

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

**MARCH 4, 2009**

**CALL TO ORDER**

A Regular Meeting of the Preservation Commission was called to order at 7:05 p.m. at City Hall, 415 Diamond Street, by Chairperson Gibson.

**ROLL CALL**

Commissioners Present: Day, Jackson, Mentesoglu, Richer, Chairperson Gibson  
Commissioners Absent: Miller-Hack, Perry  
Officials Present: Alex Plascencia, Associate 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 move Item 8, Public Hearing to Consider a Request for Designation of the Building and Property as an Historic Landmark for Property Located at 205-207 Torrance Boulevard, ahead of Item 7, Public Hearing to Consider a Request for Designation of the Building and Property as an Historic Landmark for Property Located at 701 Elvira Avenue. Motion carried unanimously.

**CONSENT CALENDAR**

- Approval of affidavit of posting for the March 4, 2009 Preservation Commission meeting agenda
- Approval of minutes of the meeting of February 4, 2009
- Receive and file written communications

Motion by Commissioner Jackson, seconded by Commissioner Day, 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 Jackson reported she spoke with the owner of the property at 701 Elvira Avenue about his request.

## **UNFINISHED BUSINESS**

### Public Hearing to Consider a Request for Designation of the Building and Property as an Historic Landmark for Property Located at 205-207 Torrance Boulevard

Planner Plascencia described the location, history, and architecture of the property. He explained the property meets the criteria for landmark designation and he recommended approval of the request for designation of the building and property as a landmark to be named the Wireman Bungalows.

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

Mildred Haddock, applicant, pointed out the improvements she made to the property.

Commissioner Jackson complimented Ms. Haddock for her work on the house.

Chairperson Gibson appreciated Ms. Haddock's willingness to landmark her home.

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

Commissioner Montesoglu made a suggestion to call the property the Wireman-Devlin Bungalows after the first residents of both houses on the property.

Planner Plascencia explained he chose the Wireman name because that family actually lived in both buildings on the property.

Commissioner Day favored keeping the name simple.

Motion by Commissioner Day, seconded by Commissioner Jackson, to adopt the resolution to approve the designation of the property at 205-207 Torrance Boulevard, to be called the Wireman Bungalows, as a landmark subject to the conditions set forth. Motion carried unanimously.

### Public Hearing to Consider a Request for Designation of the Building and Property as an Historic Landmark for Property Located at 701 Elvira Avenue

Planner Plascencia described the history, location, and architecture of the property. He also described the extensive work by the current owner to restore the house to its original condition. He recommended approval of the landmark designation, and he recommended naming the property the Crocker House.

Motion by Commissioner Day, seconded by Commissioner Montesoglu, to open the public hearing. Motion carried unanimously.

Mr. Hegedusch, applicant, believed his home was built in 1917 rather than in 1922 as stated on the City permit record. He explained the restoration process of his home which included removing all aluminum windows, replicating original wooden windows, and peeling off the stucco to expose the redwood siding.

Commissioner Day complimented Mr. Hegedusch on his fine restoration work.

Commissioner Jackson also complimented the building.

Mr. Hegedusch responded he worked for 6 months to peel off the stucco siding.

Chairperson Gibson appreciated Mr. Hegedusch's work, and he considered the home a prototype for historic home restoration.

Planner Plascencia stated the Los Angeles County records show the building was constructed in 1917, while the City of Redondo Beach records show the original building permit was issued in 1922. He said that building relocation was common during the period; and possibly the building was constructed at another location in 1917, and then permitted at the present location in 1922. He said there are no major consequences related to the later construction date. He said both dates will be listed in the resolution as well as in the landmark book.

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

Commissioner Day pointed out the outdated rating of the property to support the historic resources survey update project.

Commissioner Jackson suggested the applicant could compose a testimonial for historic homeowners about the relative ease of removing stucco from a building.

Motion by Commissioner Jackson, seconded by Commissioner Montesoglu, to approve the resolution as amended noting both construction dates: 1917 (County Assessor records) and 1922 (City of Redondo Beach Building Department records) and designate the property at 701 Elvira Avenue as a landmark subject to the conditions set forth. Motion carried unanimously.

## **NEW BUSINESS**

### **Nomination and Election of Secretary**

Planner Plascencia explained the Redondo Beach Municipal Code stipulates the election of a Preservation Commission Secretary whose duty will be to conduct meetings in the absence of the Chairperson.

Chairperson Gibson opened the nominations for the position of Secretary.

Commissioner Jackson nominated Commissioner Miller-Hack.

Commissioner Day nominated Commissioner Jackson.

Commissioner Jackson declined the nomination.

Chairperson Gibson closed the nominations.

Motion by Commissioner Jackson, seconded by Commissioner Montesoglu, to elect Commissioner Miller-Hack to the position of Secretary. Motion carried unanimously.

#### Preservation Commission Goals, Strategic Planning, and Historic Resources Survey

Planner Plascencia responded a qualified historian will lead and train volunteers to carry out the historic resources survey update project.

Chairperson Gibson recommended topics for upcoming Preservation Commission meetings: 1) historic preservation ordinance dealing with historic districts/background on existing and potential historic districts and; 2) review of Redondo Beach historic preservation rating by Los Angeles Conservancy representative.

Planner Plascencia stated the historic district item will be listed on the April Preservation Commission agenda, and the Los Angeles Conservancy discussion will be listed on the Commission agenda in May or June.

Commissioner Day suggested inviting a representative from the City of Los Angeles to a future Preservation Commission meeting to discuss the current historic resource survey process there.

Chairperson Gibson supported the suggestion; and he recommended inviting a member of the Los Angeles speakers bureau to discuss the survey update project.

#### Update to the City's Strategic Plan

Motion by Commissioner Jackson, seconded by Commissioner Day, to receive and file the updated Strategic Plan. Motion carried unanimously.

#### Notification of City Council Items

None.

#### Notification of Planning Commission Projects

None.

### **SUBCOMMITTEE REPORTS**

Education and Incentives

Commissioner Jackson reported the Education and Incentives Subcommittee is in the process of updating the landmark book. Currently members are photographing the landmarked properties. The book will be published within the next four to six weeks and will be available for purchase at the Home Tour.

**COMMISSION ITEMS AND REFERRALS TO STAFF**

Commissioner Jackson distributed information on the Leadership Redondo Class fundraiser at the Sea Lab on March 14, and the Historic and Architectural Home Tour on June 27.

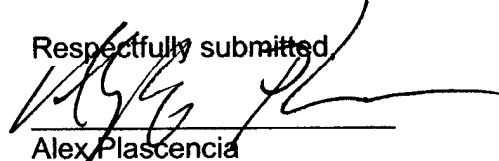
Planner Plascencia announced the California Preservation Foundation annual conference in April in Palm Springs. He said funding is available for one or two Commissioners to attend, and he will circulate more information via email.

Planner Plascencia stated he will email the Commissioners a list of available publications for Commissioners; and he will provide documents as requested at the next meeting.

**ADJOURNMENT**

Chairperson Gibson adjourned the meeting at 7:55 p.m. to the next regular meeting on April 1, 2009.

Respectfully submitted,



Alex Plascencia  
Associate Planner