



# Administrative Report

---

J.1., File # PAC25-1387

Meeting Date: 10/8/2025

---

**To: PUBLIC AMENITIES COMMISSION**

**From:** Sean Scully, Planning Manager, Sean O'Rourke, Associate Planner

## **TITLE**

Public Hearing for Consideration of an Exemption Declaration and Certificate of Appropriateness for Restoration and Rehabilitation to a Landmark Property 519 South Catalina Avenue, Pursuant to Title 10, Chapter 4 of the Redondo Beach Municipal Code.

## **RECOMMENDATION**

1. Open the public hearing and receive testimony, receive and file all documents and correspondence on the proposed project;
2. Accept all testimony from staff, applicant, and public;
3. Consider the action;
4. Close the public hearing;
5. Adopt a resolution by title only approving the request subject to the findings and conditions contained therein:

A resolution of the Public Amenities Commission of the City of Redondo Beach, California approving a CEQA Exemption Declaration and Certificate of Appropriateness for rehabilitation, repair, removal of unpermitted shed, and tenant improvements of a landmark property at 519 South Catalina Avenue pursuant to Chapter 4, Title 10 of the Redondo Beach Municipal Code.

## **BACKGROUND**

The property at 519 South Catalina Avenue is located on the western side of South Catalina Avenue between Ruby Street to the north and Sapphire Street to the south. The primary structure is 2,819 square feet and an accessory detached garage and accessory dwelling unit ("ADU"(unpermitted)) towards the rear of the lot is 1,023 square feet. Per the City's records, the property was constructed in 1913 and granted local "Landmark" designation in 1994. Attached to this Administrative Report are the minutes and resolution from the Preservation Commission's public hearing on May 4, 1994, when the "Landmark" designation was approved. In summary, the municipal records from the minutes and resolution describe the property as "a highly representative example of the Craftsman style of architecture, exhibiting distinctive characteristic details including a side gable roof form, an equally distinctive gable dormer in the middle of the house, decorative knee braces on the gable ends of the house, open eaves, exposed rafter tails, elephantine shaped posts, horizontal wood clapboard

cladding and single-pane double hung wood windows.”

Also attached to this Administrative Report are the City’s permit records on the subject property. Of note in the permit history is that the existing Accessory Dwelling Unit (“ADU”) in the rear structure attached to the garage was originally permitted as a storage room and was not issued a permit for its conversion into a living area. Additionally, the small shed structure attached to the rear of the main residence was also not issued a permit. As part of this application the project is conditioned to obtain all required permits for the “legalization” of the existing ADU and the removal of the unpermitted shed structure. The ADU is strictly regulated by State Housing Law and as proposed (internal tenant improvement of an existing structure) the ADU is not within the purview of this Certificate of Appropriateness.

As additional information provided for the Commission’s general context, staff has searched the City Libraries historical data bases and compiled a historical background on the subject property. Attached to this report is the various documents and articles related to this property from that research effort. Below is a brief summary from the research.

The landmark property at 519 South Catalina Avenue in Redondo Beach, known as the Gephart House, was constructed in 1913 by local capitalist and politician Henry J. McNally as a rental property. The home was built in the Craftsman style with features including a prominent centered gabled dormer, exposed rafter tails, triangular knee braces, and a full-width porch supported by elephantine posts on brick piers.

Per research of local newspapers, occupants of note include the manager of a local lumber company, Walter Gephart, in 1917, John W. Hageman (1925-1932) and a long-term resident Frank Heischman (1931-1952). The home contained five bedrooms and a living room with ornate ceiling (to remain). At some point there was an unpermitted conversion of the detached garage at the rear of the property into living quarters.

The property was designated as a locally designated historic landmark (Landmark No. 19) by the Redondo Beach Preservation Commission on May 4, 1994.

On March 5, 2014, the Preservation Commission approved a Certificate of Appropriateness that approved the removal of the 1965 addition and the construction of a new, one-story addition and a two-story detached ADU with a 3-car garage. On April 17, 2014, the Planning Commission granted the necessary Historic Variance and Coastal Development Permit to allow for tandem parking, reduced vehicle backup distance, and reduced building separation. While the City’s Preservation and Planning Commissions approved the discretionary actions, the City’s Building Division noted that permits were never pulled for the related work.

