

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

RECEIVED BY:

*HG/OK*

DATE RECEIVED:

*2/24/20*

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.*

<b>A</b>	<b>APPLICANT INFORMATION</b>	
	<b>STREET ADDRESS OF PROPERTY:</b> 124 N Catalina Ave	
	<b>EXACT LEGAL DESCRIPTION OF THE PROPERTY:</b>  LOT: Lot 44      BLOCK: Block 178      TRACT: Redondo Beach Tract	<b>ZONING:</b>  R3A
	<b>RECORDED OWNER'S NAME:</b> Melba L. House, trustee of the Melba L. House Revocable Trust <b>MAILING ADDRESS:</b> 241 Vista del Parque Redondo Beach, CA <b>TELEPHONE:</b> 90277 <b>FAX:</b> 310-378-1866	<b>AUTHORIZED AGENT'S NAME:</b> Catalina Fund, LLC Attn: Jason Muller, General Manager <b>MAILING ADDRESS:</b> 1221 Hermosa Ave, Suite 101 Hermosa Beach, CA <b>TELEPHONE:</b> 206-693-0929, 424-452-6199 <b>FAX:</b>
<b>B</b>	<b>PROJECT DESCRIPTION: Give the following data for the project:</b>	
	Description of proposed project. Please note if it is in a Historic District and if it is visible from the public right-of-way.  See attached	
	Existing use(s) of site:	
	Existing condition of structure:	
	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.	

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

#### 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.

**Property Dimensions:**

Dimension all property lines.  
Location and dimension easements (existing and proposed).

**Buildings:**

Indicate: location and dimensions of all structures (existing and proposed) and required setbacks.  
Show structures to be demolished with dashed lines.  
Dimension space between buildings.  
Indicate dimensions from all structures to property lines.

**Softscape:**

Indicate: existing major vegetation (note major vegetation to be removed and/or relocated) and proposed landscaped areas.

**Parking/Access:**

Indicate and dimension: all curb cuts, driveways, and walkways, all parking spaces, access aisles and loading areas.  
Indicate: all adjacent streets, street dedications and improvements.

**Improvements:**

Indicate: location, height, and material of walls and fences.  
Indicate: location, size and height of signs.  
Indicate: location and general nature of exterior lighting.

**2) ARCHITECTURAL ELEVATIONS**

Minimum scale: ¼ inch = 1 foot  
Minimum scale for details 1 ½ inch = 1 foot.  
Where existing elevations are required; show all sides of the building or improvement.  
Where proposed elevations are required: provide separate elevations showing all sides of new buildings and improvements and all affected sides of altered buildings and improvements.  
Indicate height of all structures.  
Identify all types of exterior architectural materials.  
Significant architectural features and historic fabric must be shown in detail (doors, fenestration & design details).  
Show existing and finished grades.

**3) PHOTOS:**

Minimum size 4" x 6" color prints (not polaroids) showing all sides of existing building(s), with additional photos showing features to be altered at close range. (Digital submittal of photos in addition to prints is also encouraged.)

**4) COLOR BOARD:**

Through use of color samples or colored elevations, show the paint or finish colors for all exterior surfaces.

**5) ROOF PLAN:**

Minimum scale: 1/8 inch = 1 foot  
Plan must illustrate relationship of new roof to roof(s) of existing building(s).

**6) MATERIAL SAMPLES:**

Samples should include roofing and siding materials, trim, and other significant features; and should be of a sufficient size to evaluate the qualities of materials when actually applied to the building.

**B. INSTRUCTIONS FOR SUPPLEMENTAL ITEMS – MEET WITH PLANNING DEPARTMENT STAFF**

1. PRESERVATION PLAN
2. HISTORIC STRUCTURE REPORT
3. ENVIRONMENTAL ASSESSMENT

**124 N. Catalina Avenue**



124 N. Catalina Avenue (1946/1950)

**Description**

The front façade retains the original configuration of the storefront opening including the horizontal mullion that separates the upper transom windows although the window sash and storefront has been changed to dark finished aluminum. There is a decorative pattern of masonry at the bulkhead that may be original. Existing signage is not original. The building extends back into the parcel with space for laundry equipment. That area is generally unadorned on the exterior and the massing offsets along the south elevation separating the significant front part of the building from the less meaningful rear structure.

**Condition Assessment**

The façade is generally in satisfactory condition. There have been unattractive modifications to the front façade mostly from exposed electrical service and outdoor lighting applied to the building that impacts the historic quality of the building. The horizontal wood mullion separating the transom windows should be refurbished.

## Rehabilitation

The current storefront and glazing could be replaced while maintaining the full opening and the expression of the transom windows. The horizontal element that separates the upper transom windows needs rehabilitation to maintain.

Further investigation is needed for the storefront bulkhead. The bulkhead may not be original based on wall construction behind the stone veneer. It is unknown whether the current door opening is original.

Electrical service elements applied over the south end of the front façade should be removed and relocated. Exterior lighting should be compatible with building.

The rear portion of the building is not a historic feature and can be altered or removed without impact the resource. Additional openings will be provided on the south elevation to provide more daylight and connection to the exterior for new uses. These openings will be differentiated from the front façade.



Electrical service and exterior lighting should be reconfigured



Masonry bulkhead may be original.  
Refurbish mullion at transom windows



Long south elevation is not significant  
and can be modified as needed