

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

RECEIVED BY:

DATE RECEIVED:

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.

A	APPLICANT INFORMATION		
	STREET ADDRESS OF PROPERTY: <i>510 Garnet Street</i>		
	EXACT LEGAL DESCRIPTION OF THE PROPERTY:		ZONING:
	LOT: <i>portions of lot 14 & 15</i>	BLOCK: <i>136</i> TRACT: <i>Townsite of Redondo Beach</i>	<i>R-3</i>
	RECORDED OWNER'S NAME: <i>Kim Davidson</i> MAILING ADDRESS: <i>510 Garnet Street, RB 90277</i> TELEPHONE: <i>404-218-1847</i> FAX: ----	AUTHORIZED AGENT'S NAME: <i>Miles Pritzkat Architect/PJA Inc.</i> MAILING ADDRESS: <i>306 Vista del Mar, Ste. A, RB 90277</i> TELEPHONE: <i>310-375-7700</i> FAX: ----	
B	PROJECT DESCRIPTION: 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. <i>See attached letter, #1</i>		
	Existing use(s) of site: <i>Existing single family dwelling is used as a residence by a single family.</i> <i>Garage was converted into a de-facto ADU by the previous owner, with no approval on record.</i> <i>The plan is to obtain approval for the ADU as per current State law, remodeling and adding to as required to meet these regulations and to accomodate the new plan.</i>		
	Existing condition of structure: <i>See attached letter, #2</i>		
	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. <i>See attached letter, #3</i>		

Application Expanded Responses



July 30, 2024

Certificate of Appropriateness Application
Expanded Responses for:
The Lowe House
510 Garnet Street
Redondo Beach, CA 90277

Expanded Response #1

The applicant proposes to:

- Add 897.1 s.f. to the first floor
- Add 896.4 s.f. to the second floor
- Bring the existing as-built ADU into conformance with City standards while adding 40.4 s.f.
- Integrate both existing and proposed spaces into a cohesive floor plan
- Upgrade foundations, structural framing, electrical and plumbing systems
- Provide a roof deck area

The intent of this application is to maintain the historical appearance of the existing house, not located in a historic district, in conformance with City of Redondo Beach requirements, while providing additional square footage so that for the foreseeable future, the house will have both the amenities and floor plan expected of non-historic homes of similar location and lot size. See **Exhibit A** for a comparison of the floor area ratios (FAR) of other historic properties, and neighboring homes both historic and non-historic

Furthermore, building systems will be upgraded; the existing non-reinforced foundation will be replaced. This work will further restart the life cycles of many of the existing components, again enhancing the continued lifespan of the historic building.

The proposal will maintain the iconic front porch and gable roof, the barn-door garage appearance, the front facing second story façade, the picket fence and the prolific lemon tree (fruit shared with neighbors!) and gateway at the northwest property corner. The proposal will also restore any elements such as windows, siding, trim etc. that require repair or replacement.

A proposed first-floor addition to the right of the entry porch, is based on extending the existing gable element 16'-4" westerly, such that when viewed from Camino Real, the existing corniced gable with high window will be repeated on the addition to maintain this appearance.

The other first floor additions will be oriented to the back of the existing house and will not be visible from Garnet.

The second floor additions will for the most part be located to the rear of the house, 35' from the Garnet property line and held back from the property corner where Garnet and Camino Real intersect. Most of these will be concealed from Camino Real by the existing trees and fencing.

Application Expanded Responses



The one exception is that we are following the wall line of the existing westerly second floor sleeping nook, but we are raising the roof height so that it can be fully useable and converting that space into a master bath. This element would be 22'-4" from the front property line.

See **Exhibits B and C** for comparative views of the existing house, and the proposed alterations.

Expanded Response #2

The existing structure appears cosmetically to be in good condition.

However, the existing foundation consists of unreinforced brick masonry that does not conform to current building codes and owing to how the mortar was mixed, may not be effectively supporting the house. This is evident in level differences in the finish floor inside the house.

As part of the project, the existing foundation would be brought up to current Building Code standards, while not changing the existing historical appearance of the house.

