

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

APPLICATION NO. <i>COA-2024-05</i>
DATE RECEIVED: <i>10/10/2024</i>

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: 218 N. Catalina Avenue	
	EXACT LEGAL DESCRIPTION OF THE PROPERTY: LOT: 24 BLOCK: 31 TRACT: 7503	ZONING: R-3A
	RECORDED OWNER'S NAME: MAILING ADDRESS: TELEPHONE:	AUTHORIZED AGENT'S NAME & EMAIL: David Kaplan, Kaplan Chen Kaplan david@kckarchitects.com MAILING ADDRESS: 2526 18th Street Santa Monica CA 90405 TELEPHONE: 310-713-5446
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. The project in the designated 1895 Historic District is to refurbish existing exteriors including repainting wood elements and plaster to match. Non-original aluminum windows will be replaced with wood windows to match existing. Interior remodel with no impact to exterior appearance and rooftop mechanical not visible from grade or street are also included.	
	Existing use(s) of site: Residential	
	Existing condition of structure: Fair condition	
	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. The project does not include changes to the exterior appearances of the structures on the property. Care will be taken during the work to prevent damages to historic features during maintenance and construction work.	

OWNER'S AFFIDAVIT

Project address: 218 N. Catalina Avenue

Project description: Exterior refurbish and Interior remodel

I (~~we~~) Eitan Weinstock, 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: 6300 Wilshire Blvd Ste. 1590
Los Angeles, CA 90048

Phone No. (Res.) _____
(Bus.) (310) 856-9070

Subscribed and sworn to before me this 28th day of May, 2024




FILING CLERK OR NOTARY PUBLIC

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS

Certificate of Appropriateness - 218 N. Catalina Avenue, Redondo Beach

Overview

The property at 218 N. Catalina Avenue contains structures dating to pre 1895 and is part of the early development of the City of Redondo Beach. The parcel at 218 N. Catalina Avenue along with the adjacent 216 N. Catalina Avenue were determined to be historic resources and designated a City of Redondo Beach Historic District in 1995 noted for the pre 1895 structures identified on the properties. The buildings on the properties are essentially unchanged and retain the character from the time of designation. The project is to rehabilitate the building exteriors per the Secretary of the Interiors Standards for Treatment of Historic Properties. Interior work will have no impact on the exterior appearance of the resources.



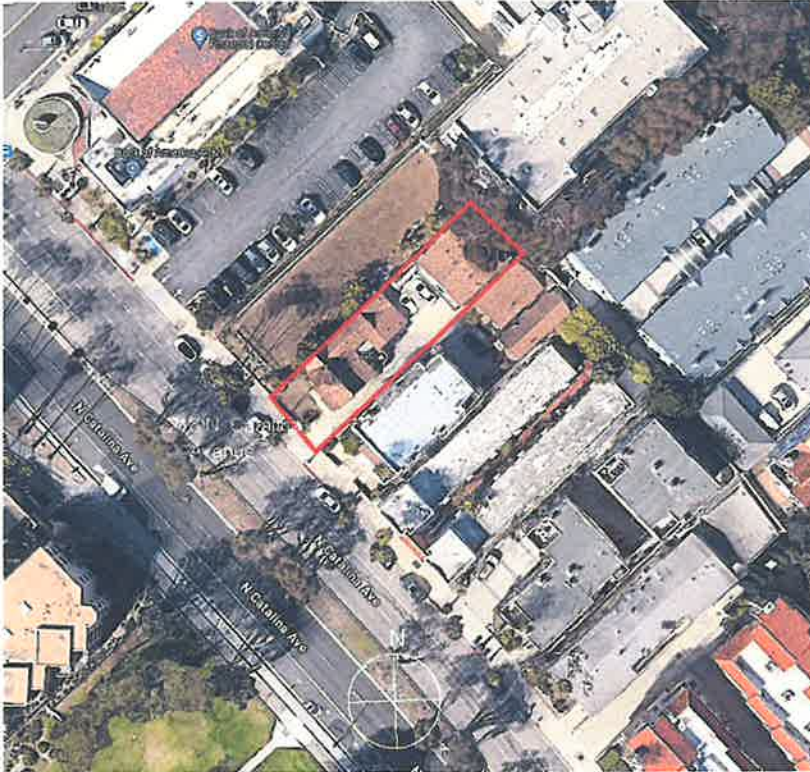
Aerial view of 218 N. Catalina Avenue and adjacent property at 216 N. Catalina Avenue that comprise the designated Historic District