**PROPOSED PROJECT:**

The applicant for this project is requesting the approval of a Certificate of Appropriateness (“CoA”) on this “Landmark” property to allow for the repair and rehabilitation of the exterior and interior of the main residence including the removal of the small unpermitted shed attached to the rear of the main

residence, and the repair and rehabilitation of the exterior and interior of the rear structure including the permits for the legalization of the ADU. In summary, the applicant proposes installing new doors and windows, replacing exterior siding, replacing the existing roof asphalt shingles, repairing and painting existing roof overhangs, trims, and outrigger braces, and remodeling the interior of both structures. It's important to note that the siding, windows, and exterior doors to be replaced will be custom to match "like for like" utilizing the same design, materials, and colors as the existing elements.

Per Title 10, Chapter 4, Article 4, Section 401, a CoA is required for the alteration, restoration, relocation, and removal of any exterior improvement or architectural feature that is either a contributing characteristic of a landmark or would be visible from any public right-of-way.

The applicant has provided plans that are attached to this Administrative Report showing the proposed changes to the siding, doors, windows, roof materials, removal of the small rear shed on the rear of the main residence, and interior improvements and remodel.

Details of the component elements of the proposed rehabilitation project are presented below.

### Siding

The applicant originally proposed to replace the existing wood clapboard cladding siding with new "James Hardie Artisan Lap Siding" made from a vinyl composite material that will match the size, texture, and color of the existing clapboard cladding siding.

Staff has since worked with the applicant's architect and the proposed new replacement siding will be conditioned to be "like for like/match existing" (same size, color, and wood material) and consistent with the existing wood clapboard cladding siding.

### Windows

The applicant originally proposed to replace all of the existing windows on both the main residence and the rear structure (ADU) with new wood composite with aluminum cladding casement type windows that were similar to the existing windows but not matching exactly. The applicant is also proposing some windows along the two (2) side elevations of the main house to be moved slightly or in some cases removed to align with the remodeled interior spaces. The altered window locations on the side elevations are only partially visible on the north elevation from Catalina Avenue and are not considered a significant alteration to the character defining elements as viewed from the public right of way.

As the existing window designs and materials are character defining elements, staff has since worked with the applicant's architect and all the new windows are conditioned to be "like for like/to match existing" in terms of materials and design (wood, double hung, and in some cases fixed and include the "crisscross" pane design). As referenced previously, windows on the side and rear elevations are proposed to be slightly different in terms of their size and exact locations from existing windows. However, it is important to note that the windows along the front elevation will be custom designed to match the existing windows on both the first and second floor dormer. Additionally, a condition of approval has been added that all the trims surrounding the windows will either be repaired or replaced "like for like/match existing" in terms of design, size, color, texture, and materials

(wood).

### Doors

Detailed on Sheet AS1 of the attached plan set is the proposed door schedule. The applicant proposes to replace the front door with a new wooden door custom made to match the existing wooden door. The other existing exterior doors will also be wood and made to match the existing exterior doors. None of the other existing exterior doors are visible from the public right of way. All interior doors will be a new wood composite solid core type door.

### Roof

The applicant proposes to replace the existing roof shingles with new asphalt shingles that are the same color and materials as the existing asphalt shingles.

### Repairs and Restoration

The applicant proposes to repair and restore the existing brick chimney, brick foundation, and brick cladding skirting the front porch as necessary, paint and repair existing roof rafters, rafter tails, eaves, wood posts, column caps, brace roof rafters, and the existing cement stairs and front porch railings and floor. All repair and restoration efforts are conditioned to comply with the "Secretary of Interior Standards for Rehabilitation".

## **CERTIFICATE OF APPROPRIATENESS**

Municipal Code Chapter 4, Title 10, Article 4, Section 403 states that a certificate of appropriateness may only be issued when:

- a) In the case of a landmark, the proposed work (other than demolition or removal):
  1. Conforms to the prescriptive standards adopted by the Commission; and
  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 prescriptive standards referenced in "Criteria 1" refer to the "*Secretary of the Interior's Standards for Rehabilitation*", and the "*Guidelines for Rehabilitation of Characteristic Elements of Historic Buildings*" both of which are within the "*Design Guidelines, Certificate of Appropriateness Program for Landmarks and Historic Districts*" adopted by the Preservation Commission in September of 1991.

Below is Staff's review of the project against both the applicable standards within the Secretary of the Interior's Standards and the applicable Guidelines for Rehabilitation:

### **Secretary of Interior Standards for Rehabilitation:**

Rehabilitation is defined as the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving these portions and features of the property which are significant to its historic, architectural and cultural values.

*#1 A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*

The structure was constructed as a residence as will remain a residence.