The second floor framing may not be properly sized to support second story loads, as indicated by creaks and apparent deflection of the floor when walking in the second story.

The existing staircase has a steep rise-to-run angle, with shallow treads, and insufficient headroom when passing from floor to floor.

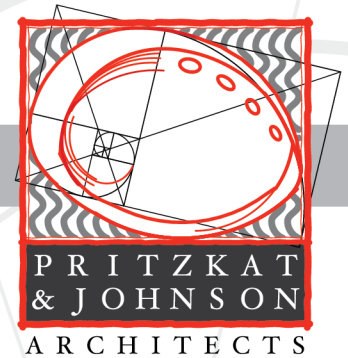
While these are interior elements, not noticeable from the outside, as part of the scope of this project these deficiencies would be corrected to provide for the continued safe use of the house for years to come.

The as-built ADU/former garage has created a roofline that sheds water against the main house wall. This will be corrected so that the roof properly sheds water away from any structures, or into proper drains with overflow devices. Any actual and potential water intrusion situations will be corrected as part of this project.

Bringing the existing ADU into compliance as allowed by State and City of Redondo Beach regulations will also allow for bringing existing electrical, plumbing and gas installations into code compliance to minimize potentials for fires and life-safety hazards.

These same upgrades will apply to the house, and any existing weather-stripping and weather protection issues, as well as plumbing, electrical and gas supply systems will be corrected and/or upgraded while maintaining the historical appearance of the structures.

Application Expanded Responses



As part of the work of the project, if any existing materials are found to be damaged, they will be restored in place, or if this is not possible, they will be replaced with historical accuracy.

At the end of this project, proposed historical materials will be restored, and the structure and building systems of the entire project will be up to current 2024 standards, extending the useful life of the Lowe House for at least another century.

Expanded Response #3

The first step in ensuring that the proposed work is compatible with the existing Queen Anne architectural style of the current building is to follow the basic layout of the original house.

For this reason we are proposing to maintain the front door off the historic Garnet Street gabled front porch.

This same historical architectural porch element, with subtle variations over time, can be seen on the three easterly adjoining houses at 512, 514 and 516 Garnet Street. In fact, these three homes and that of the applicant can be seen on a 1916 Sanborn map. [See Exhibit D.](#)

This visually important porch signals the location of the front door, and the front door location creates a hierarchy of spaces in the interior of the home. Maintaining the location and function of the front door creates continuity between the original floor plan and the proposed floor plan emphasizing the similarities of the human experience over the span of more than one hundred years.

Maintaining this as not only a visual element, but also as a location for the actual, functional front door as has been the case for over one hundred years and provides historical continuity to the proposed project with a floor plan based on the current front door location.

Most of the new development is proposed to be located to the rear of the existing house, to maintain the street and sidewalk views of the existing house and to emphasize the original massing.

There are two exceptions:

In order to increase the size of the living and dining room, we are proposing to extend the first floor west facing gable element westerly 16'-4". The same elements of the original gable would be repeated on this extended version facing Camino Real.

On the second floor where this existing west facing gable element exists there is a low-ceilinged sleeping nook. We are proposing to raise the roof of the same area defined by this existing second floor footprint, to make room for a master bath area.

Application Expanded Responses



All existing historical elements will be existing materials, or where restoration is not possible, will be replaced to match existing.

The two added areas mentioned above will have different width siding, as required by Secretary of Interior standards, but will be painted the same color as the original historic building, since the massing is related to the existing.

The additional added areas located towards the rear of the existing house will be of similar but distinguishably different materials and details, again to conform to Secretary of Interior standards, and will be painted a different complementary color than the historical buildings so as to create an aesthetically pleasing effect that emphasizes the existing historical structures.