Neighborhood and Project Site

The site is a short distance from the ocean front just north of the original docks. Catalina Avenue has become a mix of mostly residential multifamily properties with a few commercial sites on the east side of the street especially further south along S. Catalina Avenue as well as the two-story

bank branch and surface parking constructed on the four corner parcels just north of the site. The property is elevated from the street with a relatively steep drive and steps to the front porch while the remainder of the site is generally flat to the back of the property.

General Building Description



Aerial view of 218 N. Catalina Avenue

The property at 218 N. Catalina Avenue consists of a one-story residence dated prior to 1895 with a rear extension that appears by the 1904 Sanborn Insurance Map. The rear of the property consists of a two-story gabled structure with a residential unit and 2 car garage at the ground level and a stair up to an outdoor second floor walkway that connects to two additional units.

The one-story residence is designed in a modest Queen Anne style with a steep gabled front façade projection adjacent to the covered porch. The pediment formed under the front gable is infilled with scalloped shingles. The front gable has a slight upward projection at the eaves to give it a distinctive look of the Victorian period. A very gently sloping roof covers the porch that protects the entry and southern portion of the front façade and is supported on three thin wood posts all painted dark brown similar to the simple wood porch rail. The porch has large tile although not likely the original material. The main roof of the building is a cross gable across the width of the building. A lower gabled roof extends on the back over the extension to the rear. The very back portion of the building is roofed with a relatively low unsymmetrical cross gable. The entire roof is composite shingles. The configuration of the house creates an outdoor patio in the middle on the north on the side with the concrete driveway. The residence is finished in stucco. A painted wood

trim highlights the gable and small roof overhangs. The windows are not original with openings primarily filled with jalousie and aluminum sliding windows. Currently there are minimal windows throughout. The front yard has lawn with minimal plantings and there is a small planting strip behind the residence. The remainder of the site is paved with concrete. The building looks unchanged from photographs in the original nomination and designation.

The rear building, constructed in 1959 according to the Los Angeles County Assessor, is a two-story stucco building with front facing gabled roof. An exterior stair that projects outward leads to a second-floor walkway with painted wood railing across the front of the building connecting two units. The two upper entry doors have a projecting porch covering overhead. The windows are a mix of wood windows and steel sash. The garage door is finished with vertical wood slats. The rear building was not considered part of the historic resource when designated in 1995.

Proposed Project

The project is to rehabilitate the existing building exteriors. For the front one story residence and the rear two story building the work consists of:

Front building

New paint at stucco.

Refurbish existing wood windows

Replacement of jalousie windows with wood window to match similar existing wood windows

Prep and paint front porch woodwork and wood trim

Trim landscape adjacent to front facade. Refresh ground cover.

Raise roof at rear for code

Interior modifications with no impact on exterior.

Rear building

Refurbish doors and windows, outdoor stairs

Clean and paint exterior stucco and wood trim

Refurbish yard and landscape area.

Garage door opening modified for Accessory Dwelling Unit

Interior modifications with no impact on exterior.

Photographs - Residence



West elevation front façade)



South elevation (front portion)



South elevation court behind fencing



South elevation of back portion showing court on south along driveway



East (rear) elevation



North elevation (from adjacent vacant lot)

Photographs - Rear Building (non contributing)



West elevation (front façade)



View from northwest of rear building



North elevation



South elevation



East (rear) elevation