



100 – 132 N. Catalina Avenue
Historic Preservation Plan
Redondo Beach, California

November 20, 2020

Submitted by

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NORTH CATALINA AVENUE HISTORIC DISTRICT
Rehabilitation and Adaptive Reuse – Historic Preservation Plan
100 – 132 N. Catalina Avenue, Redondo Beach, California

Historic Rehabilitation and Reuse Plan

The proposed North Catalina Avenue Commercial Historic District consists of one story structures at 132, 126, 124 N. Catalina Avenue and the two story masonry building at 112 N. Catalina Avenue. A mixed use project is being developed consisting of the existing contributors to the historic district together with new living units and parking sited along the rear of parcels from 112 to 132 N. Catalina Avenue as well as located on the currently empty corner lot at 100 N. Catalina Avenue. The three existing contributing one story buildings will contain commercial uses and the existing two story building is planned for mixed use residential.

A historic resource evaluation report completed by Kaplan Chen Kaplan provides findings regarding properties at 112 N. Catalina Avenue, 116 N. Catalina Avenue, 124 N. Catalina Avenue, 126 N. Catalina Avenue, and 132 N. Catalina Avenue¹:

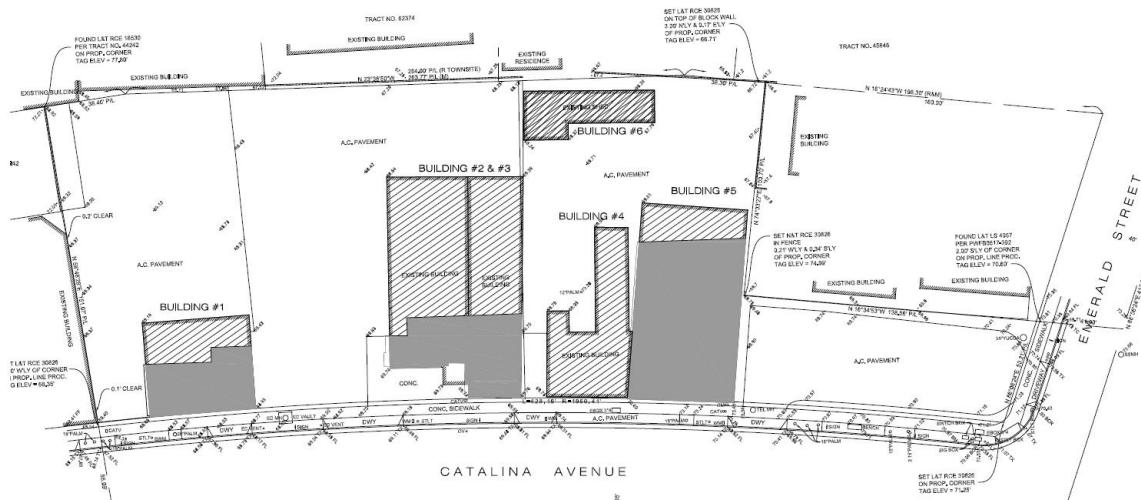
“The buildings at 112 N. Catalina Avenue, 124 N. Catalina Avenue, 126 N. Catalina Avenue and 132 N. Catalina Avenue are eligible contributing buildings to a City of Redondo Beach Historic District. The buildings are rare resources representing early 20th Century commercial development in Redondo Beach as very few early 20th Century commercial buildings remain. The subject buildings represent the continuum of commercial building property types in Redondo Beach during the first half of the 20th Century, 1904 to 1949. Although the buildings have undergone alteration over the decades, they all still retain original form and massing and enough character-defining features that guide rehabilitation of the buildings.”

The proposed project, Catalina Village is adaptive reuse and rehabilitation of the buildings at 112 N. Catalina Avenue, 124 N. Catalina Avenue, 126 N. Catalina Avenue and 132 N. Catalina Avenue. The parcels will be consolidated along with the undeveloped parcel at the corner of N. Catalina Avenue and Emerald Avenue. New residential buildings will be constructed at the rear of the subject parcels as well as on the undeveloped corner parcel.

The proposed rehabilitation plan is subject to review by City of Redondo Beach Historical Commission and as an historic resource all proposed work must comply with the Secretary of the Interiors Standards for Rehabilitation of Historic Structures as well as generally accepted practices and procedures for historic resources. The following historic Preservation Plan includes evaluation of character-defining features, review of proposed rehabilitation, review of proposed treatments as well as review of procedures during construction to help ensure conformance to historic preservation guidelines and standards.