Application Expanded Responses: EXHIBIT A

510 Garnet FAR Comparison

"Historical" refers to properties on a City of RB historical designation list; other properties listed below may be potentially eligible for historic designation but are not yet listed

Address	Historical	LA Co Tax Assess	Lot Area	FAR
510 Garnet (prop)	X	3310	6380	0.52
501 Garnet		988	3040	0.33
505 Garnet	X	1900	3200	0.59
509 Garnet	X	884	2960	0.30
511 Garnet	X	704	2960	0.24
512 Garnet	X	819	3810	0.21
513 Garnet	X	936	3040	0.31
514 Garnet		819	4340	0.19
516 Garnet		1004	4680	0.21
517 Garnet		1288	3200	0.40
519 Garnet		576	2000	0.29
521 Garnet		600	2400	0.25
523 Garnet		728	2560	0.28
524 Garnet		1224	4680	0.26
526 Garnet		1156	3360	0.34
528 Garnet		1626	4520	0.36
129 S. Guadalupe		1914	4370	0.44
127 s. Guadalupe		884	2060	0.43
124 S. Guadalupe	X	2121	4267	0.50
124 S. Guadalupe (condo)		6560	7806	0.84
125 S. Guadalupe		4868	8620	0.56
200 S. Guadalupe		1182	2780	0.43
601 Garnet	X	4816	8860	0.54
602 Garnet		800	3840	0.21
605 Garnet	X	1720	4090	0.42
610 Garnet		798	2320	0.34
614 Garnet		2533	3120	0.81
615 Garnet		6995	8430	0.83
616 Garnet		1774	3200	0.55
622 Garnet		2592	2679	0.97
624 Garnet		2592	2679	0.97
625 Garnet	X	846	1500	0.56
204 Camino Real		2120	6536	0.32
411 Emerald	X	2356	5203	0.45
328 N. Gertruda	X	1890	4192	0.45
319 N. Gertruda	X	2669	5724	0.47
309 N. Gertruda	X	2977	4905	0.61