*#2 The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*

The property will retain its historic character as the structure would continue to reflect all the character defining elements that currently exist. The rehabilitation and repairs will maintain the front elevation as it currently exists by embodying distinctive, detailed, and high-styled characteristics of the Craftsman architectural style.

*#3 Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*

No added conjectural features or architectural elements from other buildings are proposed.

*#4 Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*

The property over time has changed with a single-story addition to the rear of the main residence in 1965 which maintained the majority of the architectural elements of the original home. Additionally, the garage and storage area (which was converted to a living area) are also additions to the property that are generally (but less so) in keeping with the original architecture. All these additional structures are to be repaired and preserved with only minor changes in window locations or removals to align with proposed interior modifications.

*#5 Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.*

As identified when the subject property was approved as a "Landmark" property in 1994, the character defining elements and distinctive features were described as a craftsman style house constructed in 1913 which has a distinctive side gable roof form, a distinctive gable dormer in the middle of the house, decorative knee braces on the gable ends of the house, open eaves, rafter tails, elephantine shaped posts, horizontal wood clapboard cladding and single-pane double-hung windows. Additional character defining elements not identified at the time include the brick cladding around the base of the elephantine posts and the skirt of the front porch to match the raised brick foundation surrounding the main residence and the decorative trim elements surrounding the front porch, windows and doors as well as the fixed windows with crisscross panes within some of the transom windows.

All of the properties noted distinctive features and finishes will be either repaired to an as new condition or if replaced will be with the same materials, design, and treatments.

*#6 Deteriorated historic features shall be repaired rather than replaced. Where the severity of*

*deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

As noted throughout and reflected in the conditions of approval within the attached resolution all the identified deteriorated historic features will be either repaired to an as new condition or replaced with materials that match the existing materials, design, and texture of the existing historic feature.

*#7 Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*

This “standard” is included within the conditions of approval in the attached resolution.

*#8 Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*

Not applicable.

*#9 New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

There are no proposed additions with this application. All exterior alterations are designed to match the existing design, materials, colors, sizes, and treatments. Where there are minor changes to window locations, none would be on the front elevation and would only be constructed to align with the interior remodel.

The project is predominantly a repair, restoration, and rehabilitation of the existing structure which does not propose differentiated “add ons” but rather will match the existing design, color, and materials as required to maintain the character defining elements of the structure.

*#10 New additions and adjacent or related new construction shall 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.*

Not applicable.

## **Guidelines for Rehabilitation of Characteristic Elements of Historic Buildings:**

### *Guideline for Roofs*

The roof's shape, the roofing material, and its special features are extremely important in defining a building's overall architectural style. The subject property's existing roof has a distinctive high gable roof form with the peak running north to south with a cross gable extending above the

second story of the rear pitch. There is also an equally distinctive gable dormer in the middle of the front sloping pitch of the second story. The rear single-story portion of the main residence (1965 addition) is also a high gable form with the peak running in an east to west direction. The subject roof form with its varied gable forms and prominent dormer is typical of a craftsman style home from the 1913 period.

The existing roof on the detached rear Accessory Dwelling Unit (unpermitted ADU) and the garage is a combination of high gable and flat roof with surrounding parapets. The project will maintain the existing roof forms and only proposes to replace the existing grey asphalt shingles and flat rolled roofing with like materials and colors. The existing rear ADU and garage are not visible from the public right-of-way along South Catalina Avenue.

The existing roofing material is asphalt composition. The color is grey. The project proposes no changes to the form or shape of the roof, the gable dormers, or the underlying wood roof support structures and would only replace the existing grey asphalt composition shingles with new like grey asphalt shingles. The proposed new roof shingles are consistent with the City's "Design Guidelines for Landmarks".

#### *Guidelines for Exterior Siding*

The exterior siding materials found in the City include the full range of materials used in the 19th and early 20th centuries. The most typical for the early 19<sup>th</sup> century era is horizontal wood siding. Generally, a horizontal "drop" (shiplap) or clapboard was used. The subject property is constructed with a horizontal wood clapboard siding consistent with the craftsman style of architecture from this era.

The project is conditioned to retain and repair the original siding where possible and when replacement is necessary the new material will match the original in size, design, composition (wood) and texture.

As noted in both the Secretary of the Interior Standards and City's Guidelines, the use of steel, aluminum and vinyl siding materials is not appropriate for historic buildings and these materials will not be utilized for this project.

