

REQUEST FOR HISTORIC AND SCENIC PRESERVATION COMMISSION ACTION

V-A. COREY STEPIEN, OWNER/APPLICANT

1. **PUBLIC HEARING** to consider **Certificate of Appropriateness No. 691** to partially demolish and reconstruct an accessory structure (cabana) located within the front yard setback adjacent to Highland Avenue. The subject property is located at 1205 W. Highland Avenue (APN: 0175-091-03-0000) within the Suburban Residential (R-S) District and the West Highland Avenue Historic & Scenic District (Historic District No. 2). The subject property is individually designated as Historic Resource No. 47. The proposal may qualify for exemption from environmental review in accordance with CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures) or Section 15331 (Historical Resource Restoration/Rehabilitation).

HISTORIC AND SCENIC PRESERVATION MEETING: May 2, 2024

Planner: Laylee Hokmollahi, Assistant Planner

Reviewed by: Brian Foote, City Planner/Planning Manager

PROCEDURE FOR PUBLIC HEARING

1. Chairperson declares the meeting open as a public hearing.
2. Chairperson calls upon staff for report.
3. Chairperson calls for questions/comments from members of the Commission.
4. Chairperson calls upon applicant, or its representative, for comments/testimony.
5. Chairperson calls for comments/questions/testimony from members of the public (3 minutes per speaker).
6. Chairperson calls upon the applicant, or representative, for rebuttal comments (5 minutes).
7. Chairperson closes the public hearing.
8. Commission considers the motion(s) and votes.

SYNOPSIS

1. Historic Designation: The subject property is individually designated as Historic Resource No. 47 by the City of Redlands, and located within the West Highland Avenue Historic & Scenic District (Historic District No. 2)
2. Existing Land Use: Zoning: Suburban Residential (R-S) District

3. General Plan: Low Density Residential

4. Historic and Scenic Preservation Commission submittal dates:

- | | |
|--|----------------|
| (A) Date Application Filed: | March 4, 2024 |
| (B) Date Accepted as Complete: | March 22, 2024 |
| (C) Historic and Scenic Preservation Commission Meeting: | May 2, 2024 |

5. Attachments:

- (A) Location Map and Aerial Photograph
- (B) Site Photographs
- (C) Project Plans
- (D) Historic Inventory Sheet
- (E) Justification Letter and Exhibits Provided by the Applicant
- (F) Resolution No. 2024-04

PROPOSAL

The applicant and property owner, Corey Stepien, is requesting approval of Certificate of Appropriateness No. 691 for the following scope of work:

- Demolish a portion of one wall (damaged portion) that remains standing on the street-side along the Highland Avenue frontage;
- Demolish three remaining historic double twisted pillars (i.e., three undamaged decorative columns that support the remaining portion of roof); and,
- Demolish the remaining portion of the flat roof.

New proposed construction includes:

- Reinforced block and concrete wall along Highland Avenue with exterior plaster finish (to match remaining existing wall);
- New hip-style roof with wood framing, and new clay roof tiles to match those on the main house; and,
- Four new paired twisted columns (taller than the original columns) that are reinforced to support the new elevated roof structure, with decorative spiral design similar in appearance to the historic paired column design.

BACKGROUND

Property History: The Historic Inventory Sheets (Attachment D) for the subject property describe the home as a large two-story Mediterranean home originally constructed in 1911. The following is the description from the Historic Inventory Sheet:

“This house is a large two-story, white stucco building with window frames and other trim painted black. The roof is split shakes and the chimneys are white stucco. The driveway entry has square pillars on either side with black rod iron ornamental hanging lamps. The portico at the front entry (at the west side of the house) has an awning top held up by twisted pillars. French doors at the second floor front open onto a flat open porch with black iron railing. The main entry door is paneled wood with frosted glass small window set into the center. The glass is protected with black iron grill work. There is oval ornamental plaster work over the door with decorative scroll patio and gardens open to the north-east side and are protected from the street by large hedges. There are seven olive trees along the street in front, and eleven Italian cypress trees on the grounds which add to the Mediterranean feeling of this house.”

Thomas Wadsworth (architect) and Davis Donald (builder) completed a major remodel of the house in 1924. The property has been known as the “Palmer House” and the “Hammer House” over the years. House Beautiful and Garden Magazine in 1924 wrote of the unique architecture of this Italian Villa and the beautiful gardens surrounding the home. The Historic Inventory Sheets focus attention on the main house and grounds, although the accessory structure (cabana) can be seen in the background in one of the photos.

In July 1987, Lawrence Longo, the property owner at the time, applied for the property to be registered with the Historic and Scenic property registry.

Relevant Permit History: On August 2, 2018, Certificate of Appropriateness No. 556 was reviewed for several exterior alterations to the property including the modification of the pool cabana (to include a red clay tile roof with slightly taller height, roof pitch 4:12, and redesigned twisted pillars), among other proposed changes to the portico, fence, etc. The meeting minutes include a statement, “The Commission also questioned whether changes to the cabana were consistent with the architectural style of the dwelling and the time period.” The HSPC hearing was continued to allow the applicant time to investigate additional design options for the various property changes proposed at that time. The matter was reviewed again on October 4, 2018, and tabled (i.e., no decision on the permit).

On February 6, 2020, the HSPC approved Certificate of Appropriateness No. 556, however, the approval was only for legalizing an existing 5'0" high chain link fence with substantial landscape screening installed along the front property line (along the Highland Avenue frontage). No other changes to the property were approved.

Property Damage: On June 15, 2023, a single-vehicle automobile accident occurred at the intersection of W. Highland Avenue and S. San Mateo Street, which resulted in the vehicle destroying a section of unreinforced concrete perimeter wall in the front yard of the subject property as well as a portion of the cabana situated near the intersection. The cabana received significant damage to the northerly and westerly portions of the structure (including total destruction of one decorative column, approximately 170 square-feet of roof, and some weight-bearing portions of the walls). See Attachment B – Site Photos.

Since that time, the Municipal Utilities & Engineering Department has installed additional traffic control devices (signs and lighting) at that intersection to help prevent future traffic incidents.

On December 14, 2023, the Building Division received a plan check proposing to demolish and reconstruct the damaged portions of the existing cabana plus other undamaged portions of the structure.

On February 1, 2024, the applicant's proposal for preliminary review was reviewed by the HSPC in a public meeting and preliminary comments provided to the applicant and architect. The Commission provided comments and feedback regarding the proposed design and to take into consideration the style of the house and its historic setting and surroundings.

On March 4, 2024, the applicant submitted their application for COA No. 691 (see attachment C – Project Plans). Staff has met with the applicant and the architect twice and provided the *Secretary of the Interior's Standards & Guidelines* as well as the City of Redlands *Historic & Scenic Preservation Design Manual*.

ANALYSIS

A) Proposed Cabana Reconstruction

The northeast corner of the property is home to the pool house, or what was once referenced as the garden house. The remaining (undamaged) portion of this structure today is largely consistent with its description in the magazine articles about the subject property with the lattice roof and twisted columns. This structure is considered "legal non-conforming" as it is located within the front and side yard setback areas. Legal non-conforming structures can be maintained, repaired, and improved, but cannot be expanded in size or otherwise increase the degree of nonconformity.

The applicant is requesting approval to construct a solid roof over the pool house using wood framing and red tile roofing material to match the residence. The pool house would receive a shed-style roof pitch at 7:12 and open/unenclosed toward the interior side of the property. The existing pool house has a flat roof made of large wooden beams that are exposed and act as the ceiling and does not include a protective barrier. New twisted columns, exterior walls, and buttresses are proposed to be new construction. The damaged/missing portion of the wall is proposed to be reconstructed with a white stucco finish to match the remaining portion of the wall and the main dwelling. The existing small storage which is a part of the subject pool house will remain in place.

The applicant's architect is proposing to use the Rehabilitation standards and guidelines for the project. While not an exact replica of the prior cabana, the benefits of the project include:

- Retaining a cabana on the property within the context of a garden setting (Italian Villa garden is one characteristic of the Mediterranean style).
- Using roofing material (red clay tile) that will match the existing historic house. Clay tiles are one distinguishing characteristic of the Mediterranean style.
- Retaining twisted columns (to support the roof) in the same approximate location and slightly taller height. In this case, the new columns will be larger and strengthened to support the new roof structure and roofing materials.
- The new cabana roof will have a pitch of 7:12 which may not match the house roof but will provide greater enclosure to the front yard and the main house to provide a visual barrier as viewed from the public right-of-way.

The applicant's architect has also prepared and submitted a written narrative explaining why their proposed design is consistent with the Rehabilitation guidelines (see Attachment E). If the Commission has specific concerns about the new roof height, pitch, or other design elements of the structure, then staff would recommend that Commissioners discuss design options with the applicant and architect at the public hearing (and attach appropriate conditions of approval, if necessary).

B) Secretary of Interior Standards and Guidelines

The Secretary of the Interior's (SOI) *Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings* provides the following definition for "Rehabilitation." In this case, Rehabilitation may be appropriate due to the significant

prior damage to the structure (from automobile collision) as well as the unreinforced characteristics of the remaining structure (e.g., unreinforced concrete walls and columns supporting the roof).

Table 1: Terms and Definitions

<i>Term</i>	<i>Definition</i>
Rehabilitation (proposed)	The act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.
Preservation	The act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. New exterior additions are not within the scope of this treatment; however, the limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project.
Restoration	The act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a restoration project.
Reconstruction	The act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location.

Table 2 summarizes the proposed new work as compared to the remaining (damaged) portions of the cabana.