Application Expanded Responses: EXHIBIT B



VIEW OF PROPOSED PROJECT



VIEW OF EXISTING HOUSE

Application Expanded Responses: EXHIBIT C

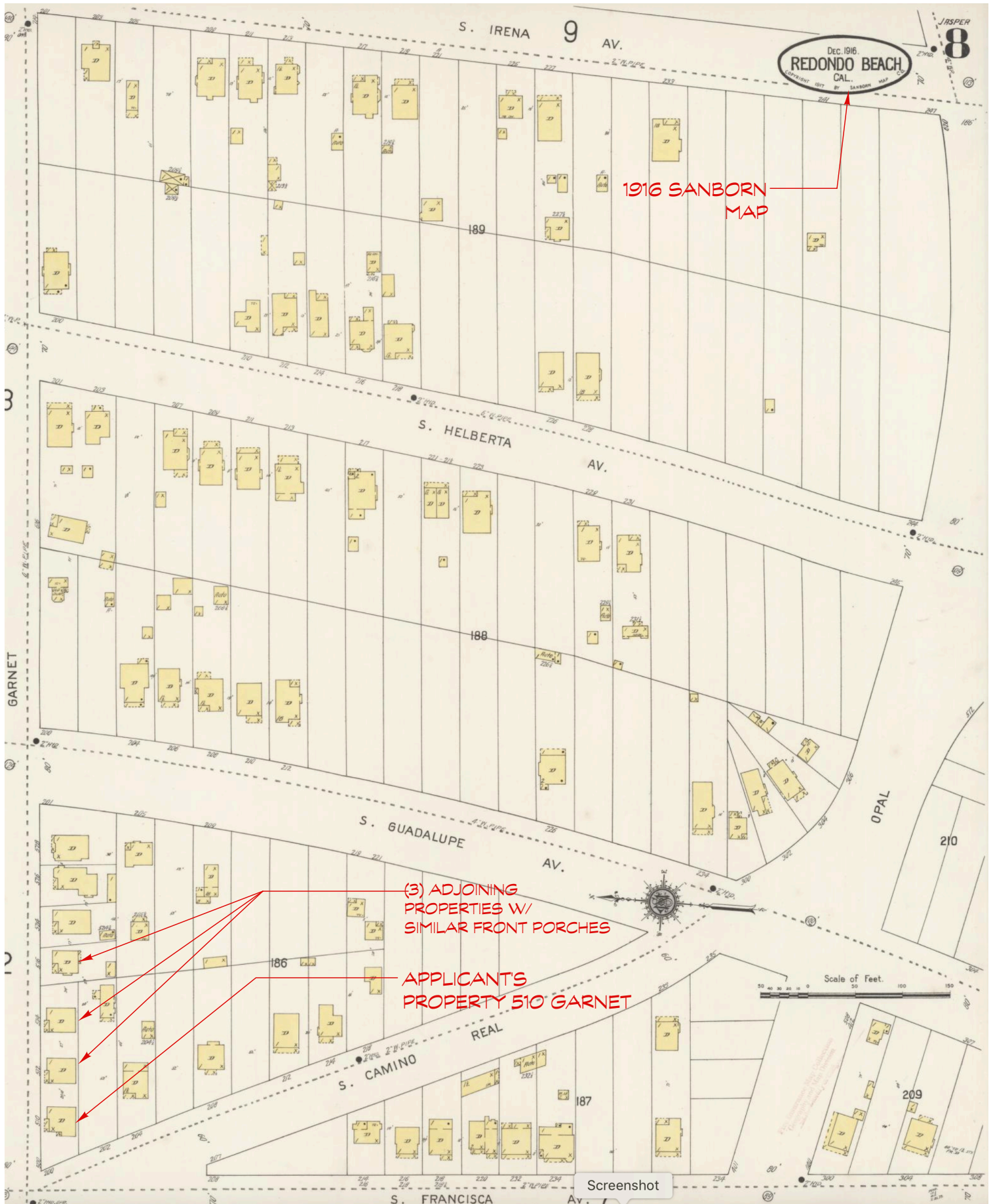


VIEW OF PROPOSED PROJECT

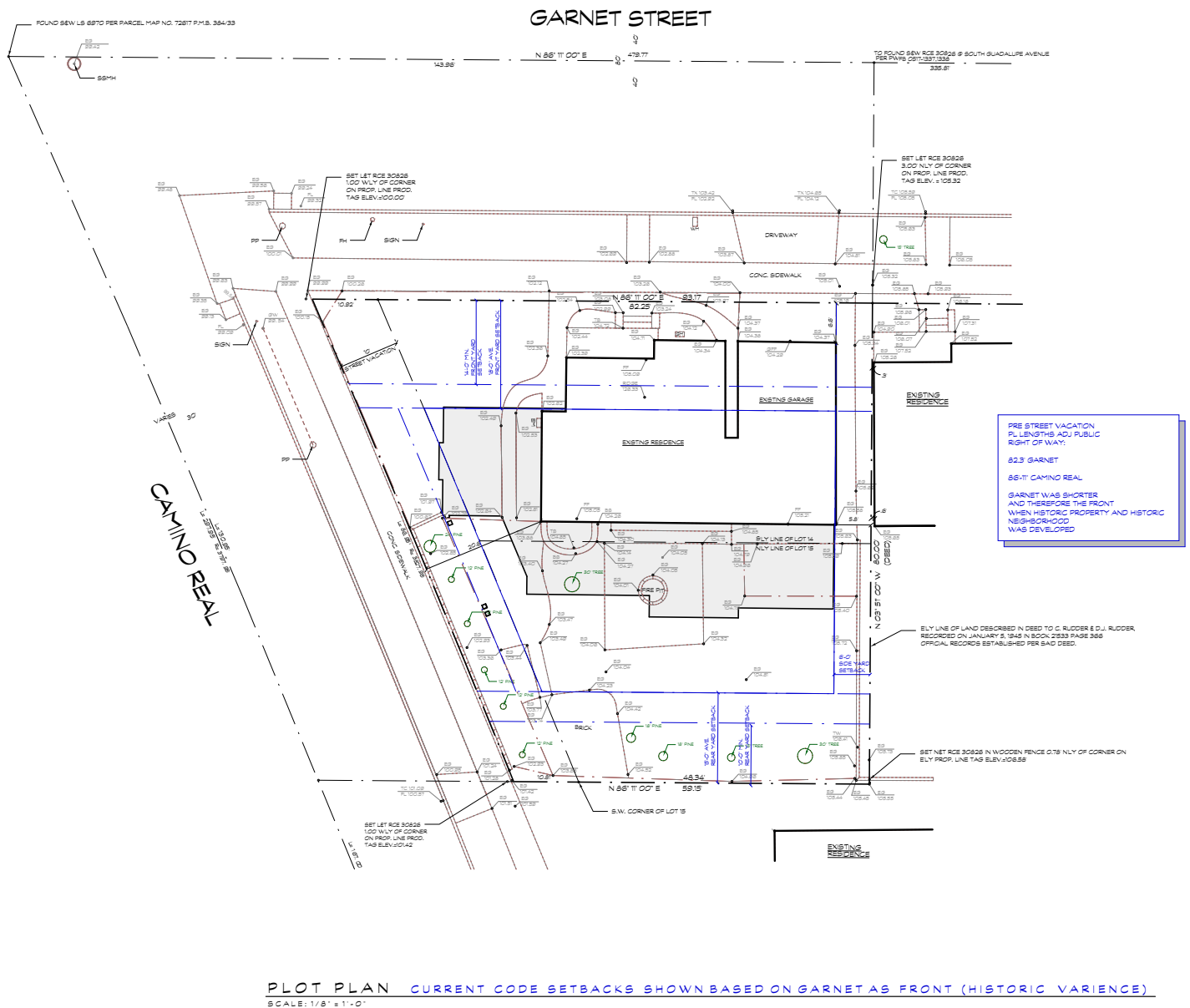


VIEW OF EXISTING HOUSE

Application Expanded Responses: EXHIBIT D



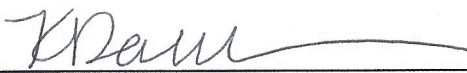
Application Expanded Responses: EXHIBIT E Plot Plan



OWNER'S AFFIDAVIT

Project address: 510 Garnet Street
Project description: 1005.4 s.f. first floor addition, 896.4 s.f. second floor addition; 40.4 s.f. ADU addit'n, floor plan alterations at both levels; roof deck; bring existing as-built ADU into compliance; upgrade building foundations, structural, electrical and plumbing systems while conforming to Secretary of Interior and City of Redondo Beach standards for historical structures.

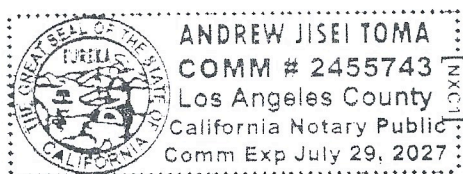
I (We) Kim Davidson, being duly sworn, depose and say I am (we are) the owner(s) of all or part of the property involved and that this application has been prepared in compliance with the requirements printed herein. I (we) further certify, under penalty of perjury that the foregoing statements and information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


Signature(s): 

