



## MILLS ACT SUBMITTAL





216 N. Catalina Avenue  
North Catalina Historic District

Two-Story Apartment Building  
And Two Cottages



**216 N. Catalina Avenue – Front Building**

FEATURE	LOCATION/DESCRIPTION	CONDITION	TREATMENT	PHOTOGRAPHS
Sitework	A short concrete block wall fronts the sidewalk with a central set of steps up to the higher grade. The front yard consists of concrete paving with two small areas for planting against the front facade on either side of the entry porch. There is a concrete walk on either side of the building to the back of the building where there is a large concrete paved area. The driveway from the street is part of the adjacent parcel. There is a gate at the front stairs from the sidewalk. There is a separate set of stairs leading up to the paved covered porch at the front entry porch.	The paving is inadequate condition with a few cracks. The concrete paving in back is heavily stained with areas lifted at cold joints.	Paving should be cleaned and repaired and where necessary re-done. Front yard paving can be altered without affecting historic features. New compatible paving can be provided behind the building	 




				
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Landscape	<p>The front yard is primarily paving with planting areas on either side of the entry porch. There is a small tree on the south side of the entry and a larger tree on the north and low ground cover at both areas. There is no other landscape on the parcel except the un-planted area at the back of the parcel.</p>	<p>Plantings are untrimmed and too close to the front elevation that can allow moisture to accumulate. The larger tree obscures part of the front facade .</p>	<p>Existing plantings directly adjacent to the residence should be removed or trimmed. ped. Added irrigation may help in maintenance. The larger tree should be significantly trimmed.</p>	
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Foundations/ Structural	The residence has typical continuous perimeter footings and internal piers for support of the wood frame structure. From the exterior the lower wall support is brick or has brick cladding. The wood supports viewed above the ceiling appear to be full dimension lumber.	There is no significant cracking in the foundation or building. There may need to be additional review of underfloor	A structural engineer should review. Additional seismic strengthening, may be recommended and any unsafe seismic condition should be strengthened including review of attachments of the wood frame to the footings.	 
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Plaster Exterior	The front façade is a plaster finish that wraps around each side of the building until reaching the slightly protruding brick chimneys. The finish is a rough sand finish that is relatively consistent.	The stucco is in adequate to fair condition with no significant cracking	The stucco is best maintained with regular cycles of prep Repairs need to be carefully crafted to match the original finish.	 
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Siding	<p>The building originally had wood siding but that was covered with simulated wood vinyl siding in 1985. The siding starts from the brick chimneys on either side and then wraps the entire building other than the area at the front façade that is now plaster.</p>	<p>The siding appears in adequate condition although soiled. There are no obvious major detachments</p>	<p>The vinyl siding can be cleaned as well as prepped and painted. During the process the attachments should be confirmed as well as connection at top of parapet.</p>	  
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Wood doors	Exterior doors are primarily wood frame with a panel of glass. The doors have extra wide stiles at the front entry. The other entry doors are typical wood doors from pre-1940's residences.	The entry doors are mostly intact although showing years of deferred maintenance and should be preserved where possible, especially the front entry doors.	Doors should be evaluated for repair and rehabilitation. Fully damaged doors can be replaced with new doors with matching profiles. Doors should be prepped and painted on a regular basis.	 
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Windows	Many of the windows are original wood windows both double hung and in the front elevation are casement windows with added subdivisions across the top of the sash. A number of windows along the side elevations were replaced with jalousie windows.	Existing windows are in need of refurbishment. Window hardware is missing in places. Replacement jalousie windows are not secure.	Wood windows should be maintained to preserve the wood and avoid water intrusion into frames and walls. The wood windows should be carefully maintained with regular schedule of prep and paint. Ongoing window maintenance programs may consider replacements of the jalousie windows to match original wood windows. Window operation should be reviewed and rehabilitated as needed.	  
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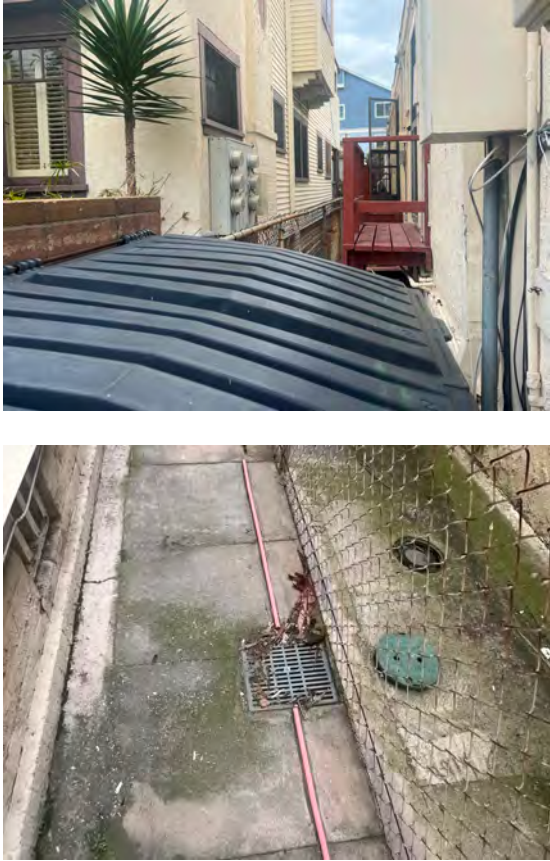
				  