Table 2: Summary of Proposed Construction

<i>Features</i>	<i>Existing / Previous</i>	<i>Proposed</i>
Walls	Unreinforced concrete w/ white plaster finish	Reinforced block and concrete w/ white plaster finish (match)
Roof Material	Large wooden beams w/ grey paint finish	Red clay tiles (to match house)
Roof Pitch	Flat and level	7:12 pitch
Roof Support	Wood frame construction	Wood frame construction
Columns	Unreinforced twisted dual columns (4 original; 3 remain)	Reinforced twisted dual columns (4 new dual columns)

The following lists the Standards for Rehabilitation contained in the SOI Standards (noteworthy guidelines particularly applicable to this project are indicated in bold font):

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. **The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.**
3. Each property will 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 elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. **New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property.** The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Proposed Structure: As noted in the project description, the new cabana will not be an exact replica of the prior cabana that has a flat roof, but will retain many other qualities of the prior cabana including:

- Retain the cabana's placement and footprint on the subject property.
- Retain the cabana's orientation (facing the residence) and preserve its context within a garden setting. An "Italian Villa" garden is one characteristic of the Mediterranean style.
- Roof material (red clay tile) will match the existing historic house. Clay tiles are one distinguishing characteristic of the Mediterranean style.
- Construct reinforced columns to support the new roof, and the four new dual columns will recreate the twisted architectural appearance of the existing columns (three existing unreinforced columns will be completely removed). The new columns are to be placed at approximately the same location as the previous columns, but with slightly taller height (due to the proposed pitched roof and clay tiles).
- The new cabana roof will have a pitch of 7:12, which may not match the house roof (approximately 4:12 on the existing historic residence), but will provide greater enclosure to the front yard and the main house for homeowner privacy.
- The new portion of reinforced concrete wall with plaster finish (facing Highland Avenue) will be stronger to support the new roof as well as provide a seismic-resistant foundation for the entire structure.

Historic District: In terms of the historic district where the property is located, the SOI Standards states the following about historic neighborhoods and districts: “The relationship of buildings to each other, setbacks, fence patterns, views, driveways and walkways, and street trees and other landscaping together establish the character of a district or neighborhood.” The proposed modification may not have a significant effect or noticeable contrast to either the subject property (house and garden) or the surrounding historic district.

Based on the above analysis, the Commission may consider the proposal to be consistent with the Secretary of the Interior’s Standards and Guidelines.

C) City of Redlands Historic & Scenic Preservation Design Manual

The City of Redlands *Historic and Scenic Preservation Design Manual* discusses “Mission/Mediterranean/Spanish Colonial Revival” style as using plaster or stucco walls, concrete, wrought iron, red-tiled roof, brick, glass, unglazed tile, glazed ceramic tile, carved wood, and steel casement windows. The materials proposed in this application may be considered consistent with the Historic Design Manual.

The cabana would maintain its intended use and largely maintain its appearance from the street (albeit with a new higher roof height). The noticeable difference by passersby will be the addition of the red tile roof to replace the prior lattice roof as well as the more prominent pitch. The proposed roof material is the same as that on the residence, therefore, the use of this material on the cabana may be deemed to be consistent with the overall architectural theme of the property. As a result, the cabana would not appear out of place within the context of the property, the main house, or the surrounding historic district.

As stated above, in a historic district, ideally the improvements are those that not only benefit the home but also provide continuity to the character of the surrounding district and its period of significance. The Commission may consider the proposal to be consistent with the City’s *Historic and Scenic Preservation Design Manual*.

ENVIRONMENTAL REVIEW

If the proposal is deemed to be consistent with the applicable *Secretary of Interior Standards & Guidelines* and the City’s *Historic and Scenic Preservation Design Manual*, then the change would be considered to be satisfactorily mitigated and is a less than significant impact (CEQA Guidelines Section 15064.5(b)(3)). In that case, the project may utilize either CEQA Guidelines Section 15303 (New Construction of Small Structures) or Section 15331 (Historical Resource Restoration/Rehabilitation).

If the proposal is not consistent with the applicable *Secretary of Interior Standards &*

Guidelines or the City's *Historic and Scenic Preservation Design Manual*, then the current proposal would not be able to use an exemption from environmental review. Modifications may be made to the proposal to achieve consistency and utilize an appropriate exemption. If the Commission has specific concerns about consistency, then staff recommends discussing design alternatives with the applicant and architect. Conditions of approval may be added to the project, or the Commission may request that a redesigned proposal be submitted for consideration at a subsequent HSPC meeting date.

STAFF RECOMMENDATION

If the Commission determines the proposal is consistent with the applicable SOI Standards and Historic Preservation Design Manual, then staff recommends approval (subject to the Conditions of Approval attached to the resolution).

Alternatively, if the Commission finds that the proposed project cannot be approved as currently designed, then staff recommends providing specific comments and direction to the applicant regarding potential revisions, and the Commission may continue the public hearing to a specific date or to a date uncertain.

MOTIONS

If the Historic and Scenic Preservation Commission deems it appropriate, staff recommends the following motion.

Motion (for Approval):

"I move that the Historic and Scenic Preservation Commission adopt Resolution No. 2024-4 to approve Certificate of Appropriateness No. 691 and find that the project is exempt from environmental review in accordance with Section 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines."

Alternative Motion (for Continuance):

"I move that the Historic and Scenic Preservation Commission continue the public hearing for Certificate of Appropriateness No. 691 (to June 6, 2024, or date to be determined)."



Subject Property

W HIGHLAND AVE

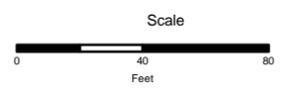
S SAN MATEO ST

CEDAR AVE

Aerial

Attachment A - Location Map & Aerial Photograph
Certificate of Appropriateness No. 691
1205 W. Highland Ave.

This map was produced by the City of Redlands, Geographic Information System. The City of Redlands assumes no warranty or legal responsibility for the information contained on this map. The data used to generate this map is dynamic in nature, therefore the information shown may or may not be the most current.



April 24, 2024

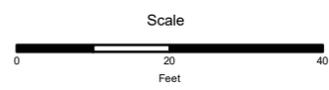
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Aerial

Attachment A - Location Map & Aerial Photograph
Certificate of Appropriateness No. 691
1205 W. Highland Ave.

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January 24, 2024

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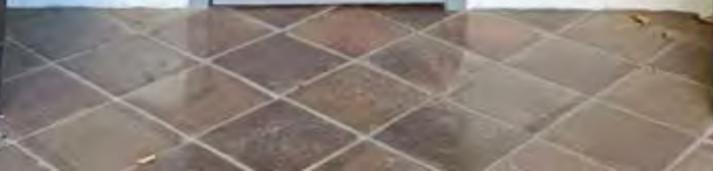


















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REHABILITATION OF DAMAGED CONCRETE CABANA FOR MR. AND MRS. STEPIEN

1205 WEST HIGHLAND AVENUE
REDLANDS, CALIFORNIA 92373
APN: 0175-091-03-0000

OWNER
ERIN & COREY STEPIEN
1205 WEST HIGHLAND AVENUE
REDLANDS, CALIFORNIA 92373
PHONE:
E-MAIL: erin.stepien@gmail.com

ARCHITECT:
HIGGINSON ARCHITECTS, INC.
34247 YUCAIPA BOULEVARD, SUITE D
YUCAIPA, CALIFORNIA 92399
PHONE: 909-754-8489
CONTACT: BRIAN HIGGINSON, AIA
E-MAIL: bhigginson@higginsonarchitects.com

ENGINEER:
TANG STRUCTURAL ENGINEERS, INC.
7950 CHERRY AVENUE, SUITE #114
FONTANA, CALIFORNIA 92336
PHONE: 909-428-0450
CONTACT: CHE TANG, SE
E-MAIL: che@tang-se.com



**HIGGINSON
ARCHITECTS
INCORPORATED**

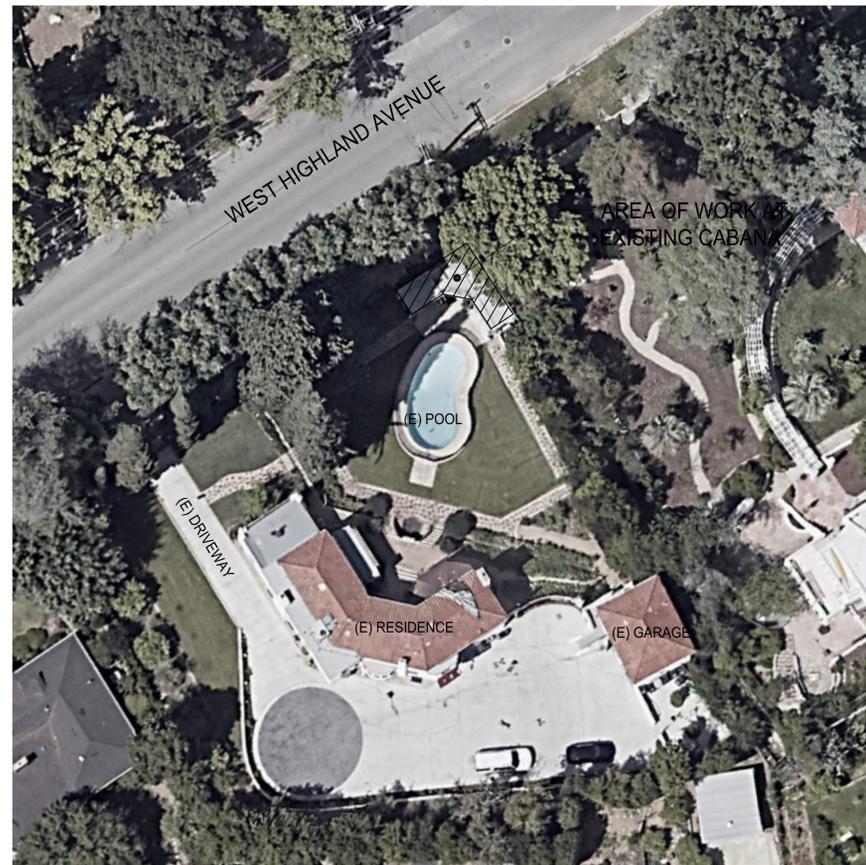
34247 YUCAIPA BOULEVARD, SUITE D
YUCAIPA, CALIFORNIA 92399
www.higginsonarchitects.com