Address: 510 Garnet Street
Redondo Beach, CA 90277

Phone No. (Res.) 404-218-1847
(Bus.) _____

Subscribed and sworn to before me this 30 day of July, 20 24




FILING CLERK OR NOTARY PUBLIC

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS

It is desirable, but not required, to have the signatures of owners of property in the immediate area affected, certifying that they have no objection to the proposed Certificate of Appropriateness.

NAME	ADDRESS	LOT	BLOCK	TRACT
Tessa Bodey	501 Garnet St.	18	137	TOWNSITE OF REDONDO BCH
Laura Martinez	511 Garnet St.	15	137	
Jessica Mayotte	517 Garnet St.	7	137	
DIANE CLITES	521 519 GARNET ST.	6	137	
Kimberly E. Altwelt	512 Garnet St.	21	136	
SEE ATTACHED FOR ADDITIONAL LETTERS OF SUPPORT				

A. INSTRUCTIONS FOR GRAPHIC PORTIONS OF THE APPLICATION FOR PREPARATION

The chart below indicates the types of plans and information that are to be submitted for various types of proposals. Following the chart is a checklist for each requirement. Depending upon the nature of a proposal, City staff may permit certain items to be modified or deleted. The Preservation Commission reserves the ability to subsequently require omitted items to be provided, but this will be done only if considered to be essential to making a proper decision.