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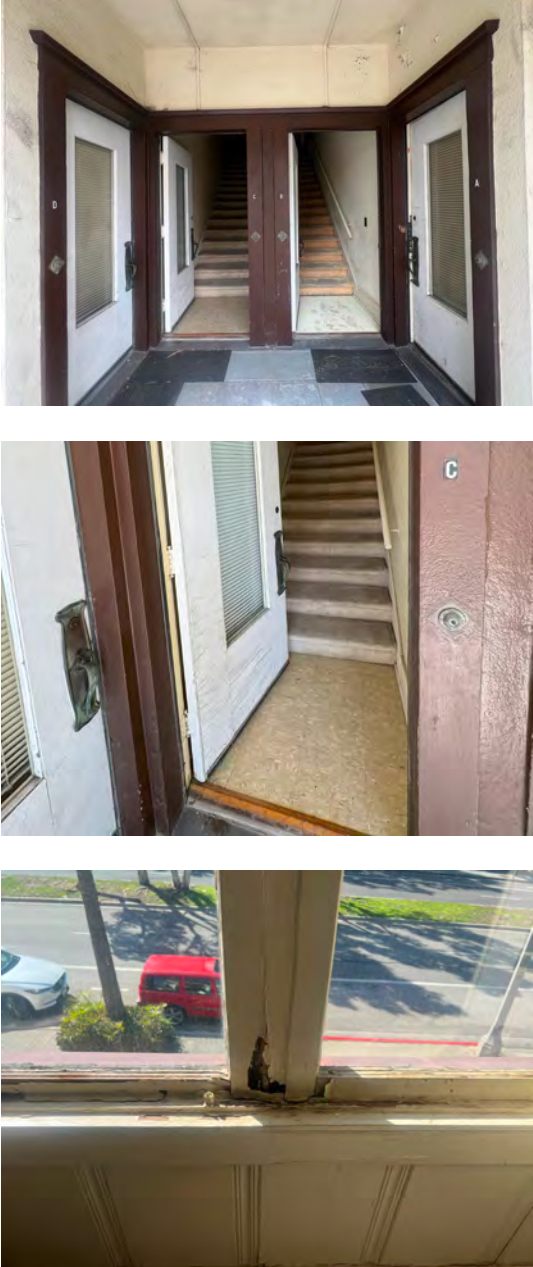
Wood trim and rails	<p>The only remaining wood siding is on the projecting room over the entry porch. The windows all have wood frames and trim with special wood trim on the front facade windows. There is wide wood trim around the doors at the main entry as well as incidental wood trim around the building. At the rear of the ground floor are entry areas with wood railings.</p>	<p>The wood siding and trim all show deferred maintenance.</p>	<p>The wood siding and trim need regular cycle of prep and paint.</p>	  
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<p>Brick chimney and chimney caps</p>	<p>The fireplaces stack on both sides of the building and create a vertical brick expression on either side of the building</p>	<p>The brick chimneys appear in relatively good condition with no major cracking evident. The chimney flues however have not been specifically reviewed for damage.</p>	<p>The flue should be examined via camera for damage and the chimney caps should be reviewed for attachment. The natural brick recess on the painted chimney should be preserved.</p>	 
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Roofing	The roof is flat with sheet roofing. The building has a parapet at the top surrounding the flat roof.	The current roofing may be adequate in most areas for the next few years. No leaks are currently identified.	Roof life cycle should be evaluated. A new roof may be needed over the next years. Any leaks should be identified and repaired expeditiously. New mechanical work should carefully protect roof and provide proper water proofing	  
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<b>Gutters and Drainage</b>	The roof is flat and drains through downspouts located next to the second story bay windows on either side of the building. There is an area drain on the south side of the building	The downspouts are painted metal. The gutter appears adequately attached to the building.	Gutters and downspouts should be repaired and painted and where necessary replaced with similar profile gutters. Drainage should be reviewed including water tests as necessary. Gutters and attachments should be further evaluated. .	
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Hardware	There are numerous older pieces of hardware throughout the exterior door and window openings. The front entry door appears to have original or near original hardware.	The front door handle is in satisfactory condition. Window and door hardware elements are missing in places.	The front door hardware should be reviewed and refurbished. Existing hardware should be repaired and refurbished as much as possible. Replacement hardware for windows and doorways should be selected to maintain consistency and compatibility. Window hardware should be reviewed for function and replaced with compatible as needed	
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Exterior Lights	There are minimal exterior lights at this building. There is a ceiling mounted porch light at the main entry porch and small light fixtures within the porches at the rear of the building	The exterior lights are in satisfactory condition although they may need re-lamping or replacement with compatible	Existing porch lights can be re-lamped for energy conservation if the appropriate bulb is chosen. The older fixtures should be evaluated for new wiring and other upgrades. New exterior lighting can be added for security or lighting in the landscape that illuminates the building and site but should be carefully considered and installed to be compatible	
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Electrical	The primary electrical appears to have been upgraded in recent years with meters located on the south side of the building near the front.	The electrical meters and service should be reviewed for any needed upgrades.	The electrical service should be reviewed by an engineer. The engineer should review wiring as well as other appropriate upgrades for safety.	
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Plumbing	The interior plumbing and underfloor system are partly visible	The plumbing service including sewer has not been investigated. Much of the plumbing throughout the building is likely older piping and may need replacement. .	Plumbing should be reviewed. New service and drain lines may be necessary. Hot water may be switched from gas	
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Mechanical/ Heating	There is gas service to the building so that both water and space heating is gas.	The system is currently operable	Mechanical systems including water heating may require update as electrical. Review gas shut off for safety. Humidity should be considered.	
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**216 N. Catalina Avenue – Cottages**