¹ 100-132 N. Catalina Avenue, Redondo Beach, Historic Resource Evaluation Kaplan Chen Kaplan, November 20, 2020

Overall Site



Project property with retained historic contributors highlighted in solid gray. Currently the area between buildings is paved open space used for parking and storage

Description

The existing site contains four buildings that have been evaluated as contributors to the historic district and one non-contributing structure. The remainder of the site including space behind the buildings is open space. The four buildings, their character defining elements and treatments are individually described in this Preservation Plan. There are no landscape features.

Condition Assessment (see individual buildings)

The overall site is in fair condition with significant deferred maintenance for all structures. Asphalt paving in fair condition covers much of the open space.

Character defining features (see individual buildings)

Street front entries and storefronts for all buildings
Low rise one story commercial buildings and one two story mixed-use building
Open space between buildings

Rehabilitation

The project is to adaptively reuse retained building elements that express the character of the historic district primarily expressed through the street facing elements of the four identified resources to be preserved and rehabilitated. The rehabilitation of individual structures is reviewed in this Preservation Plan. Rehabilitation of the overall setting maintains the street front open space that includes new paving, landscape and

furnishings for enhanced public outdoor areas along the street front relating to uses in the adjacent rehabilitated buildings. No new structures are placed between the identified street front resources. The new housing is arranged behind the low rise structures and creates a backdrop that highlights the varied street front historic resources. New housing is also sited at the end of the block, south of the two story building that provides a transition to the existing two story housing including a historic landmark around the corner on Emerald Street.



Overall street front view along N. Catalina Avenue of adaptively reused and rehabilitated contributors to the historic district with new housing as backdrop and at south corner.



View looking south along North Catalina shows how the historic buildings are featured along the street front, framed and highlighted by the new housing development



View looking north with new housing at the vacant corner lot adjacent to the existing two story building. The Housing helps to frame the historic district as well as to transition around the corner to adjacent historic multi-story housing.

112 N. Catalina Avenue (1904/1945)



112 N. Catalina Avenue

Description

The building at 112 N. Catalina Avenue is a two story masonry structure with plaster façade. The current façade was installed in 1992 along with seismic upgrades. Seismic upgrade included new steel frames throughout the building including a frame behind the front façade. The front windows are aluminum storefront at both ground and upper level. There is operable upper sash on the second floor windows. The long side elevations are articulated by a series of vertical pilasters. The side walls are windowless except for one large and one small window with arched brick headers in the second bay from the front on both sides. The rear elevation has three arched openings on the upper floor and an exterior metal stair. The entire front façade appears to have been plastered over at one time.

Condition Assessment

The building exterior is in relatively good condition although the front façade is a dated design with minimal references to the original building design. Along with fading, the textured plaster has accumulated dirt creating an uneven appearance. Aluminum mullions for windows and doors have faded but otherwise the window

assemblies appear in satisfactory condition.

Character defining features

Two story rectangular building and street front facade
Large storefront type openings at ground floor
Large upper window openings aligning with lower
Central entry with separate ground floor entries
Long side elevations with exposed brick, pilasters and minimal windows
Original cornerstone revealed at building base

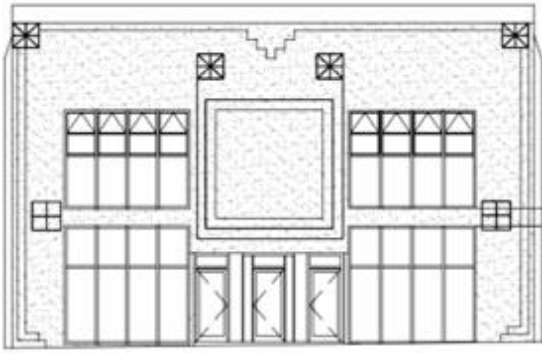
Rehabilitation



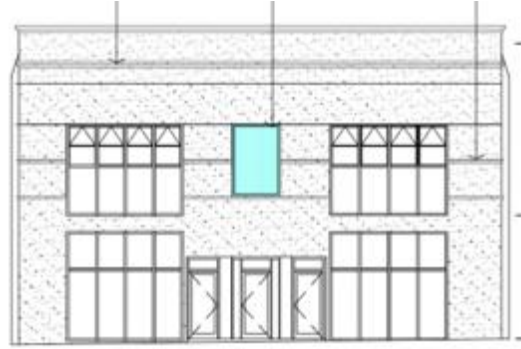
112 N. Catalina Avenue

The 112 N. Catalina Avenue building retains its original volume and massing as well as the division of the front façade into three modules and symmetrical design. There are no architectural details on the sides of the building except for five pilasters. During a 1993 remodel original features were removed or covered. The proposed rehabilitation of the building includes restoring original elements based on photographic documentation of the building's pre-1993 front façade.