<u>DESCRIPTION OF PROJECT</u>	<u>SITE PLAN</u>	<u>EXISTING ELEVATIONS</u>	<u>PROPOSED ELEVATIONS</u>	<u>PHOTOS</u>	<u>COLOR BOARD</u>	<u>ROOF PLAN</u>	<u>MATERIAL SAMPLES</u>
BUILDING ADDITION/NEW INFILL CONSTRUCTION	✓	✓	✓	✓	✓	✓	✓
BUILDING ALTERATION	✓	✓	✓	✓	✓		✓
CHANGE OF PAINT COLOR		OPTIONAL		✓	✓		
WALLS, FENCES, GATES	✓		✓	✓	✓		✓
SIGNS	✓		✓	✓	✓		
HARDSCAPE	✓			✓	✓		
SOFTSCAPE (LANDSCAPING/VEGETATION)	✓			✓			
DEMOLITION	✓			✓			

1) SITE PLAN

Scale: Minimum 1/8 inch = 1 foot

General Information:

North arrow.

Title block (showing the address of subject property, name and address of person who prepared the map, scale of map, and date).

Legal description.

Size of lot.

Percentage of lot coverage.

Percentage of hardscape/landscape/open space cover.

Proposed/required parking.

Topographical Survey:

(Prepared by registered civil engineer or land surveyor)

Contour lines to extend beyond all property lines up to 5 feet. Contours at intervals of 1 to 5 feet.

Indicate: all property corner elevations, adjacent property elevations, elevation of finished floor and roof ridge of each building.

Additional Letters of Support for the Project:

Stacey Kinsella
Associate Planner
Liaison to the Preservation Commission
City of Redondo Beach
Stacey.Kinsella@redondo.org

June 20, 2024

Dear Ms, Kinsella,

I am writing in support of the proposed home renovations being presented by Kim Davidson. My family moved to Redondo Beach over 10 years ago, and we met Kim and her children when our daughters started kindergarten together. Our families have grown up together and have created amazing memories due largely in part to Kim's efforts to bring people together.

We have been blessed with the gift of cheering on our kids as they learned soccer at Alta Vista field through AYSO and teaching them how to make the world and Redondo Beach a better place through Girl Scouts lessons. Kim is often the first one to point out a new local business in the Riviera that we should support, and also champions established favorites.

I stand behind the proposed renovations as they will provide more space for the Davidson family as they grow up, while also maintaining the charm of historical Redondo Beach. Kim is often the one to bring our friends together and create traditions for our friends by hosting gatherings to celebrate holidays and other milestones such as the last day of school - things that will forever be memories for our kids. She has played a huge role in helping my family feel like we have a true support system here in Redondo.

My family hopes that you will approve these plans that help make Kim's home a more functional space for her family.

Sincerely,
Anita Chu

June 19, 2024

Ms. Stacey Kinsella
Senior Planner
Redondo Beach Planning Division
415 Diamond Street, Door 2
Redondo Beach, CA 90277

Ms. Kinsella,

I am writing to express my enthusiastic support for Kim's proposed renovation project at 510 Garnet Street. As a resident of Redondo Beach, I deeply appreciate the charm and character that our historic homes bring to our community. Kim's plan to preserve and enhance the historical integrity of the home while expanding it to better accommodate her family is commendable and aligns perfectly with the values we cherish in our neighborhood.

As a homeowner in Redondo Beach for the past 8 years, and having lived in the South Bay for 23 years, I can attest to the wonderful sense of community that exists here. We are not just neighbors, but a supportive network of families who share common values and interests. Our children attend Redondo Beach public schools together, participate in local sports leagues, and engage in community activities that strengthen our bonds.

I urge the Redondo Beach Planning Division and Preservation Commission to support Kim's renovation project. It is projects like these that contribute to the vibrancy and sustainability of our community, ensuring that Redondo Beach remains a wonderful place to live and raise our families.

