

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

APPLICATION NO.

COA-1024-01

DATE RECEIVED:

10/10/2024

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: 216 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 cleaning siding and repainting plaster to match. Non-original jalousie 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: 216 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



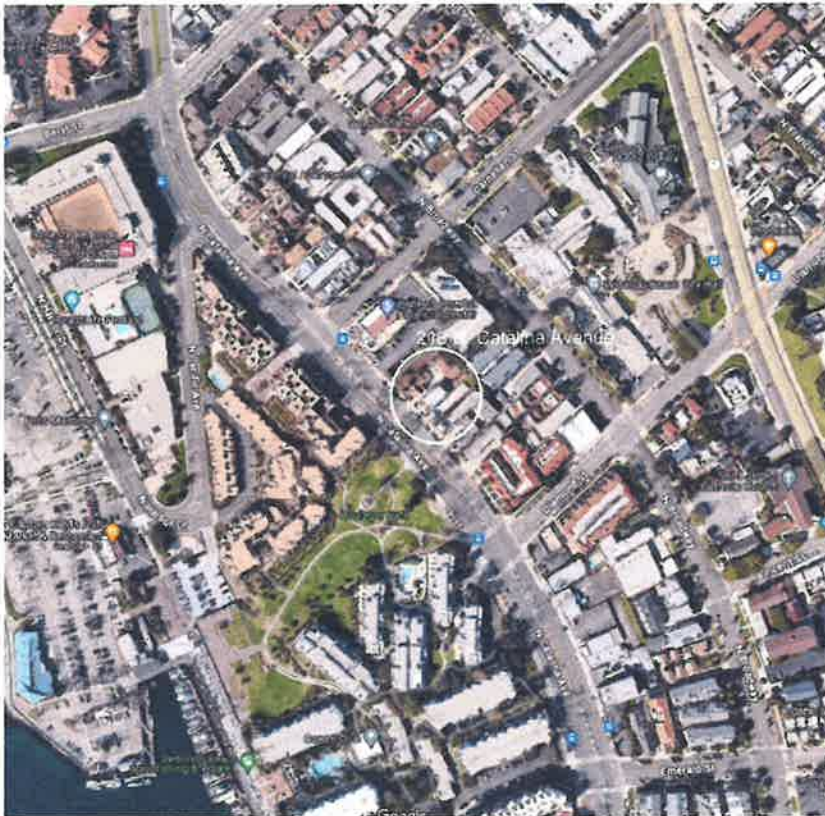

FILING CLERK OR NOTARY PUBLIC

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS

Certificate of Appropriateness - 216 N. Catalina Avenue, Redondo Beach

Overview

The property at 216 N. Catalina Avenue contains structures dating to pre 1895 and is part of the early development of the City of Redondo Beach. This parcel at 216 N. Catalina Avenue along with the adjacent 218 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.



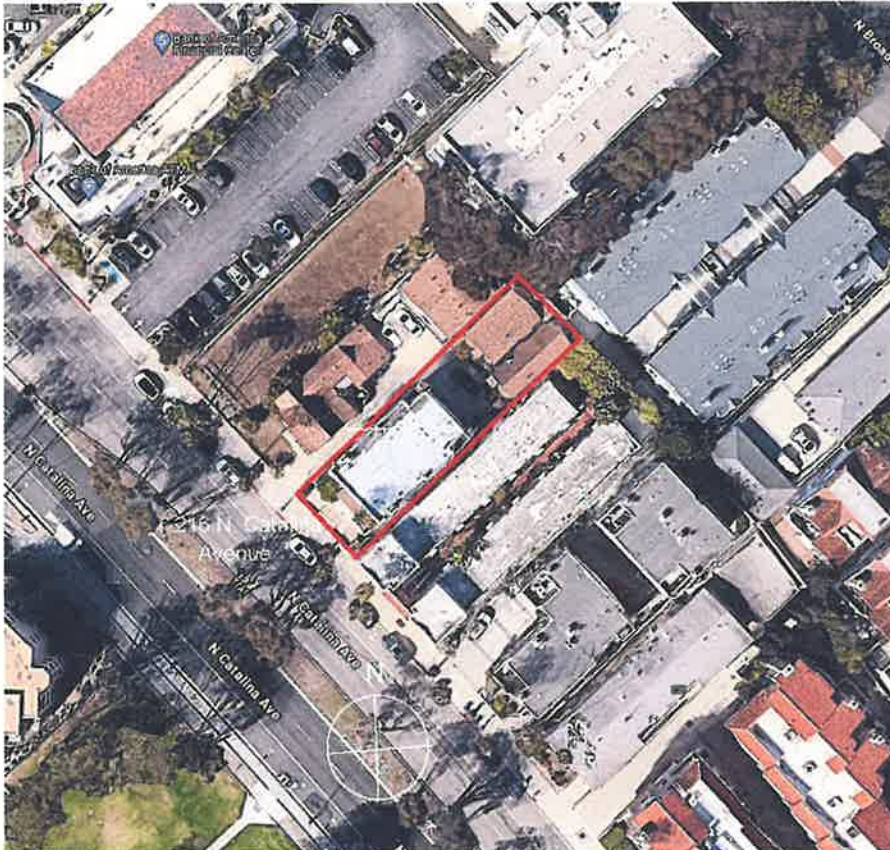
Aerial view of 216 N. Catalina Avenue and adjacent property at 218 N. Catalina Avenue that comprise the designated Historic District

