IMPACT**

None.

Submitted by:

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

Alex Plascencia  
Assistant Planner

Attachments:  
Draft Resolution 2010-01-PR-003  
Exemption Declaration  
Landmark Staff Report, 1994  
Copy of application  
Photos  
Plans and Elevations

City of Redondo Beach  
January 27, 1994

L/M: 605 Garnet St.<sup>1</sup>

**TO:** Preservation Commission  
**FROM:** Doug McIsaac, Senior Planner  
**SUBJECT:** Landmark Application No. 94-2: 605 Garnet Street

**RECOMMENDATION:**

It is recommended that the Preservation Commission adopt a resolution by title only, waiving further reading, approving the designation of the buildings and property at 605 Garnet Street (legal description on file) as a landmark, subject to the conditions set forth therein.

**SUMMARY:**

**Description of Nominated Building**

The nominated building is a one-story single-family residence of Craftsman design. Building records indicate that the building was constructed in 1912. It does not appear that any other major alterations have been made to the building.

The building appears to have generally well-maintained and preserved. The building is situated on a relatively small (50' X 80') re-subdivided lot. The front of the lot rises from the street, with a low retaining wall adjacent to the sidewalk supporting a sloping lawn area. A concrete stairway leads from the sidewalk to the stairs of the front porch.

**Historic Resources Inventory Rating**

The building received a "B-" rating in the 1986 Redondo Beach Historic Resources Survey, meaning that the building is "a well-designed building which research may prove to have a relationship to important events or persons in history." "Many of these buildings are likely to have local significance and some of these buildings may also be candidates for the National Register, depending on the results of research."

### Design and Architecture

The nominated building is a very good example of the Craftsman style of architecture. The Craftsman style was popular from about 1905 to 1930. The Craftsman style was a product of the "Arts and Crafts" movement, which was the first of two stages in the Modern tradition of American architecture. The Arts and Crafts movement deliberately turned its back on historical precedent for decoration and design. Ornamentation was not eliminated, but merely "modernized" to remove most traces of its historic origins.

The Arts and Crafts movement produced two principal architectural styles. The Prairie style began in Chicago around 1900 under the leadership of Frank Lloyd Wright. The Craftsman style began in Southern California in about 1903 by the Greene brothers from Pasadena. The Craftsman style emphasizes exposed structural members and wood joinery and, like the Prairie style, turns away from formal historical precedents.

The nominated house features a cross-gabled roof design, with the front-facing gable acting as the cover to the front porch. The pitch of the roof is very low, a common characteristic of Craftsman design. A similarly low-pitched "eyebrow" dormer is incorporated behind and slightly above the front-facing gable.

The eaves and rafters are also of typical Craftsman design. The eaves are widely overhanging, with the rafter tails exposed. Exposed roof beams also extend from the gables and the dormer.

Another signature element of the Craftsman style is the style and design of the front porch. In particular, Craftsman homes feature half- or full-width porches with prominent pier and/or column supports. The nominated house has a half-width porch that is straddled by two broad stuccoed support columns that is very characteristic of Craftsman design. Exposed wood beams and bracing exist under the front gable covering the porch.

City of Redondo Beach  
January 27, 1994

3  
L/M: 605 Garnet St.

The front windows are fixed with transoms above. The main front window features a multi-paned transom above one large pane straddled by two smaller panes. The wall cladding is wood clapboard. These details are also consistent with Craftsman design.

### **Historical Background**

The nominated house was originally in 1911 by Fred Pfeifer at a cost \$150. The house possesses a notable historical distinction in that, from 1936 to the 1950's, it was the residence of Louis Dodge, a nationally-published novelist. Mr. Dodge's published works include Bonnie May (1916), Children of the Desert (1917), The Sandman's Mountain (1919), Nancy (1921), Tawi Tawi (1921), and The American (1934).

### **Mills Act Contract**

The applicant has indicated a desire to enter into a Mills Act agreement with the City, and has made application for designation on the contingency of an agreement being approved. If the Commission were to approve this designation, a Mills Act agreement will subsequently go before the City Council.

