

**MINUTES of the
REGULAR BOARD MEETING
December 14, 2000**

1. CONVENE BOARD MEETING

1.1 Call to Order. The meeting was called to order by Chair Dan Chudy at 10:10 a.m.

1.2 Roll Call.

<u>Members present:</u>	Jeff Samudio
Richard Hastings	Joe Garcia
Bill Batts	Fred Herman,
Steve Farneth	Roy Harthorn
Richard Conrad	Steade Craigo
Dan Chudy	Bob Mackensen
Deb Denne'	John Snyder

Guests present:

Daniel Visnich (California Corp Historic Preservation Society)
Lambert Giessinger (Preservation Architect Consultant, Max Factor Building, Hollywood)
Mitzi March Mogul (Historian/Consultant, Max Factor Building)
Donelle Dadigan (Max Factor Building, Owner)
Yuval Bar-Zemer (CIM Group, LLP)
Jeff Mindes (CIM Group, LLP)
Robert Chattel (Chattel Architecture)

2. Minutes

April 13, 2000 Regular Meeting

3. Request for Consultation - Bijou Theater, Hermosa Beach.

Issue: Use of existing fire escapes as second means of egress for the Bijou Theater, City of Hermosa Beach.

Acting Executive Director Richard Conrad reviewed the project; the request of the CIM Group for the Board to provide a consultation on the issues and the position of the City of Hermosa Beach (the letter from Sol Blumenfeld, Director of Community Development, City of Hermosa Beach). Jeff Mindes of the CIM Group described the seismic and accessibility upgrades for the theater, as well as the conversion of the theater proper to retail use. He also explained the city's request to have the existing fire escapes replaced.

The board discussed the issue of safety of an existing fire escape as a second required means of egress from the second and third floors of the building. It was the consensus of the Board that the existing fire escape(s) could be used as the second means of egress if they were brought to their original working condition and that a structural analysis was performed to substantiate the ability to support the required loads that would be applied during use. The Board took this position based on Section 8-502.1 of the Historical Building Code.

The Board also listed other factors that supported the use of the existing fire escapes: 1) the building is fully fire sprinklered and has a smoke detection system; 2) a fire sprinkler system is not required for this historical property; 3) the conversion of the theater to retail use is a reduction in the use of the building (less occupants); 4) the three-quarter hour glazing

requirement is intended to stop direct heat or flame impingement. A sprinkler system is an alternative to this glazing requirement. Commission Chair Chudy classified these features as “ups and extras” to what is required based on the historic code.

Richard Conrad is to write a letter to Mr. Blumenfeld, City of Hermosa Beach, conveying the Board's findings. Board can only interpret the historic code and how it applies to projects.

It was suggested that the Board should make an official interpretation on file of what that section means – one of Board's functions.

Roy Harthorn has another code change he would like to make. (have the opportunity to put it in the code)

This will give the Hermosa BO confidence to move forward. They're not used to dealing with these issues.

4. Appeal – Frank Lloyd Wright, Hanna House, Stanford University

Issue: Guardrails at elevation changes. The appeal was withdrawn. Richard Conrad told the Board about the outcome of this project.

5. Old Business

Bob Mackensen spoke of percentage increase of value triggering full upgrade is ironed out – Andrew Adleman, Director of Building and Safety, said there was a misinterpretation and it wouldn't happen again – now in full support of the SHBSB.

6. New Business

6.1 Max Factor Building Consultation – Committee Report

Before the presentation and discussion of this item began, Jeff Samudio excused himself due to a possible conflict of interest. Mr. Herman, Mr. Garcia, and Mr. Dryfuss met with Mr. Giessinger and the building's owner and reviewed the plans and their proposal. A letter regarding the Committee's position was sent to Jimmy Hill, Fire Marshal for the City of Los Angeles Fire Department. There has been no response. Richard Conrad to craft another letter. The LA fire dept is not allowing the fire escape to be a second means of egress. Use of existing fire escape as required means of egress system. At present in the bldg there is a regularly configured stair, front center part of the building, spiral stair from the third floor to ground floor, and existing fire escape. Board felt that existing fire escape was an acceptable second means of egress. The board suggested there be another means of egress door placed at the rear of the building on the ground floor. This is building problem is identical to Hermosa Beach. Take the Board's findings and have it enforced through the court. The board is the final administrative remedy. Decision of the board was not only reasonable but also adequate for the fire/life safety of the proposed use.

Donelle Dadigan, Max Factor building owner, thanked the board for recognizing the importance and significance of being able to reopen the building after it has been restored to look like it first looked in 1935 when it was first opened.

6.2 Budget Change Proposal – Fiscal Year 2002/03

State Architect is strongly supportive of the board. Pursuing number of options for getting adequate staff to the board. Board could work on public schools as part of the Executive Director's duties. Pursuing budget change proposal for 2002/03. Hoping to have full

funding for the board meetings and travel (four meetings per year), and at least one partial support staff person. Will not move the board to shipo office. The State Architect would like to have the board stay at DSA, as the board is a resource for code change.

Worthwhile mentioning Steade Craigo is the Acting State Historic Preservation Officer. Mr. Craig says it would be good to mention that Dr. Moxmellon is coming back as the SHPO. He had this title under Jerry Brown's administration.

7. **Comments from the Public**

Dan Visnich with the Taxpayers for Preservation asked for the status report on the California Museum of Science and Industry. During the National Trust for Historic Preservation meeting in Los Angeles, there was a floor that was provided. Notices physical changes taking place. Specifically, classrooms and armories. Have there been any approvals given on that or any adverse impact statements issued. In Los Angeles Time mention the LA may again get the Olympics in 2004. If that happens, LA will have to change some of adverse improvements they made in Coliseum. Will the board be involved in some of these things. Would like direction on that.

Dan Chudy - dealt with that over a year ago. Presented LA with reasonable alternatives to solve Fire Department concerns. Nobody has appealed anything. I assume it's at the local level. No one has brought it to us beyond that review which was over a year ago. As far as I'm aware this board is finished with that. There was a report put together and mailed off to the LA Fire Dept.

Roy Harthorn proposing code change: structural upgrades or modifications are not required solely as a result of change in occupancy. Clarify that issue for local jurisdictions that have to read the two sections side by side.

Dan Chudy – concern is the structural survey requirements in there, the big question was okay its in there, when is it triggered, when do we do it. Upgrading the risks, use of higher fire hazard then yes certain amount of F/LS requirement.

Fred Herman doesn't think he'd go for it. Should carry this over to the next meeting. With possible code changes. Roy to have specific language for this at next meeting.

Bob suggests to define *what is a structural evaluation*.

8. **Next Meeting**

Richard Conrad proposes to schedule meetings on the second Tuesdays of February, May, August, and November of next year, 2000. We could also have meeting in conjunction with CPF Conference in May, even though it may not be the second Tuesday. As long as it's not at same time as State Historic...twist Roberta's arm.

Put it in our website.

No objection to the schedule – move forward with that

8.1. **John Snyder** announced that this would be his last meeting on the Board.

9. **Adjourn**