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 216 N. Catalina Avenue

The property at 216 N. Catalina Avenue consists of a two-story building constructed in the Craftsman style with its boxlike shape with horizontal siding, the pillars at the front porch and the style of wood windows as noted in the City of Redondo Beach document for the Landmark properties. According to City records and the Los Angeles County Assessor, the building was constructed in 1913.

The two-story building is primarily clad in horizontal siding that was originally wood but was re-clad with vinyl siding to look like wood siding in 1985, prior to historic designation. The front overhead porch has wood siding and there is an overhanging box cornice at the top of the porch projection and along the upper roof above. Other than the porch overhang, the front façade and the front portion of the side elevations has a stucco finish that may have originally also been wood. The stucco finish terminates at the painted brick chimneys on either side towards the front that slightly project out and have a recessed brick panel midway. There is also a boxy bay projection on either side of the upper floor near the middle of the building. The windows throughout are primarily

double hung wood windows with wood frames and sills while some were replaced with jalousie windows. The front façade has casement windows with subdivisions in the upper glass panel and has an added projecting trim across the top of the opening. The building parapet along the side and rear elevations has trim cap that steps up for slight projections at the ends of the elevations and above the projecting bays. The rear elevation includes two symmetrical wood stairs to small, enclosed porches on the second floor. The ground floor units similarly have a partially enclosed porch area with a few steps for entry at the back. The building has a painted brick base below the siding.

Originally two cottages were built at the front of the property sometime before 1895 and were relocated to the back of the site in 1913 to construct the two-story building. The two modest cottages of slightly different sizes are examples of early vernacular bungalows built in the area and likely the oldest existing examples. When relocated they appear to have small modifications and additions to the back of the cottages as reflected in the Sanborn Insurance Maps. Both cottages have a small front porch overhang and bay window in front but are located differently in the front facade. The northern cottage is painted, wood board and batten exterior while the south cottage is clad in horizontal painted wood siding. They both have gabled roofs with composite shingles and attic vents in the front gable while the northern cottage has more decorative wood trim at the vent and under the front gable. Both cottages have a textured paint coating.

Proposed Project

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

Two-story apartment building:

- New paint at stucco.
- Refurbish upper projecting cornice at front facade
- Cleaning and new paint at horizontal siding and parapet cap
- Refurbish existing wood windows
- Replacement of jalousie windows with wood windows to match similar existing openings with wood windows
- Prep and paint front porch woodwork
- Trim landscape adjacent to front facade. Refresh ground cover.
- Interior modifications with no impact on exterior.

Two one-story cottages:

- Evaluate and replace rotted wood on facades
- Prep and paint wood siding
- Repair, refurbish and paint existing windows
- Trim landscape immediately adjacent to buildings. Refresh groundcover.
- Interior modifications with no impact on exterior.

Photographs – Front building



West elevation entry façade with entry porch & paving, landscape, original wood windows and upper cornice.



West elevation and view of south elevation



North elevation from northwest



North elevation from northeast



East elevation



West corner and South elevation

Photographs – Cottages



West elevation north cottage



West elevation south cottage



Corner of west elevation and view of north elevation (north cottage)



View of side elevations between the two cottages