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Licensed Professional:

PROJECT TITLE

PROJECT DIRECTORY



SITE DATA:

APN: 0175-091-03-0000
LEGAL DESCRIPTION: REDLANDS HEIGHTS MAP NO 11 PTN LOTS 30 AND 32 BLK 67 REDLANDS HEIGHTS MAP NO 11 PTN LOT 9 BLK V COMAT NE COR LOT 32 BLK 67 REDLANDS HEIGHTS MAP NO 11 ON S LI HIGHLAND AVE TH SE TO SE COR SD LOT 32 TH S 13 DEG 44 MIN E 2.60 FT TH S 63 DEG 10 MIN 4 35.76 FT TH N 87 DEG 30 MIN W 24 FT TH S 5 DEG 20 MIN W 20.02 FT TH N 87 DEG 30 MIN W 111.50 FT TH N 28 DEG 35 MIN W 113.82 FT TO S LI HIGHLAND AVE TH NE ALG S LI HIGHLAND AVE 164.08 FT TO POB
ZONING/USE: R-1 (RESIDENTIAL SINGLE FAMILY)
LOT SIZE: 23,944 SQ. FT. (0.55 ACRES)
BUILDING DATA:
STRUCTURE AREA:
EXISTING 370 SQ. FT.
DEMOLITION: 325 SQ. FT.
AREA OF WORK: 342 SQ. FT.
NEW TOTAL: 342 SQ. FT.
CONSTRUCTION TYPE: V-B
OCCUPANCY TYPE: U (NOT AN ENCLOSED STRUCTURE)
STORIES: ONE
FIRE SPRINKLERS: NO

T1.0 TITLE SHEET AND SITE REFERENCE MAP
A1.0 DEMOLITION, NEW WORK PLANS, & BUILDING SECTIONS
A2.0 EXTERIOR ELEVATIONS & PERSPECTIVES
S1.1 GENERAL NOTES & DETAILS
S2.1 FOUNDATION PLAN & DETAILS
S3.1 ROOF FRAMING PLAN & DETAILS

LOCATION MAP

PROJECT DATA

SHEET INDEX



- 2022 CALIFORNIA BUILDING CODE (CBC)
- 2022 CALIFORNIA RESIDENTIAL CODE (CRC)
- 2022 CALIFORNIA FIRE CODE (CFC)
- 2022 CALIFORNIA EXISTING BUILDING CODE (CEBC)
- 2022 CALIFORNIA HISTORICAL BUILDING CODE (CHBC)
- 2022 CALIFORNIA ELECTRICAL CODE (CEC)
- 2022 CALIFORNIA PLUMBING CODE (CPC)
- 2022 CALIFORNIA MECHANICAL CODE (CMC)
- 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CAL GREEN)
- 2022 CALIFORNIA ENERGY CODE
- 2022 CALIFORNIA ADMINISTRATIVE CODE
- 2022 CALIFORNIA REFERENCED STANDARDS CODE
- CITY OF REDLANDS MUNICIPAL CODE

REHABILITATION OF A CONCRETE WALL AND WOOD FRAME ROOF POOL CABANA DAMAGED BY VEHICLE IMPACT. SCOPE OF WORK FOR THIS PROJECT CONSISTS OF, BUT IS NOT LIMITED TO:
• DEMOLITION OF DAMAGED PORTIONS OF THE EXISTING CABANA
• DEMOLITION OF EXISTING COLUMNS AND FOOTINGS
• DEMOLITION OF THE EXISTING ROOF STRUCTURE IN ITS ENTIRETY
• SAW-CUTTING OF HARDSCAPE SURFACES AS REQUIRED FOR INSTALLATION OF NEW FOOTINGS
• CONCRETE FOOTINGS
• STEEL COLUMNS
• CONSTRUCTION OF NEW CONCRETE WALL WITH REINFORCING
• CONSTRUCTION OF NEW ROOF WITH WOOD FRAMING
• DECORATIVE COLUMNS & COLUMN WRAPS

REHABILITATION OF
EXISTING CONCRETE CABANA

1205 WEST HIGHLAND AVENUE
REDLANDS, CALIFORNIA 92373
APN: 0175-091-03-0000

STEPIEN RESIDENCE

1205 WEST HIGHLAND AVENUE
REDLANDS, CALIFORNIA 92374

Project Information:
Project Number: 23-501-15
Scope of Work for this project consists of, but is not limited to:
Drawn By: B.H.
Checked By: B.H.
Issued For: CITY REVIEW
Date Issued: 4/17/2024

#	Revisions:	Comment	Date

Sheet Name:

**TITLE SHEET & SITE
REFERENCE MAP**

Sheet Number:

T1.0

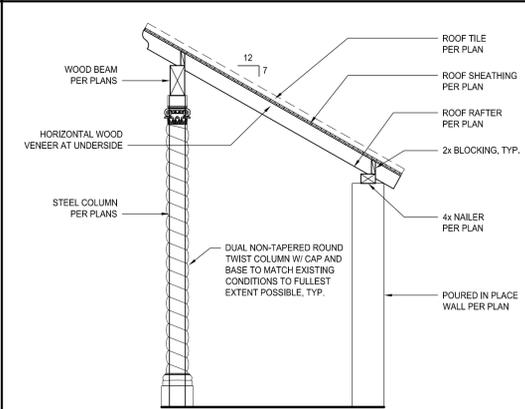
SITE REFERENCE MAP 1
SCALE: 1" = 20'-0" T1.0

VICINITY MAP

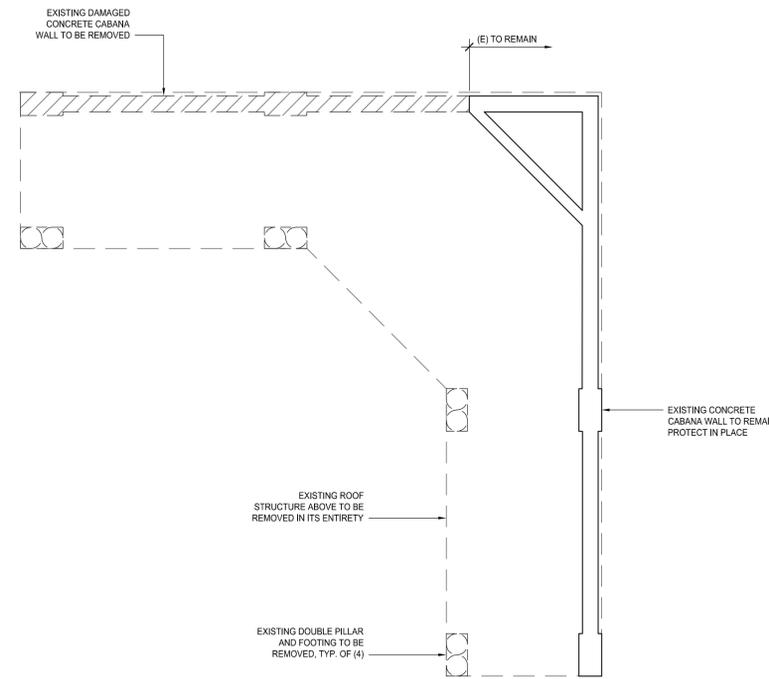
APPLICABLE CODES

SCOPE OF WORK

DRAWING NAME: C:\USERS\B\H\HIGGINSON\ARCHITECTS\COM\HIGGINSON\ARCHITECTS\COM\DOCUMENTS\HAI\PROJECT FOLDER\23-501-15 - STEPHEN RESIDENCE CABANA REPAIR\CAD\AUTOCAD\A1.0.DWG | PLOT DATE: 4/17/2024 9:43 AM | PLOTTED BY: BRIAN HIGGINSON | COPYRIGHT 2023 HIGGINSON ARCHITECTS, INC. ALL RIGHTS RESERVED



BUILDING SECTION 4
SCALE: 3/8" = 1'-0"
A1.0



DEMOLITION PLAN 1
SCALE: 1/4" = 1'-0"
A1.0

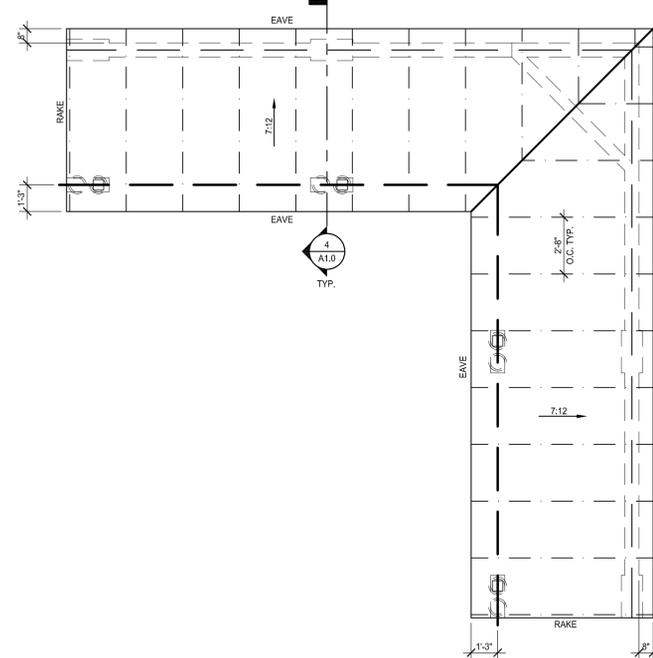
- ANY ITEMS NOT CALLED OUT FOR DEMOLITION OR REMOVAL ARE TO REMAIN AND TO BE PROTECTED IN PLACE. THIS INCLUDES, BUT IS NOT LIMITED TO, WALLS, CEILINGS, AND FLOOR FINISHES. PROTECT ALL AREAS FROM DAMAGE WHICH MAY OCCUR DURING CONSTRUCTION.
- ALL EXISTING AREAS TO REMAIN THAT ARE DAMAGED BY DEMOLITION OR NEW CONSTRUCTION WORK SHALL BE REPLACED, REPAIRED, OR PATCHED TO MATCH EXISTING ADJACENT AREA IN MATERIAL, FINISH AND COLOR.
- EXCESS DOORS, HARDWARE, ELECTRICAL FITTINGS, FLOORING FINISHES, AND OTHER SALVAGEABLE MATERIAL TO BE STORED OR DISPOSED OF AS DIRECTED BY THE OWNER.
- IN ALL AREAS WHERE DEMOLITION CAUSES UNEVENNESS OR VOIDS IN THE FLOOR, PATCH AND LEVEL THE FLOOR WITH THE EXISTING SLAB AND/OR ADJACENT SURFACE PRIOR TO THE INSTALLATION OF FINISH FLOOR.
- BRACE AND SUPPORT EXISTING WORK AS REQUIRED PRIOR TO AND DURING DEMOLITION AND NEW CONSTRUCTION UNTIL IT IS SAFE TO REMOVE SUCH BRACING AND SUPPORT.
- UPON COMPLETION OF THE DEMOLITION WORK, ENSURE ALL AREAS ARE LEFT IN BROOM CLEAN CONDITION.
- ANY DAMAGE TO NEW AND EXISTING CONSTRUCTION, STRUCTURE OR EQUIPMENT SHALL BE REPAIRED OR REPLACED.