FEATURE	LOCATION/DESCRIPTION	CONDITION	TREATMENT	PHOTOGRAPHS
Sitework	The cottages are sited on mostly flat land with only concrete paving around except behind the cottages	The paving is in adequate condition with a few cracks. The paving in front is stained with areas lifted at cold joints.	Paving should be cleaned and repaired and where necessary re-done. Paving, subject to reviews can be altered without affecting historic features	  



Landscape	There are small area of landscape directly in front of each cottage. The landscape is primarily ground cover with a small palm in front of the north cottage. The rear yards are unplanted.	Plantings may be too close to the front elevation and allow moisture to accumulate.	Existing plantings directly adjacent to the residence should be removed or trimmed. Added irrigation with care not to direct near the building may help in maintenance. The rear yard can be developed with plantings or deck.	  
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Foundations/ Structural	The residence has typical continuous perimeter footings and internal piers for support of the wood frame structures. There are concrete footings, but little is visible as wood siding finish continues to grade.	The foundations do not show obvious failures. It is unknown if any seismic upgrade.	A structural engineer should review. Additional seismic strengthening may be recommended and any unsafe seismic condition should be strengthened including review of attachments of the wood frame to the concrete footings.	
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<p>Entry Porches</p>	<p>Both cottages have wood entry porches extending from the front façade. The northern cottage has steps that turn parallel to the front while the porch on the south cottage is entered straight on with steps that protrude out into the small front yard. There are also minor porches for secondary entry on the side of each bungalow facing the central concrete path.</p>	<p>The porches are in fair condition with the south cottage porch showing significant deterioration.</p>	<p>All of the porch woodwork needs refurbishing and refinishing. Rotted pieces should be replaced with matching. The porch roof on the south is relatively flat and should be reviewed for drainage including front gutter</p>	
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Wood siding	Both cottages are clad in wood siding. The north cottage is a board and batten pattern with a decorative zig zag trim on the front façade while the south bungalow has horizontal siding.	The wood siding is in fair to poor condition in need of refurbishment. A textured paint coating was applied over the siding	Siding needs full treatment of prep and paint. Rotted wood should be replaced with matching pieces. Methods should be tested to determine if textured finish can be removed.	  
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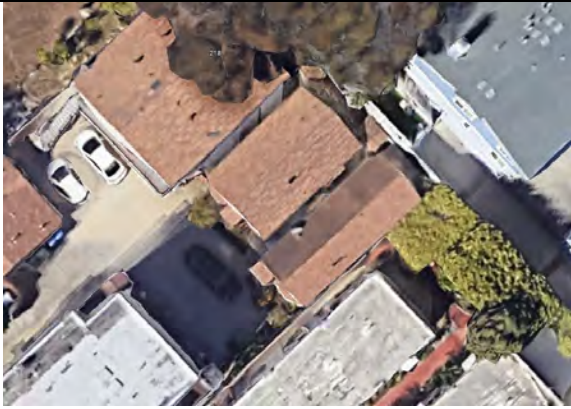