Thank you for considering my input on this matter. Please feel free to contact me if you have any questions or require further information.

Sincerely,

Tiffany Markarian
310.809.8455
tkmarkarian@gmail.com

Marissa and Jason Pugh
415 N. Prospect Ave
Redondo Beach, CA 90277
310-386-7393

Stacey Kinsella
Associate Planner
Liaison to the Preservation Commission
City of Redondo Beach

June 23, 2024

Dear Ms. Kinsella,

Thank you for taking the time read my letter in support of Kim Davidson's home renovation.

I grew up in the South Bay and moved to Redondo Beach 10 years ago to raise my own 3 daughters. Over the past 10 years we've not only watched our children grow, but our city as well, and are in support of improvements because the Redondo Beach culture cannot be changed in construction.

I am in support of the City's progress, which is why I support Kim's renovation project. Our family was excited to hear when Kim bought her home on Garnet – the charm was incredible, but we could see the house needed to expand to fit her family. I support the remodel plans for 510 Garnet that Kim is proposing. I believe that these changes maintain the historical relevance and significance of the property.

My family has known Kim and her children since 2017, when our oldest daughters were in Kindergarten together at Beryl Heights. Kim is now one of my closest friends and we spent time together over the years with our daughters at Girl Scout camp, on the soccer field (coaching together this coming Fall!), and on the PTA Board. She has kept me in the loop each step of the way of her remodel, and I adore the innovation as well as her respect for the historic importance of her home. While Kim may not be a native of the South Bay, she has embraced this community as if it were her hometown through her involvement in our schools and local events. Since we met, Kim has always offered to open up her home for our children to hang out after school, to host Girl Scout meetings, or to have an appetizer before heading to Beach Life.

It has been quite the sight in our expanded neighborhood to see the construction – new builds and expansion renovations. I truly appreciate those that are investing in our community, as Kim is and has, and this includes my own family, as we are in the planning phase of major home renovations. Our hope, as I know is Kim's, is to build the walls and open the doors that will be home to any of our children, as we let our roots sink into this community.

Again, I thank you for reading this letter in support of Kim Davidson's home renovation plans.

Sincerely,

Marissa Pugh

Dear Ms. Kinsella,

I am writing to express my support for the Davidson's proposed home renovation project in Redondo Beach. Having known Kim and her family for several years, I am confident that her renovation plans will not only preserve the historic charm of her home but also enhance its functionality to better accommodate her family. Redondo Beach is renowned for its charming neighborhoods and strong sense of community. It is precisely this charm that Kim aims to retain in her renovation. By thoughtfully expanding her home, she is ensuring that it remains a beautiful and integral part of our historic landscape while making it more suitable for her and her children.

The balance between preservation and practicality is essential for our community. These renovations reflect our collective commitment to maintaining and enhancing the unique character of our neighborhoods. By supporting each other in these efforts, we ensure that Redondo Beach remains a desirable and vibrant place to live.

Our neighborhood is a close-knit, walkable community where relationships are nurtured through daily interactions and shared experiences. Kim's children and mine attend Redondo public schools together, and we often see each other at school events and activities. Kim's active involvement on the PTA board further demonstrates her commitment to our schools and community. She has always been a dedicated advocate for the educational and social development of our children. Kim's children also participate in various sports within the Redondo community, which further reinforces their connection to our neighborhood. These shared activities and interests are the building blocks of a strong, united community.

I have spent considerable time at Kim's home and have seen firsthand the potential benefits of her proposed expansion. It will create a welcoming space for our children to congregate and engage in positive activities, strengthening the bonds between our families and others in the neighborhood. Such improvements will undoubtedly foster a greater sense of community and belonging among our children.

In conclusion, I wholeheartedly support Kim's home renovation project. Her plans honor the historic essence of her home while providing necessary upgrades for her family's needs. I believe this project will be a significant positive contribution to our community. Thank you for considering my perspective. I am confident that approving this renovation will benefit not only Kim's family but also the broader Redondo Beach community.

Sincerely,

Yvette Ramirez

310-465-8289