DEMOLITION NOTES

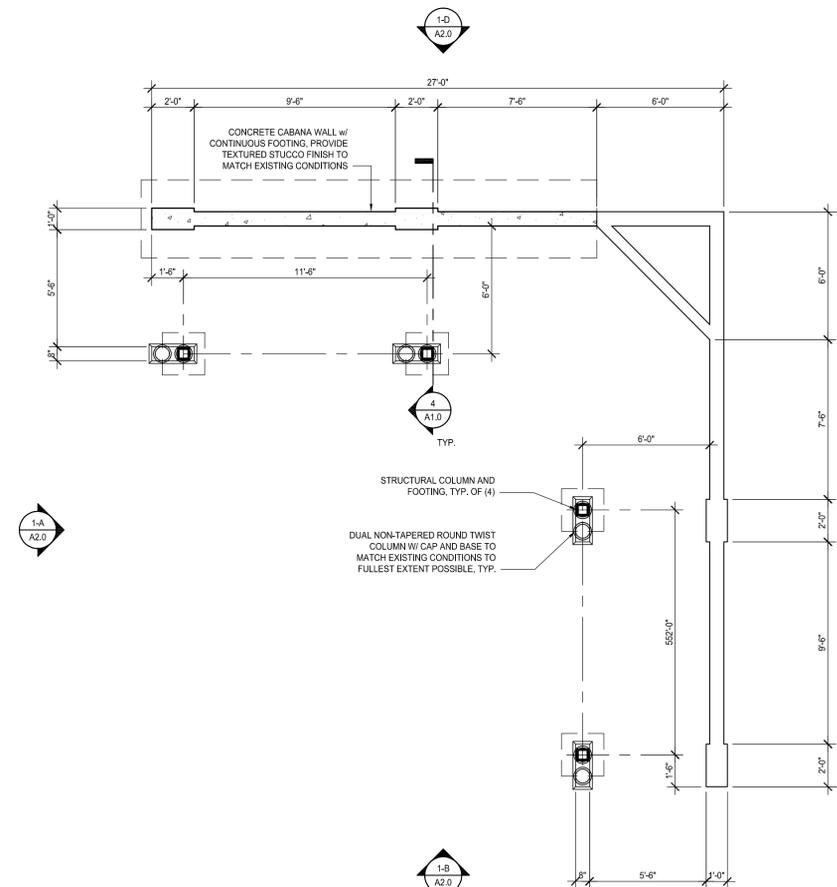
- STUCCO FINISH: LA HABRA EXTERIOR STUCCO TEXTURED, WHITE (TO MATCH EXISTING CONDITIONS)
- ROOF MATERIAL: VEREA CLAY TILE (OR APPROVED EQUAL) BARRILE, ROOF TILE RED BLEND
- EXPOSED FRAMING: DOUGLAS FIR, PER STRUCTURAL STAINED - NATURAL
- SPIRAL COLUMNS: ROYAL FOAM US POLYSTYRENE FOAM-SCL CORE AGGREGATE ACRYLIC TEXTURED FINISH, WHITE

MATERIAL SCHEDULE

- QUANTITIES LISTED ON THESE DOCUMENTS ARE FOR AGENCY APPROVAL ONLY. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES FOR BIDDING PURPOSES.
- VERIFY EXISTING DIMENSIONS WITHIN SCOPE OF WORK PRIOR TO CONSTRUCTION.
- ALL NEW WORK SHALL CONFORM TO CURRENT BUILDING STANDARDS, UNLESS NOTED OTHERWISE.
- PROVIDE SMOOTH AND FLUSH TRANSITION BETWEEN NEW AND EXISTING CONCRETE SURFACES.



ROOF AND FRAMING PLAN 3
SCALE: 1/4" = 1'-0"
A1.0



FLOOR AND FOUNDATION PLAN 2
SCALE: 1/4" = 1'-0"
A1.0

NEW WORK NOTES



HIGGINSON ARCHITECTS INCORPORATED

34247 YUCAIPA BOULEVARD, SUITE D
YUCAIPA, CALIFORNIA 92399
www.higginsonarchitects.com

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Licensed Professional:

REHABILITATION OF EXISTING CONCRETE CABANA

1205 WEST HIGHLAND AVENUE
REDLANDS, CALIFORNIA 92373
APN: 0173261034000

STEPHEN RESIDENCE

1205 WEST HIGHLAND AVENUE
REDLANDS, CALIFORNIA 92374

Project Information:
Project Number: 23-501-15
Drawn By: B.H.
Checked By: B.H.
Issued For: CITY REVIEW
Date Issued: 4/17/2024

#	Comment	Date

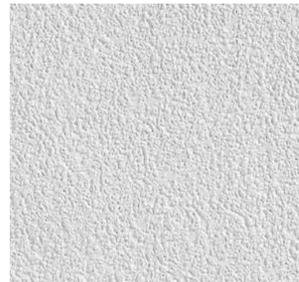
Sheet Name:

DEMOLITION & NEW WORK PLANS

Sheet Number:

A1.0

DRAWING NAME: C:\USERS\B\H\HIGGINSON\ARCHITECTS\COM\HIGGINSON\ARCHITECTS\COM\DOCUMENTS\HAI PROJECT FOLDER\23-501-15 - STEPIEN RESIDENCE CABANA REPAIR\CAD\AUTOCAD\A2.0_1\4.DWG | PLOT DATE: 3/22/2024 11:40 AM | PLOTTED BY: BRIAN HIGGINSON | COPYRIGHT 2023 HIGGINSON ARCHITECTS, INC. ALL RIGHTS RESERVED

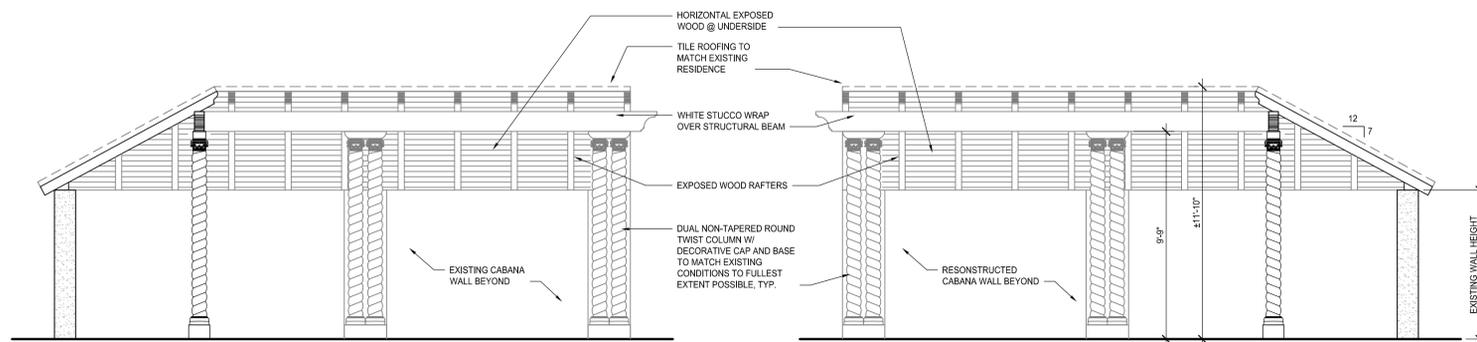


WALL FINISH - PAINTED STUCCO (WHITE)



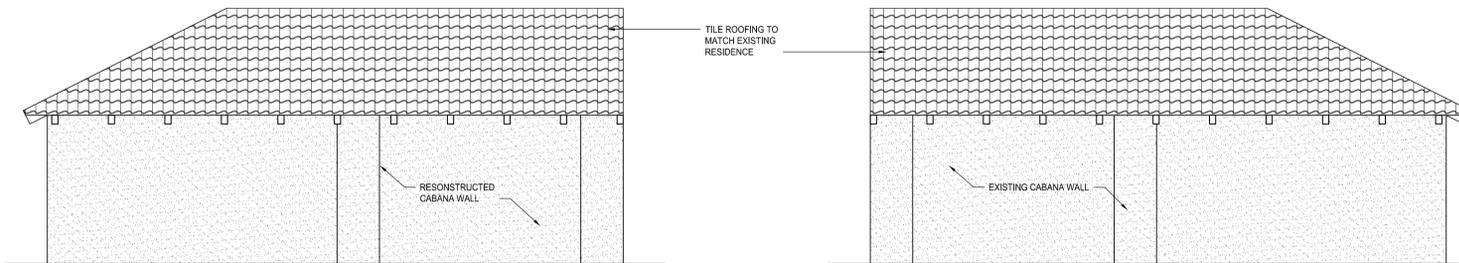
ROOF TILE - BARREL ROOF TILE, COLOR TO MATCH RESIDENCE

FINISH LEGEND 3
NOT TO SCALE A2.0



A - WEST ELEVATION

B - SOUTH ELEVATION



D - NORTH ELEVATION

C - EAST ELEVATION

EXTERIOR ELEVATIONS 1
SCALE: 1/4" = 1'-0" A2.0



SOUTHWEST VIEW



SOUTHEAST VIEW

RENDERINGS ARE FOR VISUAL REFERENCE ONLY, DESIGN AND MATERIALS ARE TO BE IN ACCORDANCE WITH THOSE SPECIFIED ON PLANS.