				 
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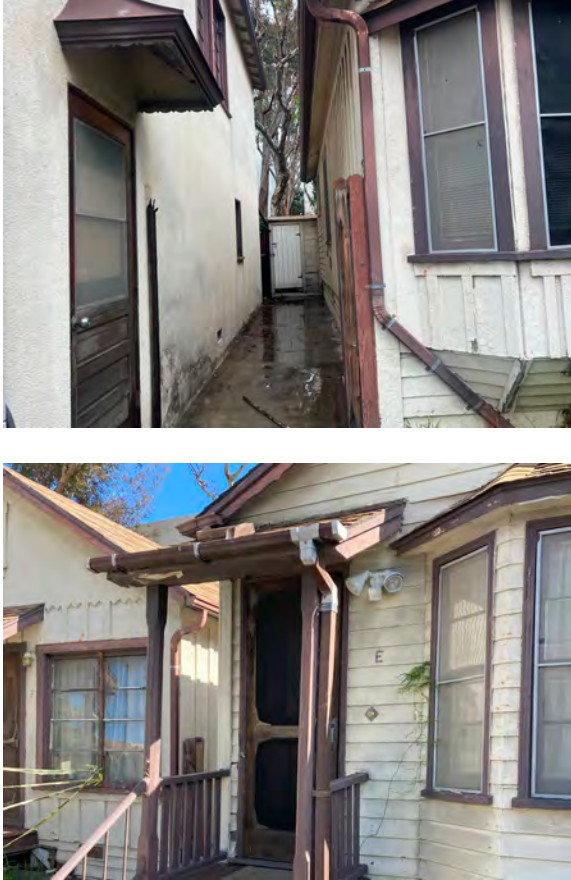
Wood doors	Exterior doors are primarily wood frame with glass insert. They also have a wood screen door that is used across the site.	The existing older doors are mostly intact although showing years of deferred maintenance and should be refurbished where possible.	Doors should be evaluated for repair and rehabilitation where possible. Fully damaged doors can be replaced with new doors with matching profiles. Doors should be prepped and painted on a regular basis. Original hardware that can be repaired should be maintained or as needed replaced with compatible hardware.	
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Windows	<p>The majority of openings have wood windows of various types. A few service (bathroom) windows were changed to aluminum sliders.</p>	<p>Existing windows are in need of refurbishment. Window hardware is missing in places. Not all windows provide a tight seal to the exterior. Many of the windows are significantly deteriorated</p>	<p>Wood windows need to be maintained to preserve the wood and avoid water intrusion into frames and exterior walls. The wood windows should be carefully maintained with a regular schedule of prep and paint. Window operation should be reviewed and rehabilitated as needed.</p>	  
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Wood trim and rails	The wood trim surrounds windows and is located on the front eaves and porch entries	The woodwork is all in need of significant rehabilitation	The wood trim should undergo a full cycle of prep and paint. Rotted and highly deteriorated pieces can be replaced with matching wood.	 
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Roofing	The cottages roofs are covered with asphaltic shingles, light brown in color throughout. The roof edge trim is dark brown metal.	The current roofing may be adequate in most areas for the next few years	Roof life cycle should be evaluated. A new roof may be needed over the next years. Any leaks should be identified and repaired expeditiously.	 
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<p>Gutters and Drainage</p>	<p>The gabled roof slopes down to gutters along the sides of the cottages. Downspouts on the north cottage come to the ground right at the front corners of the building with one downspout wrapping into the front landscape. The south cottage has a downspout towards the back and there is no gutter on the south side next to the property line.</p>	<p>The gutters and downspouts are painted metal. They are in relatively poor condition with exposed supports and splices.</p>	<p>Gutters and downspouts should be repaired and painted and where necessary replaced with similar profile gutters. Drainage should be reviewed. The front porch on the south cottage has an unsightly gutter and downspout at the front.</p>	
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Hardware	Hardware is not original but front doors have older hardware	The front door hardware is in fair condition. Window hardware is missing at some openings.	The front door hardware should be reviewed and refurbished. Existing hardware should be repaired and refurbished as much as possible. Replacement hardware for windows and doorways should be selected to maintain consistency and compatibility.	 
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Exterior Lights	There are a few exterior lights both security type fixtures with motion detectors and modest porch lights	The lights are in satisfactory condition although they may need reconsideration for appearance as well as re-lamping for energy.	Existing porch lights should be evaluated for new wiring and other upgrades. New exterior lighting can be added for security or lighting in the landscape that illuminates the residence and site but should be carefully considered and installed to be compatible. There is large unsightly fixture at the front porch of the south bungalow	 
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Electrical	The electrical appears to enter the residences in the side walls at the central pathway.	The electrical meters may to be in need of update and other equipment may need upgrades.	The electrical service should be reviewed by an engineer. The electrical service may be in need of update. The structure should be rewired as well as other appropriate upgrades for safety.	
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Plumbing	The interior plumbing and underfloor system are not visible	The plumbing service including sewer has not been investigated. Much of the plumbing throughout the house is older piping and likely in need of replacement.	Plumbing should be reviewed. New service and drain lines may be necessary.	
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Mechanical/ Heating	There is gas service to the building so that both water and space heating is gas.	The system is currently operable	Mechanical systems including water heating may require update. Review gas shut off for safety. Humidity should be considered.	
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MILLS ACT MAINTENANCE PLAN  
216 N. Catalina Avenue