### **Summary and Conclusion**

The house at 605 Garnet Street is the first "pure" Craftsman style house in the City to be nominated for designation as a landmark. As documented in this report, the building exemplifies all of the primary design traits of the Craftsman style. The building has remained essentially unaltered and continues to portray its Craftsman stylings very well. In addition, the building was the former residence of a published author, Louis Dodge. This combination of architectural and historical significance serve to make the property a valuable historic resource to the community and merits its designation as a landmark.

Prepared by:



DOUGLAS N. McISAAC  
Senior Planner

2010 1920

CITY OF REDONDO BEACH  
PRESERVATION COMMISSION  
415 DIAMOND STREET  
REDONDO BEACH, CA 90277  
(310) 318-0637

RECEIVED BY:
DATE RECEIVED: 10/4/10

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Application is hereby made to the Preservation Commission of the City of Redondo Beach, for a Certificate of Appropriateness pursuant to Section 10-4.401, Title 10, Chapter 4, of the Redondo Beach Municipal Code.

<b>A</b>	<b>APPLICANT INFORMATION</b>	
	STREET ADDRESS OF PROPERTY: 605 GARNET STREET <span style="float: right;">7506 005 028</span>	
	EXACT LEGAL DESCRIPTION OF THE PROPERTY: LOT: 29230 BLOCK: 123 TRACT: 4017	ZONING: R3
	RECORDED OWNER'S NAME: ED DUNBAR MAILING ADDRESS: 605 GARNET ST. TELEPHONE: REDONDO BEACH 90277 FAX: NA 310-529-0715	AUTHORIZED AGENT'S NAME: RYAN OLDHAM MAILING ADDRESS: 232 E. FIR STREET TELEPHONE: BREA, CA 92821 FAX: NA 714-482-8296
<b>B</b>	<b>PROJECT DESCRIPTION:</b> Give the following data for the project:	
	Description of proposed project. Please note if it is in a Historic District and if it is visible from the public right-of-way. 2ND STORY ROOM ADDITION TO EXISTING 1 STORY HOME. ADDITION TO INCLUDE 189 SF ON 1ST FLOOR & 522 SF ON 2ND FLOOR. ROOMS TO BE N. BEDROOM & BATH & SITTING ROOM. HOME IS NOT IN HISTORIC DISTRICT AND IS VISIBLE FROM PUBLIC R.O.W.	
	Existing use(s) of site: SINGLE FAMILY RESIDENTIAL DETACHED. 1 STORY - 1,094 SF.	
	Existing condition of structure: GOOD CONDITION STRUCTURALLY. EXISTING FINISHED INSIDE & OUT HAVE BEEN RENOVATED IN LAST 5 YEARS. FOUNDATION OF EXISTING HOME DOES NOT MEET CURRENT STATE BUILDING CODE.	
	Indicate how the proposed work is compatible with the original architectural style of the building. If in a Historic District, indicate how the work is compatible with the overall character of the District. NEW ADDITIONED IS DESIGNED IN SAME CRAFTSMAN STYLE AS EXISTING HOME. GABLE, WINDOW, FINISH DETAILS TO MATCH EXISTING HOME. COLORS TO MATCH. MASSING TO BE RELATIONAL TO EXIST.	

OWNER'S AFFIDAVIT

Project address:

605 Garnet Street Redondo Beach CA 90277

Project description:

I (We) Edward Dunbar + Megan Sullaway, being duly sworn, depose and say I am (we are) the owner(s) of all or part of the property involved and that this application has been prepared in compliance with the requirements printed herein. I (we) further certify, under penalty of perjury that the foregoing statements and information presented herein are in all respects true and correct to be best of my (our) knowledge and belief.