The original building design included a cornice which will be reconstructed. Also, horizontal banding at the upper level of windows will be reintroduced. The original upper middle window had been removed; that area will re-reconfigured with a centered window similar to the original design.



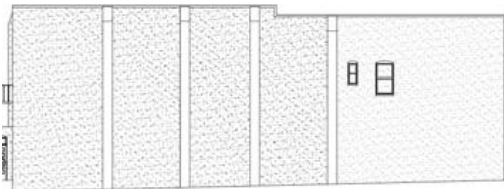
112 N. Catalina Ave., drawing of existing front elevation



Drawing of proposed front elevation

The building at 112 N. Catalina Avenue will be adapted to provide housing units. The first floor level of the north side elevation has been obscured from view since construction of the adjacent building (116 N. Catalina Avenue) in 1921. The north elevation is a blank wall except for the five pilasters, a cornice and two windows. The north elevation will become fully visible with the demolition of the non-historic 116 N. Catalina Avenue building which will be replaced by a driveway that will provide access into the complex. About 20 percent of the building, at the rear, will be demolished; one pilaster, the farthest back, will be removed. On the second and third floors of the building, new double-hung windows will be inserted to support the new interior residential program. At the first floor level most of the building will have garage openings that will lead to parking spaces. The first level parking space closest to the front of the building will have a roll up garage door as this area of the building will be the most visible from the public right of way.

The south elevation is similar to the north elevation with five pilasters and few windows, and it has been visible at least since the adjacent parcel at 100 N. Catalina Avenue was cleared of buildings in recent decades. There are no architectural details on either the north or south side elevations as it was thought that the adjacent parcels could be developed with buildings with no side yard setbacks. The proposed Catalina Village project will add a three-story building adjacent to and abutting the 112 N. Catalina Avenue building on its south side. As a result, the south elevation will no longer be visible.



132 N. Catalina Avenue, drawing of existing side (north) elevation



132 N. Catalina Avenue, drawing of proposed side (north) elevation

124 N. Catalina Avenue (1946/1950)



124 N. Catalina Avenue

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.

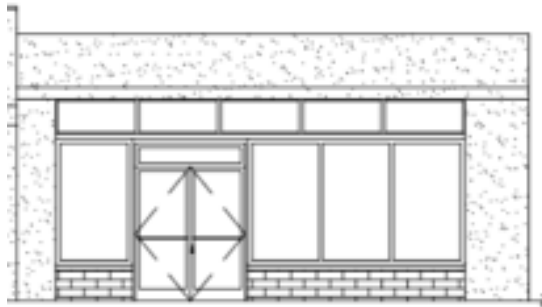
Condition Assessment

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.

Character Defining Features

Storefront at street front
Defined front portion of building massing
Varied stone base matching adjacent building
Small front overhang with curvilinear shape
Storefront Glazing with area for clerestory windows separated by mullion
Smooth finish on front of concrete block building
Recessed entry door area

Rehabilitation



Drawing of 124 N. Catalina Ave., existing front elevation Photo of 124 N. Catalina Ave., front elevation.

The front elevation of 124 N. Catalina Avenue will remain the same. The original windows and doors remain as well as the original stacked stone bulkhead. A new sign will be placed at the upper level of the building – the traditional location on the building for signage.



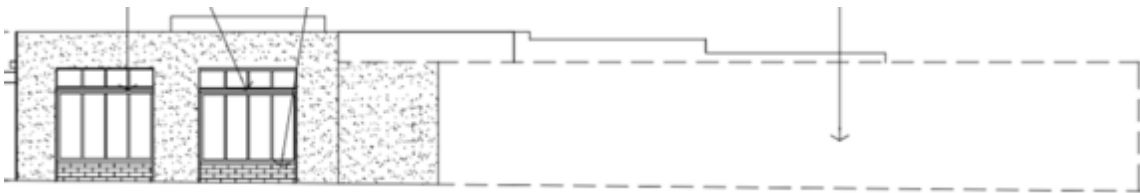
Sketch of 124 N. Catalina Ave., front (west) and proposed side (south) elevation