**MAINTENANCE PLAN: 216 N. Catalina Avenue - Front 2 Story building.**

Item #	Maintenance Schedule	Feature	Location	Recommended Treatment Maintenance per Sec of Ints Stds.		Total (Est. Budgets)
<b>SITE</b>						
1	2024 ongoing	Sitework	Entry area, conc walkway on south and north, paving at back Driveway on adjacent property	Refurbish paving, cosmetic repair		\$ 2,000.00
2	monthly	Landscape	Small planting areas at front on either side of entry porch	Maintain landscape, check irrigation Trim plants and irrigation against stucco walls Refurbish ground cover & maintain		\$ 12,000.00
<b>EXTERIOR</b>						
3	2024	Foundations/Structural		Review structural Improve seismic connection as needed		\$ 2,000.00
4	2024 5 year cycle 2029	Plaster exterior	Front façade and side elevations towards front	Review plaster. Patch cracks Prep and paint on regular cycle		\$ 2,000.00
5	2024 5 year cycle 2029	Siding	Around building except front portion	Clean and refinish as appropriate		\$ 15,000.00
6	2024 5 year cycle 2029	Wood entry doors	Entry, ground floor entry doors	Maintain original doors Prep and paint, reconstruct as needed		\$ 4,000.00
7	2024 rehab ongoing	Windows	Throughout	Maintain windows and operation. Prep and paint reconstruct as needed. Provide new matching wood windows at current jalousie wdws		\$ 10,000.00
8	2024 5 year cycle 2029	Wood trim and railings	Exterior wood work around bldg incl front balcony over entry porch and rear entry steps and rails	Prep and paint approx. 5 year cycle Repair as needed		\$ 1,000.00
9	2024	Brick chimneys and chimney caps	Rooftop chimneys	Review clay flue at chimneys Review chimney caps for connectins		\$ 2,000.00
10	2024 5 year cycle 2028	Roofing	Entire roof	Provide new roofing surface. Maintain with 5 year review		\$ 10,000.00
11	2024 5 year cycle 2029	Gutters and Drainage	Exposed downspouts on side elevations	Repair and refinish gutters as necessary Review roof and site drainage		\$ 1,000.00
12	2024 & ongoing	Hardware	Exterior Windows and Doors	Maintain original window and door hardware, replace missing hardware with consistent finish		\$ 2,000.00
13	2024 & ongoing	Exterior Lights	Front porch and rear entries General site lighting for safety	Relamp as needed Check for weather seal and finish condition		\$ 1,000.00
<b>SYSTEMS</b>						
14	2024 upgrade	Electrical	Meters on south elevation toward front Upgrade as needed	Upgrade service and wiring as needed Review exterior outlets for safety		\$ 2,000.00
15	2024 rehab & ongoing	Plumbing	Throughout site and residence	Maintain and refurbish plumbing Replace piping as needed		\$ 5,000.00
16	2024 New elec HVAC as needed	Heating/AC/Gas	Throughout Gas feed at south elevation	Rework existing service, New HVAC (elec) for climate control. Check for shutoffs		\$ 5,000.00
<b>ADMINISTRATIVE</b>						
17	2024	Permits Fees related to historic items		City of Redondo Beach		\$ 5,000.00