Signature(s):

Edward Dunbar  
Megan Sullaway

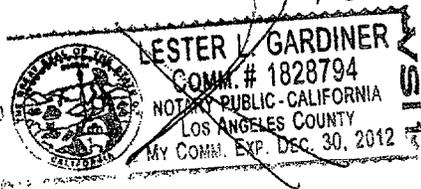
Address:

605 garnet St.  
Redondo Beach CA 90277

Phone No. (Res.)

310 372 4918  
(Bus.) 310 536 0211

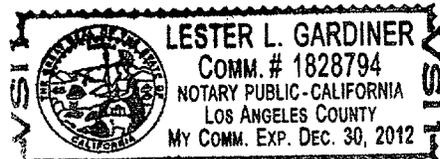
Subscribed and sworn to before me this 4th day of October, 2010



[Signature]  
FILING CLERK OR NOTARY PUBLIC

STATE OF CALIFORNIA )  
COUNTY OF LOS ANGELES )

SS



**PRESERVATION COMMISSION, REDONDO BEACH**  
**January 2011 hearing**

**Proposed Addition to the Pfeifer Dodge House**

We believe our proposed addition should be approved for historical appropriateness for reasons described below. The following pages include photographs to support these points.

Thank you for your consideration.

1. The proposed design is consistent with the Craftsman style.
  - a. A Craftsman house is “typically a one- to two- story building with a low-pitched, gabled roof ...with wide, unenclosed eave overhang...etc”
  - b. I've put some information about the Craftsman style at the end of this document.
2. The design does not negatively impact our block.
  - a. Most of the structures on the 600 block are apartments and townhomes dating from the 1970s and later. Our home, one story high and less than 1200 ft<sup>2</sup>, is among the smallest on the block.
  - b. A picture is worth 1000 words! Please see the photos of our block.
3. The design is harmonious with other old & historic houses in our immediate neighborhood .
  - a. Historic homes in our neighborhood that are from the same era are harmonious with the design for 605 Garnet Street.
  - b. Please see photos of the 500 block of Garnet, Emerald Street, El Redondo, Broadway Avenue and Francisca Avenue.
  - c. I have many more similar photos of local homes if interested.
4. Precedent: Other historic Mills Act homes in Redondo Beach have had additions approved by the Preservation Commission.
  - a. For example, the “Waller House” on Gertruda is a historic structure. A second story was approved as an addition. This home was part of the 2009 Redondo Beach Historical Society homes tour. As the program to the tour notes “A historically sensitive second story addition almost doubles the square footage of the home. The addition is barely visible from the street...” Our house is similarly situated above street level.
  - b. The Mills Act permits additions

You can see more about our hopes and plans for our home at  
<http://pfeiferdodgehouse.blogspot.com>)

1. **The proposed design does not negatively impact our block**

Few historic properties remain on the 600 block of Garnet Street. Most structures are large, contemporary buildings from the 1970s, '80s and '90s, and are two and even three stories high.

The exceptions, such as our home and the Spanish Mission Revival house across the street, are dwarfed by the large structures.

Here is the view from our porch facing south.



The following photos show how our home fits in with the block as a whole. The proposed addition won't make it stand out among the larger structures.

Dunbar & Sullaway. Pfeifer Dodge House.

**From the corner of Garnet and Guadalupe, our house is barely visible**



**From the corner of Garnet & Helberta, our house is barely visible**

**Even with the proposed addition our house will be smaller than the majority of our neighboring structures.**

For example, our neighbor at 615 Garnet ("the Castle") will still loom over us even with the proposed addition (which will be over only the back part of the house).

Here is the view of 615 Garnet from our back yard.



Dunbar & Sullaway. Pfeifer Dodge House.

**2. The design is harmonious with other old & historic houses in our immediate neighborhood**

The 500 block of Garnet Street



"The McFadden House" at 505 Garnet Street (1920)  
"Local Landmark" status



"The Lowe House" at 510 Garnet Street (1910)  
"Local Landmark" status

**Emerald Street (One block from us)**

The 500 block of Emerald Street also has many older structures. Here is one of them.



**El Redondo**

(less than a 5 minute walk from our house)



Dunbar & Sullaway. Pfeifer Dodge House.