124 N. Catalina Ave., Photo of existing side (south) elevation (Google Earth, c2020)



124 N. Catalina Ave., Drawing of existing side (south) elevation



124 N. Catalina Ave., Drawing of proposed side (south) elevation

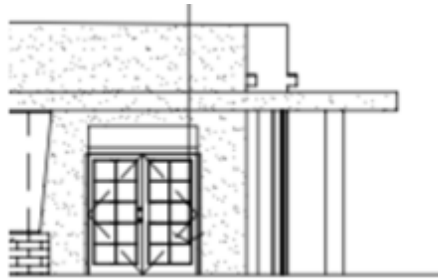
Two new windows will be inserted into the front portion, the original retail section, of the 124 N. Catalina Avenue building. They will be the same height as the front storefront windows but will be differentiated with more mullions. There will be a stacked stone bulkhead under each of the windows. The stacked stone will be discontinuous along this elevation to differentiate it from the original continuous stacked stone bulkhead of the front façade. The addition of similarly sized windows and the treatment of the glazing and stacked stone bring design elements of the front façade to this visible side of the building, but their design is sufficiently differentiated.



126 N. Catalina Ave., and 124 N. Catalina Ave. showing proposed north side elevation of 124 N. Catalina Ave.



Beige wall is north elevation of 124 N. Catalina Ave. and green is projecting addition of 126 N. Catalina Ave.



When green projecting wing of 126 N. Catalina Ave. is demolished, more of the north elevation of 124 N. Catalina Ave. will be revealed. A set of double doors will be added to that elevation

A new door will be added to the north elevation of the 124 N. Catalina Avenue building. As the 126 N. Catalina Avenue building is set-back from the sidewalk (with the canopy over the setback area) a portion of the north elevations of 124 N. Catalina Avenue is currently visible. More of that elevation was visible before the projecting office wing of 126 N. Catalina Avenue was constructed. That office wing (painted green) will be demolished, exposing more of the north elevation of 124 N. Catalina Avenue. To support the adaptive reuse of the two buildings, a set of glazed double doors will be inserted into that elevation. The wall is blank so there are no architectural details that would be impacted with the addition of the door.

126 N. Catalina Avenue (1949)



126 N. Catalina Avenue

Description

The one-story building is designed with a modernist flair with expressive front entry covering and angled supports. The storefront setback within the space is continuous glazing with corner butt-joint glass. A large aluminum sliding window at the south end does not appear original. The exterior surface of the front portion of the building is a heavily textured plaster. The base of the storefront has a bulkhead with a decorative masonry pattern very similar to the adjacent building. An odd downspout has been strapped to a front column. Electrical conduits are visible by the upper signage. The south side abuts the neighboring building while the north side is visible facing open space. The front portion of the building is distinguished from the rear portions that have a dropped parapet and appear as an appendage to the front structure with a different finished surface.

Condition Assessment

The coffee shop front façade is generally in good condition with stylistic architectural elements intact. The glazed storefront including the corner without mullions will need further assessment to ensure longevity. The pair of front entry

doors may not be original but are in satisfactory condition. The curved and rough plastered extension at the south end with large sliding window do not appear original but both appears in satisfactory condition.

Character Defining Features

Defined front portion of building
Storefront facing street frontage
Varied stone base
Large front overhang with curvilinear shape
Angled pylons (5) supporting projecting roof
Perpendicular signage parapet above roof
Plaster wall finish with recessed horizontal banding
Canted storefront glazing with thin line mullions
Storefront return on north side
Recessed entry door area

Rehabilitation



126 N. Catalina Ave., drawing of front elevation



126 N. Catalina Ave., photo of front elevation



126 N. Catalina Ave., drawing of proposed front elevation



Sketch of front elevation

Rehabilitation of the Mid-Century Modern building at 126 N. Catalina Avenue includes retention of all original features on the historic street-facing storefront elevation – windows, doors, and canopy with its integral blade sign and pillars. The rehabilitation proposal for the front elevation of 126 N. Catalina Avenue also proposes demolition of the projecting office wing (painted green) on its south end. This wing was added at a later point in time. Although there are no building permit records, physical evidence shows that this is not original: the position and type of windows located on this projecting office wing are dissimilar to the other windows on the front elevation and are not

representative of window types employed on the front elevation. Also, the stacked stone bulkhead which is a feature of the main portion of the front elevation is missing from the projecting office wing. Removal of this wing will not result in an adverse impact to any historic features.