PERSPECTIVE RENDERINGS 2
NOT TO SCALE A2.0



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INCORPORATED

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REHABILITATION OF
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STEPHEN RESIDENCE

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REDLANDS, CALIFORNIA 92374

Project Information:
Project Number: 23-501-15
Drawn By: B.H.
Checked By: B.H.
Issued For: CITY REVIEW
Date Issued: 4/17/2024

#	Comment	Date

Sheet Name:

EXTERIOR ELEVATIONS &
BUILDING SECTIONS

Sheet Number:

A2.0

HISTORIC RESOURCES INVENTORY

(State use only) Ser _____ Site _____ Mo. 1911 Yr. 1911
 UTM _____ Q _____ NR _____ SHL _____
 Lat _____ Lon _____ Era _____ Sig _____
 Adm _____ T2 _____ T3 _____ Cat _____ HABS _____ HAER _____ Fed _____

IDENTIFICATION

1. Common name: _____
2. Historic name, if known: _____
3. Street or rural address 1205 West Highland
 City: Redlands ZIP: 92373 County: San Bernardino
4. Present owner, if known: M/M Jerome Miller Address: same
 City: _____ ZIP: _____ Ownership is: Public Private
5. Present Use: Residence Original Use: same
 Other past uses: _____

DESCRIPTION

6. Briefly describe the present physical appearance of the site or structure and describe any major alterations from its original condition:

This house is an elegant, large two story white stucco building with window frames and other trim painted black. The roof is split shakes and the chimneys are white stucco. The driveway entry has square pillars on either side with black wrought iron ornamental hanging lamps. The portico at the front entry (at the west side of house) has an awning top held up by twisted pillars. French doors at the second floor front open onto a flat open porch with black iron railing. The main entry door is paneled wood with frosted glass small window set into the center. The glass is protected with black iron grill work. There is oval ornamental plaster work over the door with decorative scroll work at each side. The appearance of this house from the front drive is austere. The patio and gardens open to the north-east side and are protected from the street by large hedges.

7. Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):

△ NORTH



8. Approximate property size:

Lot size (in feet) Frontage _____
 Depth _____
 or approx. acreage _____

9. Condition: (check one)

- a. Excellent b. Good c. Fair
 d. Deteriorated e. No longer in existence

10. Is the feature a. Altered? b. Unaltered?

11. Surroundings: (Check more than one if necessary)

- a. Open land b. Scattered buildings
 c. Densely built-up d. Residential
 e. Commercial f. Industrial
 g. Other

12. Threats to site:

- a. None known b. Private development
 c. Zoning d. Public Works project
 e. Vandalism f. Other

13. Date(s) of enclosed photograph(s): May, 1980

NOTE: The following (Items 14-19) are for structures only.

14. Primary exterior building material: a. Stone b. Brick c. Stucco d. Adobe e. Wood
f. Other _____
15. Is the structure: a. On its original site? b. Moved? c. Unknown?
16. Year of initial construction _____ This date is: a. Factual b. Estimated
17. Architect (if known): _____
18. Builder (if known): _____
19. Related features: a. Barn b. Carriage house c. Outhouse d. Shed(s) e. Formal garden(s)
f. Windmill g. Watertower/tankhouse h. Other _____ i. None

SIGNIFICANCE

20. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site when known):

21. Main theme of the historic resource: (Check only one): a. Architecture b. Arts & Leisure
c. Economic/Industrial d. Exploration/Settlement e. Government f. Military
g. Religion h. Social/Education

22. Sources: List books, documents, surveys, personal interviews, and their dates:

23. Date form prepared: 5/30/80 By (name): Helen Watts
Address: 1375 Knoll Road City: Redlands ZIP: 92373
Phone: _____ Organization: _____

(State Use Only)

HISTORIC RESOURCES INVENTORY

Ser. No. _____
HABS _____ HAER _____ NR _____ SHL _____ Loc _____
UTM: A _____ B _____
C _____ D _____
11-482847 - 3765610

IDENTIFICATION

1. Common name: _____
2. Historic name: _____
3. Street or rural address: 1205 West Highland
City Redlands Zip 92373 County San Bernardino
4. Parcel number: 175-091-03
5. Present Owner: Jerome E. and Cynthia M. Miller Address: _____
City _____ Zip _____ Ownership is: Public _____ Private
6. Present Use: Residence Original use: Residence

DESCRIPTION

- 7a. Architectural style: Mediterranean
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

This house is a large two-story, white stucco building with window frames and other trim painted black. The roof is split shakes and the chimneys are white stucco. The driveway entry has square pillars on either side with black wrought iron, ornamental hanging lamps. The portico at the front entry (at the west side of house) has an awning top held up by twisted pillars. French doors at the second floor front open onto a flat open porch with black iron railing. The main entry door is paneled wood with frosted glass, small window set into the center. The glass is protected with black iron grill work, There is oval ornamental plaster work over the door with decorative scroll work at each side. The appearance of this house from the front drive is austere. The patio and sunken gardens open to the northeast side and are protected from the street by large hedges. There are seven olive trees in front, which add to the Mediterranean feeling of this house.



8. Construction date: Estimated _____ Factual 1911
9. Architect: _____
10. Builder: F. G. McLain
11. Approx. property size (in feet)
Frontage _____ Depth _____
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
May 1980

13. Condition: Excellent ___ Good ___ Fair ___ Deteriorated ___ No longer in existence ___
14. Alterations: shake hip roof
15. Surroundings: (Check more than one if necessary) Open land ___ Scattered buildings ___ Densely built-up ___
Residential ___ Industrial ___ Commercial ___ Other: _____
16. Threats to site: None known ___ Private development ___ Zoning ___ Vandalism ___
Public Works project ___ Other: _____
17. Is the structure: On its original site? ___ Moved? ___ Unknown? ___
18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

Gregory Palmer, vice-president of the American Fruit Company, spent \$6,000 for this home in 1911. The two story, eleven room contract was awarded to F. G. McLain in late July. Palmer had considerable influence in the orange industry and was one of the reasons that Highland Avenue was known as packers row.

Thomas I. Wadsworth, architect, and Davis Donald, builder, completed a major remodel of the Palmer home in 1924 for Mr. and Mrs. George Montgomery. House Beautiful and Garden Magazine illustrated the work of designer W. E. Rabbeth in December and January of 1924 and 1925 respectively. S. Stillman Berry and Helen Dupuy Deusner wrote of the beautiful gardens surrounding the home and the architecture of the home.

Ralph and Ethel Hammer kept three lion cubs in the sunken garden from May until October 1951. (Information from Mrs. Hammer.)

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)

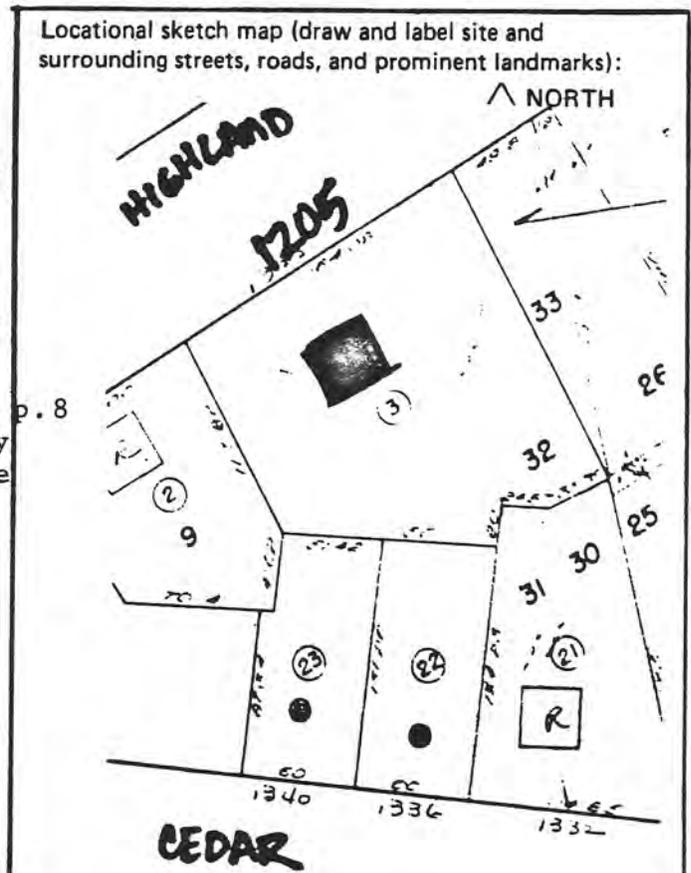
Architecture X Arts & Leisure _____
Economic/Industrial ___ Exploration/Settlement _____
Government ___ Military _____
Religion ___ Social/Education _____

21. Sources (List books, documents, surveys, personal interviews and their dates).

Water Connection 7/10/11
Redlands Daily Facts Feb. 4, 1924, p. 8
Davis Donald remodel for Montgomery
House Beautiful and Garden Magazine
Dec. 1924, Jan. 1925

22. Date form prepared 5/1986 (continued)

By (name) Helen Watts
Organization _____
Address: _____
City _____ Zip _____
Phone: _____



Continuation Sheet
1205 West Highland

21 Sources

Redlands DAily Facts 1/24/25 p. 10

20 July 1987

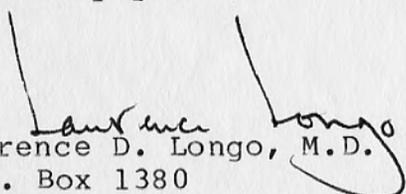
Mr. Donald McCue
Head of Special Collections
A.K. Smiley Public Library
125 West Vine Street
Redlands, California 92373

Dear Mr. McCue:

Enclosed is the application for my home at 1205 West Highland Avenue, Redlands, to be registered with the Redlands Historical and Scenic Property Register.