## **South Broadway**

**This beautiful 1911 2-story Craftsman house  
is in the "Aeroplane" Craftsman style.**



**707 S. Broadway**

**It is an "A" Rated structure according to the Redondo Beach History  
Resources Inventory Survey. (Ours is a "B" rated structure)**

Dunbar & Sullaway. Pfeifer Dodge House.



On Broadway, south of Torrance Blvd.

**Francisca Avenue**



**"The Koch-Raymond house at 303 N. Francisca (1907)  
"Local Landmark" status**

**3. There is precedent. Historic Mills Act homes in Redondo Beach have had additions approved by the Preservation Commission**

This is a page from the 2009 Historic Homes tour in Redondo Beach featuring the "Waller House".

"A historically sensitive second story addition" was added. "The addition is barely visible from the street, partially due to the fact that the house sits higher than the sidewalk".



**"Waller House", 616 S. Gertruda**  
*Spanish Eclectic, 1937*

A Redondo Beach landmark, this home was built in 1937 in the Spanish Eclectic style which was locally popular between 1915 and 1940, after the Panama-California Exposition, held in San Diego in 1915. The home is named for an early owner, Lloyd Waller who was a principal of Mira Costa High School. Note the porte cochere which creates a triple-arched façade across the entry. Other features typical of the Spanish Eclectic style are the S-curve red roof tiles on the low-pitched roof with no overhang, stucco siding, and exposed gutter spouts in decorative clay canales. A historically sensitive second story addition almost doubles the square footage of the home. The addition is barely visible from the street, partially due to the fact that the house sits higher than the sidewalk. The home has been beautifully landscaped with lush tropical foliage.



Our house also "sits higher than the sidewalk".

As with the Waller House, the proposed addition, over part of the back of the house, will not be very visible.

**4. A word about the “castle” at 615 Garnet**

**The owners of the “castle” apartment building are prominent among those protesting our addition. They (husband and wife) spoke individually at the prior hearing and did not identify themselves as spouses nor as owners of this property.**

**The “castle” at 615 Garnet dwarfs us:**



**It dwarfs its other neighbor, a charming old bungalow, as well.:**



## 5. A word about us

After living in a modern condo for almost 20 years, we were thrilled to purchase a historic property. We became friends with the former owner, Jacquie, who had done amazing work restoring the home.

We are working to continue the process Jacquie started. For example, we replaced the chain link fence with a wooden arbor, & covered it in roses.



Pre



Post



We found light fixtures appropriate to the period and installed those, and are about to install push button light switches as existed in 1912.

We already owned furniture appropriate to the period, too. It looks better here than it did in our condo!

(more photos at <http://pfeiferdodgehouse.blogspot.com>)



Our house

We even painted the trim to be consistent with houses designed by the famous Craftsman architects, Greene and Greene



Lucy Wheeler House, Greene & Greene

We love our house and plan to live in it for many years.



Moving day, December 2009

We have carefully selected a contractor and architect who thoroughly understand and respect old homes, as you can see from their websites.

We have educated ourselves in the Craftsman style of architecture. We are members of the Redondo Beach Historical Society, the Pasadena Heritage Society, and the Los Angeles Conservancy.

Consequently, it has been devastating to hear, from a variety of people, the kinds of things our neighbors to the east have been saying about us and about our proposed project.

Things that should have no bearing on the historic appropriateness of what we propose, but that are, nonetheless, lies and very inflammatory. Who knows what else they have said that we have not yet heard.

Preservation Commission bylaws (Article IX, Rules of Conduct) state "Attacks against the character or motives of any person shall be out of order" (Sec. 3, Relevancy) and "Any person making personal, impertinent, or slanderous remarks.....shall be forthwith barred from future audience before the commission, unless permission to continue be granted by the Chairperson" (Sec.4, Decorum).

We respectfully request that these bylaws be observed during the hearing.