With the removal of this added wing, the front elevation will be a single plane. The new wall section will be consisting of four windows of the same height as the original windows of the storefront façade. The new windows will differ from the original windows in that they will be narrower. A stacked stone bulkhead, similar to the original, will be constructed; the stacked stone bulkhead is an existing feature on both buildings and filling in the “gap” provides continuity of design along this elevation. The Modernistic curved canopy with its projecting blade sign and pillars will be retained.



Photo of side (north) elevation of 126 N. Catalina Ave.



Existing side (north) elevation of 126 N. Catalina Avenue



Proposed side (north) elevation of 126 N. Catalina Avenue

132 N. Catalina Avenue (1905/1930)



132 N. Catalina Avenue

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 horizontal 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.

Character defining features

Street front stepped façade with central entry
Large vehicle size opening toward south end of front façade
Area covered with plywood over entry may conceal taller opening or clerestory windows
Plain façade with minimal trim
Gabled roof structure
Shed at north with pylons
Machinery inside structure

Rehabilitation



132 N. Catalina Avenue, photograph of front elevation

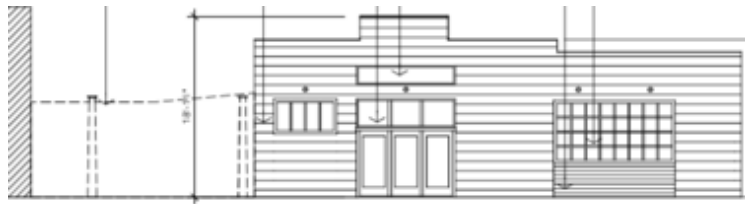
The 132 N. Catalina Avenue building retains the original form of its stepped front parapet that hides the gabled roof building. A portion of the rear of the building will be demolished but the gable roof form will remain and will be visible looking at the rear of the building.

The building will be adapted from industrial uses/office to a tasting room. The lean-to shed on the north side of the building will be demolished to make way for a driveway into the complex. This shed lean-to is of unknown provenance and not a substantive element of the building. While the windows and doors are not original their location and size appear to have been in place for decades. The pattern and size will be retained; a set of transom windows will be added above the entry doors. The thin metal siding is not original; it will be replaced by horizontal wood siding.

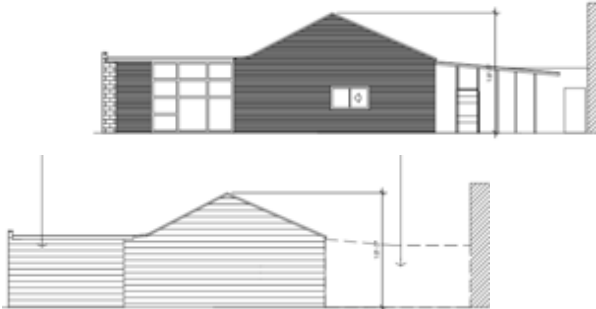


132 N. Catalina Avenue, front and side (south) elevations

The sides of 132 N. Catalina Avenue are devoid of any architectural style or detailing. To adapt the building into a tasting room two new windows will be inserted into the south side elevation. The north side elevation which will be facing the driveway will have a panel with a painted mural attached to the side of the building.

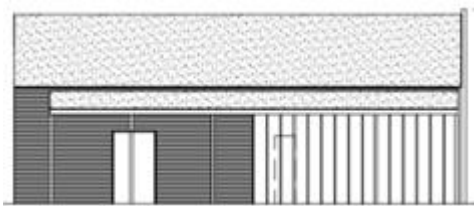


126 N. Catalina Avenue, drawing of proposed front elevation

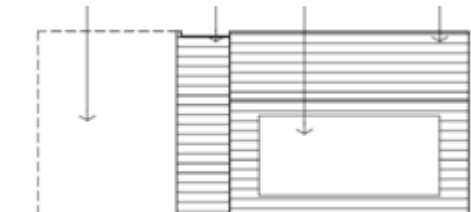


132 N. Catalina Ave., drawing of existing rear elevation

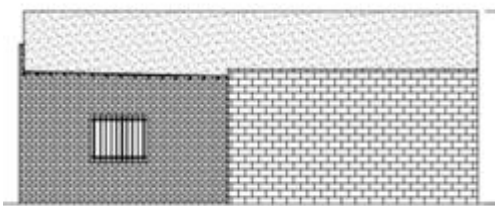
Drawing of proposed rear elevation



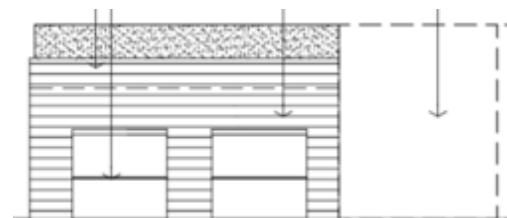
132 N. Catalina Ave., drawing of existing north elevation