Thank you.

Sincerely yours,


Lawrence D. Longo, M.D.
P.O. Box 1380
Redlands, California 92373-441

Appendix A

In 1924 House Beautiful (December 1924, pp, 31, and 66) illustrated the work of designer Walter E. Rabbeth. Helen Dupuy Deusner wrote of the unique architecture of this Italianate villa and the beautiful gardens surrounding the home. The following year S. Stillman Berry wrote an article along somewhat similar lines (Garden Magazine and Home Builder, January 1925, pp 250-252). The latter article notes

"The accompanying garden scenes, taken around and about the home of Mr. George B. Montgomery in Redlands, California show how well and happily not one of these problems alone [genuine landscaping of a small garden... and the construction of a semi-formal garden of Italian type that yields pictorial charm and domestic intimacy], but both of these simultaneously... [are solved]. The house and gardens... constitute one of the very few really successful illustrations of the principle that I have seen."

"The adopted arrangement throughout tends to the formal sufficiently to preserve to the full the sought-for Italian picturesqueness, spaciousness, and dignity, but both the general composition and the handling of details are sufficiently free that a homelike coziness and livableness remain after all a principal keynote of the whole."

The following information was obtained from Mrs. Hammer for an article in the Redlands Daily Facts:

"From May until October 1951 Ralph and Ethel Hammer kept three lion cubs in the sunken garden. The cubs were named Maja, Tatu, and Vicki. Maja and Vicki were given to the San Diego Zoo, and Tatu was sent to a zoo in Canada.

"Mr. and Mrs. Hammer captured the three cubs on an East African hunt in February 1951 when the cubs were a month old. After a trip by steamer and car, the cubs were kept in a special enclosure in the Hammers' yard from the time they were 4 months old until 9 months old and became too large to take care of. Vicki bore several litters of cubs while at the San Diego Zoo and Mrs. Hammer said she was told Vicki was considered a "very good mother" by the Zoo. She was named for Victor Bently, the Hammers' guide on their hunt.

"Flying Tigre", the thrilling story of a successful jaguar hunt through the jungles of Mexico by Mr. Ralph Hammer, Redlands big game hunter, appeared in the April 1961 edition of Outdoor Life Magazine. Mr. Hammer, with his wife, has hunted in Alaska, Africa, Canada and the Western United States.

Appendix A continued

An obituary of Mr. Ralph McKenzie Hammer appeared in the Redlands Daily Facts on 3 October 1968. Some excerpts are as follows:

"Ralph McKenzie Hammer, big game hunter, civic leader, and longtime resident of Redlands, died suddenly of a heart attack in the garden of his Highland Avenue home...

In 1951 tourists and townspeople alike flocked to the Hammers' home to see the three lion cubs they had captured while on safari and brought back to Redlands.

Widely known as both a hunter and writer, Mr. Hammer was an ardent sportsman and an active supporter of civic organizations. He was president of the Associated Charities, now Family Service Association, for five years; president of the Lincoln Memorial Association, and a past president and member of the Fortnightly Club.

He served a short term on the YMCA board, Red Cross Advanced gifts committee, and during World War II was captain of militia.

For many years, Mr. Hammer was a member of the Colton and Redlands Rifle clubs. He was a member of Redlands Country Club, and had been a director and treasurer.

Their home is a showplace of rare animal trophies from all parts of the world.

Brief articles mentioning the house also appeared in the Redlands Daily Facts on 4 February 1924 (p 8) and 24 January 1925 (p 10).

FOR OFFICE USE ONLY:

FOR RECORDING INFORMATION ONLY

Date Received _____
Date Accepted _____
Date Rejected _____
Registration No. _____

A P P L I C A T I O N

REDLANDS HISTORIC AND SCENIC PROPERTY REGISTER

IDENTIFICATION of the property/site/structure(s) to be registered. In the absence of specific additions or deletions this registration should be for the exterior structure(s) and the lot/parcel herein described.

Historic Name (if any) "Palmer House" also "Hammer House"
Common Name _____
Street and Number 1205 West Highland Avenue
Present Owner(s) Lawrence D. and Betty Jeanne Longo
Mailing Address P.O. Box 1380
City Redlands State CA Zip Code 92373-0441
Lot/Parcel Number 175-01-03

Briefly state historic, scenic and/or architectural importance (include dates, events, and persons associated with property, where known).

(From Historic Resources Inventory) "Gregory Palmer, vice-president of the West American Fruit Company, spent \$6,000 for this home in 1911. The two story, eleven room contract was awarded to F.G. McLain in late July. Palmer had considerable influence in the orange industry and was one of the reasons that Highland Avenue was known as 'packers row'."

"Thomas I. Wadsworth, architect, and Davis Donald, builder, completed a major remodel of the Palmer home in 1924 for Mr. and Mrs. George Montgomery. (See Appendix A)

DESCRIPTION (submit photograph(s) with application)

OWNERSHIP

_____ Public
 Private
_____ Both

CATEGORY

_____ Building(s)
_____ Structure
_____ Plant Life
_____ District
_____ City Improvement
Other _____

PRIMARY BUILDING MATERIAL

_____ Stone
 Wood
_____ Brick
 Stucco
_____ Adobe
_____ Concrete
Other _____

PRESENT USE

_____ Agricultural
_____ Commercial (Apts.)
_____ Educational
_____ Entertainment
_____ Government
_____ Industrial Park
 Private Residence
Other _____

PAST USES(S)

_____ Agricultural
_____ Commercial (Apts.)
_____ Educational
_____ Entertainment
_____ Government
_____ Industrial
_____ Park
 Private Residence
_____ Religious
Other _____

THREATS TO SITE

None Known
_____ Private Development
_____ Zoning
_____ Public Works Project
_____ Vandalism
Other _____

Year of Construction 1911 Architect _____
Original Owner Gregory Palmer
Contractor F.G. McLain

Describe the present exterior and/or interior physical appearance of the property or structure (include description of notable features).

(From the Historic Resources Inventory).

"This house is an elegant, large two-story, white stucco building with window frames and other trim painted black. The roof is split shakes and the chimneys are white stucco. The driveway entry has square pillars on either side with black wrought iron, ornamental hanging lamps. The portico at the front entry (at the west side of the house) has an awning top held up by twisted pillars. French doors at the second floor front open onto a flat open porch with black iron railing. The main entry door is paneled wood with a frosted glass, small window set into the center. The glass is protected with black iron grill work. There is oval ornamental plaster work over the door with decorative scroll work at each side. The appearance of this house from the front drive is austere. The patio and gardens open to the northeast side and are protected from the street by large hedges. There are seven olive trees along the street in front, and eleven Italian cypress trees on the grounds which add to the Mediterranean feeling of this house."

Additional restrictions to the property previously described that you as owner may wish to add.

AREA(S) OF SIGNIFICANCE (For the H&SP Commission only)

- | | | |
|---|---|---|
| <input checked="" type="checkbox"/> aesthetic | <input type="checkbox"/> industry | <input checked="" type="checkbox"/> scenic |
| <input type="checkbox"/> agriculture | <input checked="" type="checkbox"/> landscape | <input type="checkbox"/> science |
| <input checked="" type="checkbox"/> architecture | <input type="checkbox"/> law | <input type="checkbox"/> sculpture |
| <input type="checkbox"/> art | <input type="checkbox"/> literature | <input type="checkbox"/> theater |
| <input type="checkbox"/> commerce | <input type="checkbox"/> music | <input type="checkbox"/> transportation |
| <input type="checkbox"/> education | <input type="checkbox"/> government | <input checked="" type="checkbox"/> associated with |
| <input type="checkbox"/> engineering | <input type="checkbox"/> religion | historic person |
| <input type="checkbox"/> associated with historic event | other _____ | |

APPLICATION PREPARED BY

Name Lawrence D. Longo, M.D. Date 20 July 1987

Organization _____ Title Owner

Address 1205 West Highland Avenue Telephone _____

City Redlands State CA Zip Code 92373-0441

Signature of Preparer _____

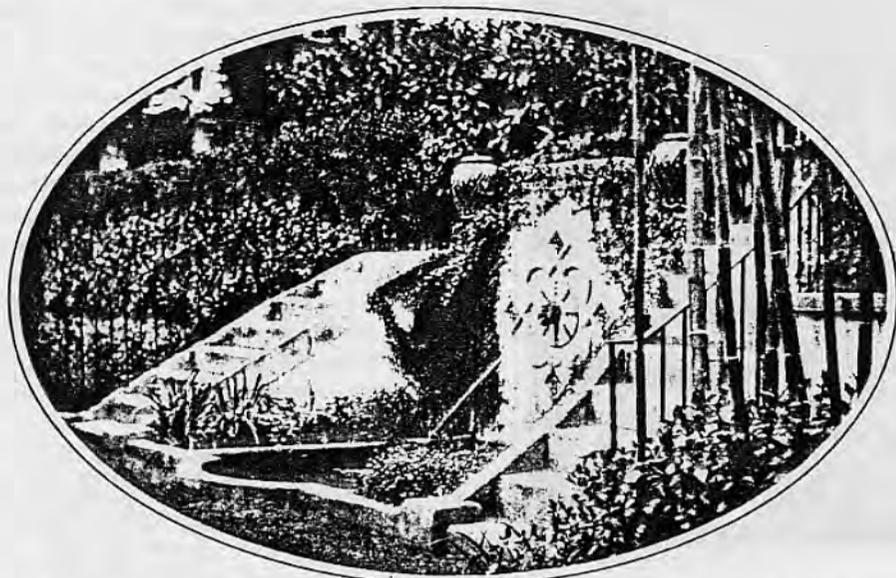
Signature(s) of Property Owner(s) _____

When Italy Goes to the Golden West

S. STILLMAN BERRY

Charming Treatment of an Odd Corner Plot 130 x 150 ft. and Development of a Garden in Blue in Harmony with the Color Scheme of the House