Thank you

Ed Dunbar

Megan Sullaway

## Addendum about "Craftsman Style"

In 2007 the City of Glendale did a survey and Historic Context Statement of Craftsman Style Architecture. It is easily found on line. As you can see, our home with the proposed addition still meets the Craftsman style.

### THE CRAFTSMAN STYLE



### Craftsman

Typically a one- to two-story building with a low-pitched, gabled roof (occasionally hipped) with wide, unenclosed eave overhang; roof rafters usually exposed; decorative (false) beams or braces commonly added under gables; full- or partial-width porches with roof supported by tapered square columns; columns and/or pedestals frequently extend to ground level (without a break at level of porch floor).

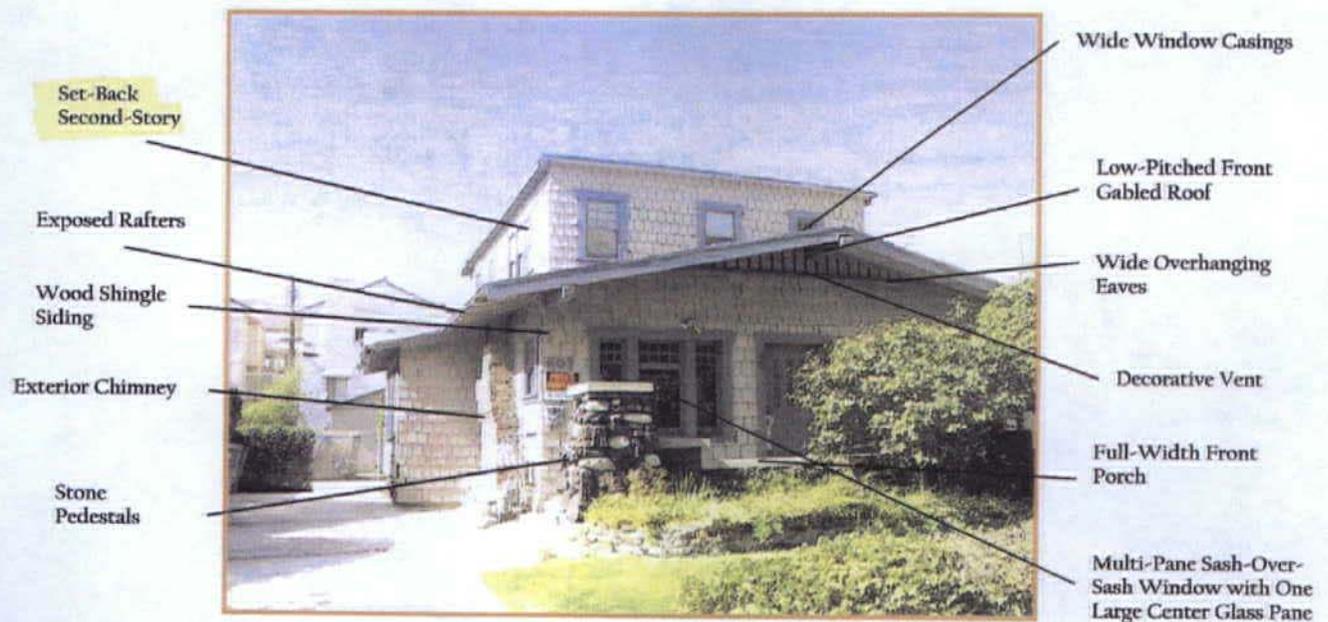
#### Character Defining Features of a Craftsman:

- Low-Pitched Gabled (or sometimes Hipped Roof)
  - Wide, Unenclosed Eave Overhang
    - Timber Framed
    - Triangular Knee Brace Supports
- Wood Shingle Siding and/or Wood Horizontal Siding and/or Cut Stone Cladding
  - Wide Window and Door Casings
    - Tapered Porch Supports
- Low Porch Pedestals usually Supporting Columns
  - Exposed Rafters
- Decorative (False) Beams or Braces under Gables
  - Shed, Gabled or Eyebrow Dormers
  - Porches, either Full- or Partial-Width
  - Sloping (Battered) Foundation

The proposed addition is probably most similar to the "Aeroplane Craftsman": the proposed second story will be set back. The house on Broadway is a perfect example of this style.