**TOTAL MILLS ACT MAINTENANCE PLAN 10 Years \$ 81,000.00**  
**Front Two Story Building**

MILLS ACT MAINTENANCE PLAN  
216 N. Catalina Avenue

**MAINTENANCE PLAN: 216 N. Catalina Avenue - Two Cottages**

Item #	Maintenance Schedule	Feature	Location	Recommended Treatment Maintenance per Secr of Ints Stds.		Total (Est. Budgets)
<b>SITE</b>						
1	2024 ongoing	Sitework	Entry area, walkway along sides to back Paved drive at front	Refurbish paving		\$ 3,000.00
2	monthly	Landscape	Small planting areas at cottage fronts. Small rear yards	Maintain landscape, check for irrigation Trim plants and irrigation next to walls Refurbish ground cover & maintain		\$ 12,000.00
<b>EXTERIOR</b>						
3	2024	Foundations/Structural	Footings at buildings	Review structural Improve seismic connection as needed		\$ 2,000.00
4	2024 5 year cycle 2029	Entry Porches	Front façade and side elevations towards front	Review woodwork for deterioration esp. porch decks. Prep and paint on regular cycle		\$ 2,000.00
5	2024 5 year cycle 2029	Wood siding	Around entire both cottages	Test for removal of textured finish. Prep and paint, reconstruct as needed Replace rotted pieces with matching profiles		\$ 15,000.00
6	2024 5 year cycle 2029	Wood entry doors	Entry, ground floor entry doors	Maintain original doors Prep and paint, reconstruct as needed		\$ 1,000.00
7	2024 rehab 5 year cycle 2029	Windows	Throughout	Maintain windows and operation. Prep and paint reconstruct as needed. Provide new matching windows as needed		\$ 3,000.00
8	2024 5 year cycle 2029	Wood trim and railings	Exterior wood work around bldg incl entry porch rear rails	Prep and paint approx. 5 year cycle Repair as needed Replace rotted wood to match as needed		\$ 2,000.00
9	2024 5 year cycle 2029	Roofing	Entire roof	Maintain with 5 year review		\$ 10,000.00
10	2024 5 year cycle 2029	Gutters and Drainage	Exposed downspouts on front elevations	Repair and refinish gutters as necessary Review gutters, downspots and site drainage		\$ 3,000.00
11	2024 & ongoing	Hardware	Exterior Windows and Doors	Maintain older window and door hardware, replace missing hardware with consistent finish		\$ 5,000.00
12	2024 & ongoing	Exterior Lights	Front porch and rear entries General site lighting for safety	New compatible fixtures as needed incl. security lights Check for weather seal and finish condition		\$ 2,000.00
<b>SYSTEMS</b>						
13	2024 upgrade	Electrical	Power enters at exterior walls	Upgrade service and wiring as needed Review exterior outlets for safety		\$ 2,000.00
14	2024 rehab & ongoing	Plumbing	Throughout cottages	Maintain and refurbish plumbing Replace piping as needed		\$ 4,000.00
15	2024 New elec HVAC as needed	Heating/AC/Gas	Throughout Gas ot water heater sheds at center walk	Rework existing service, New HVAC (elec) for climate control. Check for shutoffs Change out for tankless HWH		\$ 3,000.00
<b>ADMINISTRATIVE</b>						
16	2024	Permits Fees related to historic items		City of Redondo Beach		\$ 3,000.00

**TOTAL MILLS ACT MAINTENANCE PLAN 10 Years**      **\$ 72,000.00**  
**Two Cottages**

**TOTAL MILLS ACT MAINTENANCE PLAN Years 1 thru 10**      **\$ 153,000.00**