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

RECEIVED BY: AG/SK

DATE RECEIVED: 2/24/2020

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:
132 N Catalina Ave

EXACT LEGAL DESCRIPTION OF THE PROPERTY:
LOT: Lots 37, 38, 39 BLOCK: Block 178 TRACT: Redondo Beach Tract

ZONING: R3A

RECORDED OWNER'S NAME:	Gordon Ervin Stewart Trust dated April 29, 1993 AND Walter A. Griesser 2011 Trust, dated May 5, 2011	**AUTHORIZED AGENT'S NAME:**	Catalina Fund, LLC Attn: Jason Muller, General Manager
MAILING ADDRESS:	Brown & Streza LLP 40 Pacifica,15th Floor Irvine, CA 92618	**MAILING ADDRESS:**	1221 Hermosa Ave, Suite 101 Hermosa Beach, CA
TELEPHONE:	(949) 453-2900 x 154	**TELEPHONE:**	206-693-0929, 424-452-6199
FAX:		**FAX:**	

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.

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.

DESCRIPTION OF PROJECT	SITE PLAN	EXISTING ELEVATIONS	PROPOSED ELEVATIONS	PHOTOS	COLOR BOARD	ROOF PLAN	MATERIAL SAMPLES
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 to 3 inches = 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 submital 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 siginifcant 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

132 N. Catalina Avenue

132 N. Catalina Avenue (1905/1930)

Description

The current structure retains the location and massing of the original building along with previous side additions on north and south. Little of the original structure remains while interior elements that relate to the buildings original use as a blacksmith and then later a metalwork shop are intact. The roof appears to be of more recent construction.

On the north is a covered area that has two column/pilaster elements with a wall constructed of wood and flat metal panels at the frontage that may have been originally a portal into the space that has since been infilled. According to the City of Redondo Beach Sanborn Insurance Map a small building on site may have been moved into this location.

The front façade extending across the central portion with stepped parapet and south addition is vertical wood planks covered over with large metal panels stamped with a brick-like pattern. The metal panels are nailed and screwed onto the façade and also wrap the southwest corner and continue for approximately 10 feet along the south side of the building. Metal panels would have been installed after the construction of the south addition. There is a large central opening and a horizonal window opening to the north of the entry way. A large gate to the south at the street frontage marks the end of the central portion of the structure and serves as entry into the south addition. There is also a door at the

far southern end of the front façade that accesses an electrical closet directly behind the building front.

Large pulleys in the ceiling at the back of the main building connect a series of machines with a single motor. The assembly of machine elements is a historic feature of the space.

Condition Assessment

Initial investigation found unfinished vertical wood siding that is in poor condition behind the metal panels. The wood framing of the wall behind the woodwork appears to be of relatively recent construction. At the front façade of the north portion, the woodwork at the columns and wall is in extremely poor condition. The enclosed north area has a low sloping roof that spans across the space but leaves a gap along the side property line. This structure may require removal or re-construction.

Much of the roof structure from the interior appears updated with plywood sheathing although some lumber looks older with true dimensions and square corners The current main façade appears to have been constructed around WWII. The assessor indicates changes in 1930 which may relate to the additions to the building. One possibility is that there may have been a masonry façade that collapsed in the Long Beach Earthquake. Alternatively, the building may have had a vertical wood façade that was eventually covered with the metal siding although it is unusual that a wood façade would be unfinished. The current condition is that the wood façade behind the metal panels appears heavily deteriorated. The metal panels have also been applied in a haphazard process with a mix of nails and screws and metal panels were bent around the corner to extend along the south facade.

Rehabilitation

One method of restoration/rehabilitation would be use of new vertical wood for the front façade. The central entryway and parapet extension above should be retained as part of the building rehabilitation as they represent an early building form for small town commercial structures and industrial workshops. The north addition to the building can be demolished or reconstructed. Retaining the two columns at the frontage as a portal to the space would preserve a historic characteristic of the site.

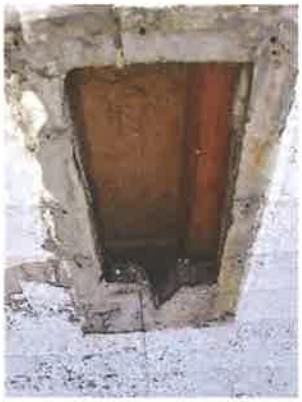
The front entry to main building should be maintained as well as the horizontal window to the north of the doors although the existing aluminum sash within the opening could be replaced with a more compatible window type. The large door at the street frontage of the south addition could also be replaced while

maintaining the large opening. The south wall of the south addition is covered with the metal panels partway and would be reconstructed with vertical wood to look similar to design for the front façade. The front portion of the south wall may extend to the original back corner for the angled rear façade that appears in early photos and maps, while the continuation of that wall is an addition to the building dating possibly to the 1950s. Openings can be created on the south façade but they should be setback from the street as far as possible. The rear of the building is not a significant part of the feature and can be partially cut back if necessary for overall project.

Façade at north end needs substantial Rehabilitation. Pilasters can be re-created

All openings should be rehabilitated

South façade with metal panel wrap to end of original wall



Façade investigation

Interior features include metal work equipment