Photographs by W. N. Kline, Jr., G. B. Montgomery, and the author



The dominant color tone—blue—is emphasized in the tile insets of the fountain wall and by the surrounding garden urns in the same tone. A giant tree Bamboo, the close-clinging Ficus repens and dainty flower beds of Forget-me-nots, Daffodils, and Baby Primroses, all find their place in the composition

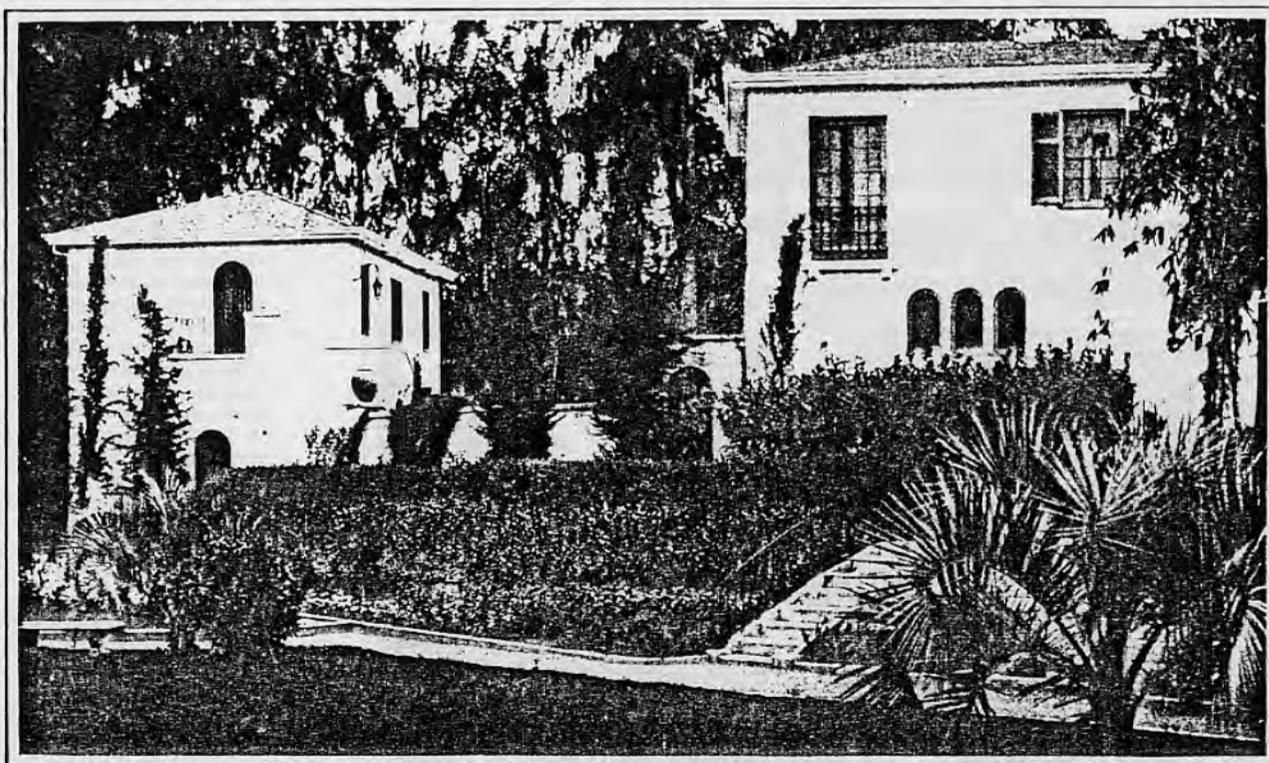
PROBLEMS of the simplest premises are often among the most baffling. This holds in so empirical a field as garden design not a whit less than in pure mathematics. And it is a practical truth in many other branches of human effort. A genuine landscaping of the small garden is one of the rarest feats in the whole horticultural calendar, and when necessity demands that the area treated be little more than a simple square, the problem becomes doubly difficult of entirely pleasing solution.

Another rarely mastered difficulty is to construct a semi-formal garden, say of Italian type, that while yielding its full meed of pictorial charm, it still retains something of the domestic intimacy and coziness which manifold experience has ever compelled us to associate more closely with compositions of our ancestral English tradition and motif.

The accompanying garden scenes, taken around and about the home of Mr. George B. Montgomery in Redlands, California, show how well and happily, not one of these prob-

lems alone, but both of them simultaneously, have been met and surmounted in a particular instance.

To begin with there were the following considerations which the designer, Mr. W. E. Rabbeth of Redlands, had to hold in mind and contrive in some way either to overcome or utilize in his scheme as his developing plan might determine. Firstly, a simple plot of ground, 130 by 150 feet, perfectly rectangular as to boundary except for one rear corner lopped off in toto. Secondly, a strong slope



A clever use of Periwinkle clad banks and bedgings of California Petrel and English Laurel soften the ascent to the upper level and, with the aid of Italian Cypresses, break the severity of architectural line. Flower beds of pink Stocks, Baby Primroses, and Forget-me-nots along the walk. East wing of the house and the garage seen from the garden

250 - 252, 1925

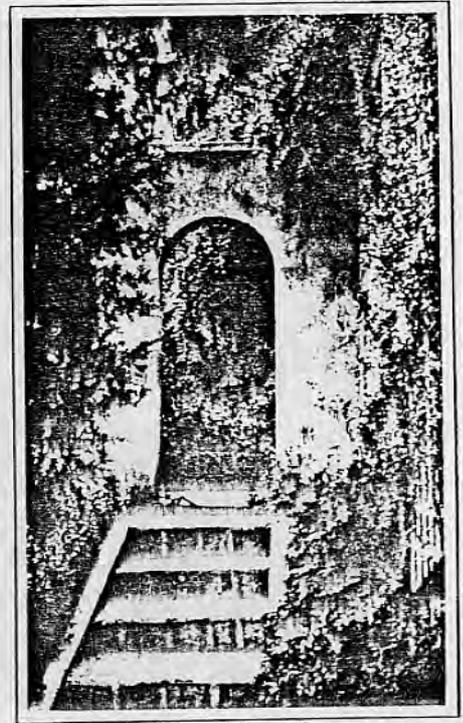
GARDEN MAGAZINE & HOME BUILDER

oward a storm drain serving to delimit the tract on the east. Thirdly, the setting, a row of large Olive trees along the street, some towering groups of Eucalyptus on the neighboring properties to the rear, an immense Weeping Willow on the adjacent corner of the estate to the east—the whole embowered in orange groves. The Oranges and Olives at once united somewhat forcefully to suggest an Italian design and this was frankly accepted, the same severe style also making possible the economy of much needed space.

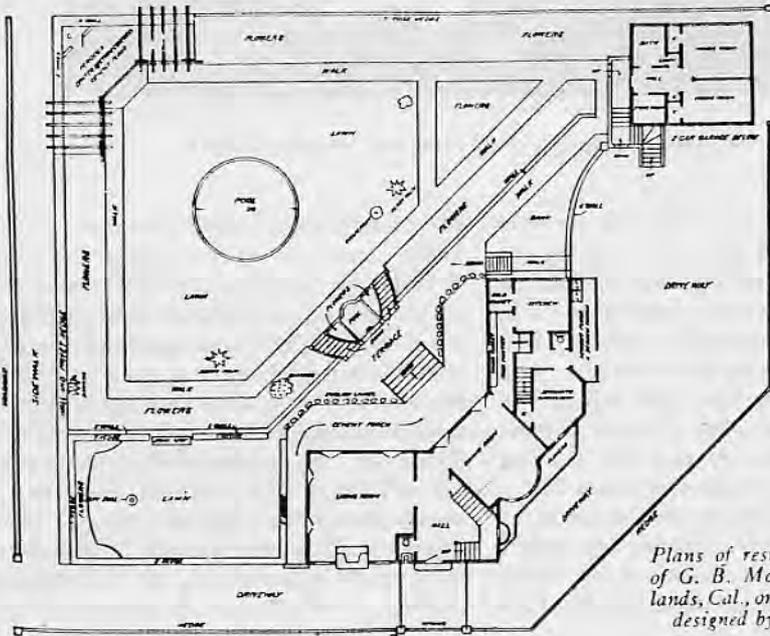
The appended diagram indicates how the house and drive were thereupon built upon the higher level of ground, the house being set well back and fitted into the lopped corner of the lot with only the drive running around it to the rear. The garage and servants' quarters to the eastward are connected with the house

by a high garden wall, effectually dividing and screening all the rear quarters from the comparatively large front area thus left wholly available for purposes of garden and ornament. The major part of this originally sloping front tract having been brought to one level by excavation, various sloping beds, bits of lawn, hedgerows, paths, and judiciously placed retaining walls serve to ease the ascent toward house and drive, as well as vastly to soften the essential severity of the architectural lines. The telling use of different successions of hedgings to this general end is particularly pleasing.