## CRAFTSMAN TYPOLOGIES

### AEROPLANE CRAFTSMAN





**CITY OF REDONDO BEACH  
PLANNING DEPARTMENT**

**INTERDEPARTMENTAL REVIEW MEMORANDUM**

**DATE:** November 17, 2010

**TO:** Jeff Townsend/John Mate/Steve Huang/Mazin Azzawi (Engineering Department)  
 Steve Shiang (Building Department)  
 Ward Kinsman (Fire Department)  
 Ian Miesen (Police Department) (*Non-residential projects*)  
 Tim Shea (Public Works Department) (*Commercial and condo projects with 5 or more units*)

**FROM:** Lina Portolese, Acting Planning Technician

**SUBJECT:** The following projects were submitted to the Planning Department on Monday, November 8, 2010. Please review the attached plans and prepare a memo outlining your comments, concerns, and/or suggested conditions regarding the projects.

**Please provide your comments by Wednesday, December 1, 2010.**

PROPERTY ADDRESS	PROJECT DESCRIPTION	PRELIMINARY CEQA STATUS	CASE PLANNER
1912 Graham Ave.	Construction of a 2-unit residential condominium project	Categorically Exempt	Marianne Gastelum
1914 Graham Ave.	Construction of a 2-unit residential condominium project	Categorically Exempt	Marianne Gastelum
3705 Inglewood Ave.	Reissuance of a Conditional Use Permit for the operation of an automobile service station and convenience store	Categorically Exempt	Marianne Gastelum
3690 Redondo Beach Ave.	Conditional Use Permit for the operation of a trucking terminal with related warehouse and office uses	Categorically Exempt	Alex Plascencia

**cc:** Aaron Jones, Planning Director  
 Alex Plascencia, Assistant Planner  
 Marianne Gastelum, Assistant Planner  
 Anita Kroeger, Associate Planner  
 Mark Campbell, Building Regulations Mgr.

Mike Gin, Mayor  
 District 1: Steve Aspel  
 District 2: Bill Brand  
 District 3: Pat Aust

District 4: Steven Diels  
 District 5: Matt Kilroy  
 Bill Workman, City Manager

*Item #9*



**CITY OF REDONDO BEACH  
PLANNING DEPARTMENT**

**INTERDEPARTMENTAL REVIEW MEMORANDUM**

**DATE:** December 20, 2010

**TO:** Jeff Townsend/John Mate/Steve Huang/Mazin Azzawi (Engineering Department)  
Steve Shiang (Building Department)  
Ward Kinsman (Fire Department)  
Ian Miesen (Police Department) (*Non-residential projects*)  
Tim Shea (Public Works Department) (*Commercial and condo projects with 5 or more units*)

**FROM:** Lina Portolese, Acting Planning Technician

**SUBJECT:** The following project was submitted to the Planning Department on Monday, December 13, 2010. Please review the attached plans and prepare a memo outlining your comments, concerns, and/or suggested conditions regarding the projects.

**Please provide your comments by Wednesday, January 5, 2011.**

PROPERTY ADDRESS	PROJECT DESCRIPTION	PRELIMINARY CEQA STATUS	CASE PLANNER
514 N. Prospect Ave.	Operation of a preschool and childcare center for children ages 2-5 years within an existing medical building	Categorically Exempt	Anita Kroeger

**Cc Memo Only:**

Aaron Jones, Planning Director  
Alex Plascencia, Assistant Planner  
Marianne Gastelum, Assistant Planner  
Anita Kroeger, Associate Planner  
Mark Campbell, Building Regulations Mgr.

Mike Gin, Mayor  
District 1: Steve Aspel  
District 2: Bill Brand  
District 3: Pat Aust

District 4: Steven Diels  
District 5: Matt Kilroy  
Bill Workman, City Manager  
Peter Grant, Assistant City Manager