#### *Guidelines for Windows*

When replacement is necessary a window of duplicated design should be used. The size, pane configuration, design and trim should replicate that of the original. Original trim and surrounds inclusive of the existing drip caps, casing trim, sashes, and sills are to be retained when windows are replaced if feasible, otherwise any new replacement trim and surrounds are to replicate the original design and materials inclusive of the existing drip caps, casing trim, sashes, and sills. Aluminum framed windows are not appropriate for use in an historic building. Stained glass windows were not commonly used in the buildings of the City. However, original stained-glass windows are very valuable and should be retained when possible. The addition of stained-glass windows into openings which did not historically have stained glass is discouraged. There is one stained-glass window that is located on the second floor on the north elevation. The applicant is proposing to retain this window. As staff is unable to confirm if the stained-glass window was original to the construction of the home and due to the fact, it's not directly visible from Catalina Avenue staff supports the desire of the

homeowner to retain the stained-glass window.

The windows throughout are proposed to be replaced due to considerable damage and neglect. As conditioned the new windows on the front elevation will match the existing windows exactly in terms of size, pane configuration (fixed, double hung, and in some cases crisscross panes), and materials. The windows along the side and rear elevations will also match the existing windows in terms of pane configuration, materials, and trims however some windows may change slightly in terms of size and exact locations to match the reconfiguration of the interior remodel. As the majority of the windows on the side and rear elevations are not visible from the public right-of-way, staff considers these minor alterations consistent with the applicable standards and guidelines.

#### *Guidelines for Doors*

Doors are an important design element of any building. Their location and style contribute to the overall character and frequently act to define the style of the building.

Original doors should be retained, repaired and replaced in their original locations when at all possible. When replacement is necessary the original should be matched in color, size, material, design, ornamentation and configuration. The original trim and surround molding should be retained intact and/or duplicated when a door is replaced.

The applicant contends the original front door is in a condition beyond repair and therefore proposes to replicate the door with a new wood door that will be customized designed to match the existing door inclusive the color, size, material, design, ornamentation and configuration. Additionally, the original door trim and surrounding molding will also be duplicated when replaced. The two (2) other exterior doors will also be replaced with doors of the same materials as the existing wood exterior doors. The two (2) other exterior doors are not visible from the public right of way.

#### *Guidelines for Masonry Elements, Porches, Exterior Trim Details, Additional Architectural Features*

These remaining architectural features are all planned to be repaired and restored consistent the Secretary of the Interiors Rehabilitation Standards and the City's Guidelines for each of the character defining elements. The restoration of these specific elements will ensure the character defining elements of this landmark property will remain "*an excellent example of craftsman style architecture*".

Concerning the additionally required "criteria" for issuance of the Certificate of Appropriateness.

2. The project will not detrimentally alter, destroy or adversely affect any exterior improvement or exterior architectural feature; and
3. The project will retain the essential elements that make the resource significant.

The analysis herein has demonstrated the above criteria can be affirmed and these findings are included in the attached resolution.

#### **ZONING AND DEVELOPMENT STANDARDS**

The landmark property at 519 South Catalina is within an R-3A zone. The proposed project proposes no changes to the lot's gross square footage, setbacks, number of stories, or outdoor living space. Although with the removal of the small unpermitted shed attached to the rear of the main residence



there will be a slight increase in the property's outdoor living space.

### **CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)**

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 15331 which states, in part, that projects involving the maintenance, rehabilitation, restoration, preservation, or reconstruction of historical resources are Categorically Exempt, provided that the activity is consistent with the Secretary of Interior's Standards for the Historic Treatment of Historic Properties.

### **SUMMARY AND CONCLUSION**

The prescriptive standards are the Secretary of the Department of the Interior's Standards and the City's Design Guidelines for Certificate of Appropriateness Program for Landmarks, and the project meets the applicable key elements as stated in the sections above. The character-defining features of the landmark property would be retained and refurbished or replaced in kind as prescribed by the City's "Guidelines". Approval of the Certificate of Appropriateness would permit deteriorated exterior materials to be either repaired or replaced with like-for-like materials and design to preserve all the character defining elements of the existing structures.

### **ATTACHMENTS**

1. RESOLUTION NO. 2025-10-PA-05
2. 519 South Catalina (Updated Plan Set)\_08-06-25
3. 519 S Catalina CoA CEQA ED\_10082025
4. Building\_Inspection\_Record\_05261966
5. Inspection\_Index\_Card\_05261966
6. AG PKT 2014-03-05 Presrv Rpt #9 (Read-Only)
7. Preservation Comm Minutes\_05.04.94\_Redacted
8. Preservation Commission Resolution Landmark 05\_04\_94
9. 519 South Catalina Historic Research