Drawing of proposed north elevation



132 N. Catalina Ave., drawing of existing south elevation



Drawing of proposed south elevation

The original exterior cladding of the building is unknown. Horizontal wood siding will be applied to the building and it will conform to the stepped front profile of the building. A unique feature of the building is period machinery in the building which will be retained.

Methodology and Process

Secretary of the Interiors Standards & Preservation Briefs

The Secretary of the Interiors' Standards for Rehabilitating Historic Buildings will guide the overall approach to rehabilitation for this project. The Standards are listed at the end of this report. Along with the Secretary of the Interiors' Standards, the National Park Service through its Technical Preservation Services provides guidance through the Preservation Briefs series (currently 50) and a Technical Notes series.

These publications offer background and case studies for issues ranging from preparation of surveys and site documentation to treatments of windows, plaster, woodwork, metalwork and paint removal. There are also supplementary technical briefs that similarly provide overall rehabilitation strategies along with specific case studies for design for historic structures. These Briefs and Technical Notes can be included in specific specification sections as needed for reference.

California Historical Building Code (CHBC)

The buildings may be considered a qualified historic resource for use of the California Historical Building Code. The code covers alternate provisions for historic structures that promote safety and access while tailoring the requirements to specific building conditions. Sections of the Historic Building code allow for alternate provisions for Change of Use, Accessibility, Egress, Fire Safety, Archaic Materials, Structural Regulations and other building systems when a regular code provision could potentially impact historic features

Specifications

Treatments for historic features are to be appropriately specified. Rehabilitation of existing plaster, wood, metal and tile finishes should follow treatments recommended in National Park Service Technical Briefs and that meet the Secretary of the Interior's Standards for Rehabilitation.

Alternates, Mock Ups and Submittals

A review of possible alternates is important to successful rehabilitation of historic buildings. Rehabilitation work requires comprehensive submittals as well as tests and mock-ups to determine the best approach to individual treatment or repair of historic elements.. Proactive reviews and jobwalks will help the team to respond appropriately to historic preservation issues within limits of time and budget.

Protection

The contractor should have a construction and protection plan for retained structures and finishes including ongoing review by the project team through phases of work. Although some elements may be reconstructed, documentation and samples of original should be preserved for comparison during fabrication and installation. All storage of retained elements should be in weather protected and secure locations. Duct tape should never be applied to finish materials. Buildings that remain on site are to be protected from adjacent construction and movement of equipment and material during construction. There should be minimal disturbance of the ground as there are no subterranean spaces but new foundations adjacent to existing construction will be subject to common practice construction procedures. During the course of the work protection will require ongoing maintenance.

Overall Work Process

The project team will work together to highlight issues that may affect building elements. Early discussion of issues will help maintain the project schedule while finding solutions to meet the Secretary of the Interior's Standards for Rehabilitation. Documentation of the elements and process through drawings and photographs is important for the work.

Process for Historic Preservation during Proposed Project

- Review proposed design with project design team
- Review treatments and specifications for historic materials and features
- Review procedures at start of work and throughout construction
- Review documentation of existing historic elements prior to construction
- Review site during demolition for protection and preservation of historic features
- Visit site during the work to confirm appropriate compliance with Standards
- Review mock-ups and submittals for rehabilitation of historic features and materials
- Issue Field Notes as needed
- Maintain photographic record

Conclusion

The character defining features of the site and individual buildings can be preserved during development of the project. The proposed design is to retain the identified key character defining features of the original structures and incorporate these elements as part of a mixed-use development. The consistent backdrop of housing subtly highlights and features the contributing buildings to the historic district along N. Catalina Avenue and reinforces the character of the historic district. With adherence to the Secretary of the Interior's Standards for Rehabilitation of Historic Structures and ongoing review by Historic Preservation professionals a successful adaptive reuse and historic preservation project can be accomplished for the properties at 100 – 132 N. Catalina Avenue.

The Secretary of the Interior's Standards for Rehabilitation

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive features, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that is removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.