English Laurel trimmed quite high has chiefly been chosen for use against the house, but in such a way that the vista of the garden from house and terrace is in no serious degree impaired. A squarely trimmed hedge of



Wistaria clammers at will over this garden gate. The delicate trellis vine in Muhlenbeckia

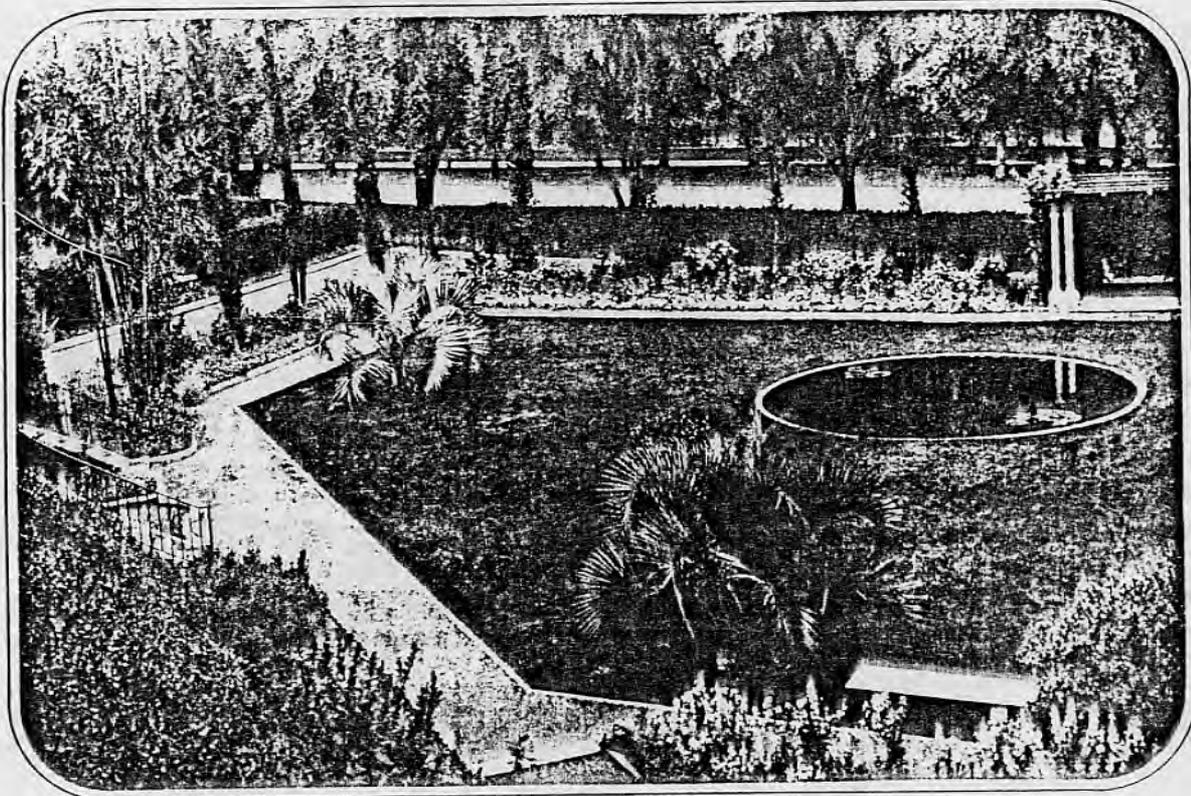


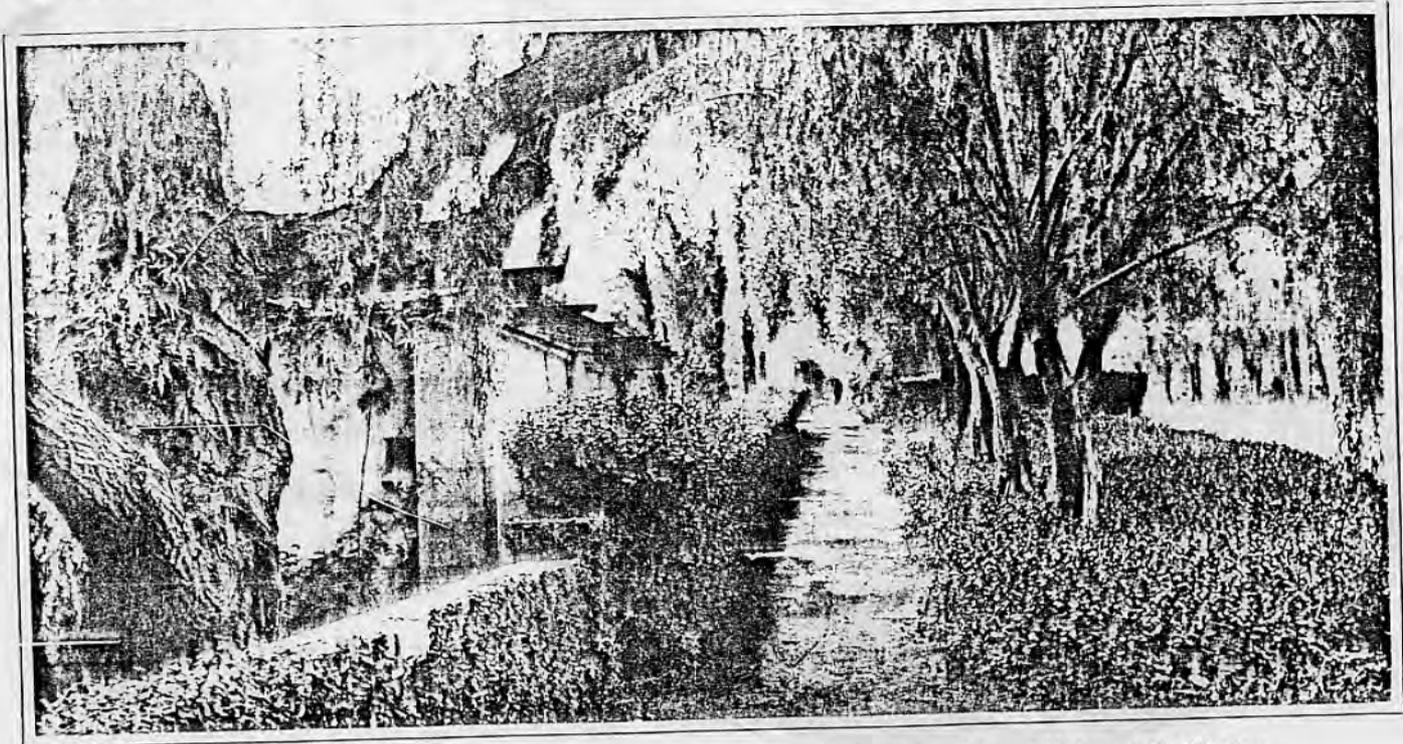
Plans of residence and garden of G. B. Montgomery at Redlands, Cal., on 130 x 150 ft. Both designed by W. E. Rubbelb

California Privet surrounds the little sloping lawn with its enclaved sun-dial which surmounts the west wall of the garden and separates the latter from the entrance way. Further privacy is assured by a similar hedge along the street walk, so that although pedestrians are granted sundry charming glimpses as they stroll by, they little obtrude upon the pleasant retirement of the precincts within.

The house is surfaced with a grayish white cement, with trimmings, hangings, and awnings of Venetian and slate blue. This blue note, carried into the out-buildings and garden, becomes the leading motif in the

Looking into the garden from the balcony of the garage, showing the avenue and the long front lower beds made gay with Marguerites, Cornflowers, Alkanet, Felicia coelestis, Sweet Alyssums and Verbenas. Butia palms in the lawn, and Pansies along the top of the wall in the left background





The walk along the street at the rear of the loggia, showing Privet hedges and a carpeting of Periwinkle beneath the Olive trees

congeries of lovely little pictures which the system of hedges serves to frame. Quite often when a strongly emphatic color note is adopted to bind architecture to some feature of its surroundings, as it has been much the fad to do of late years especially in California, the result is but a garish scar on the landscape quite as insolent in its utter inappropriateness as one of our highway signboards. Here such ill fruition of the designer's hopes has decidedly not come to pass, and it instead constitutes one of the very few really successful illustrations of the principle that I have seen. Care in avoiding all suspicion of dissonance, and everywhere in utilizing the blue motif with the most careful regard for its pictorial quality, have produced a thoroughly captivating result.

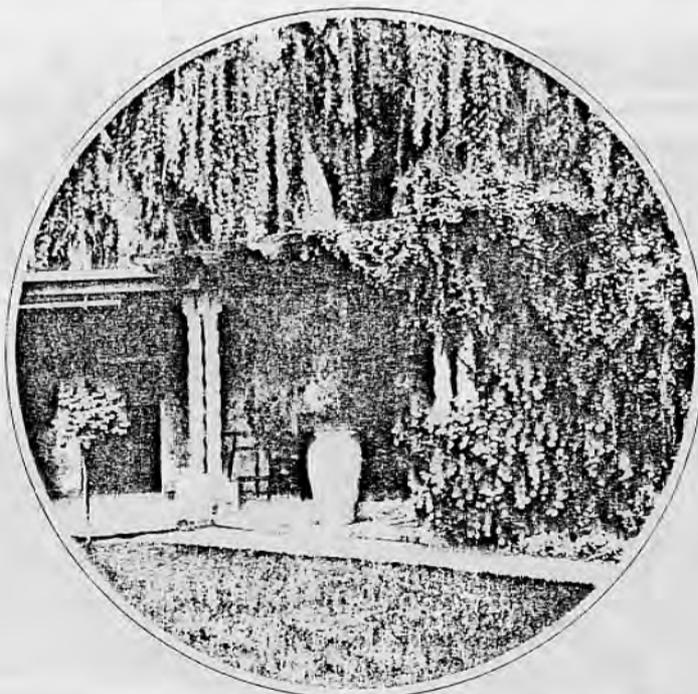
The ample tea-house, part in loggia and part in pergola design, which occupies that corner of the garden diametrically opposed to the house, with the hanging curtains of the great Weeping Willow already mentioned as a background, is largely furnished in blue. Water,

both placid and in motion, is likewise used in the garden. The two broad flights of steps which lead from the garden up to the level of the house flank either side of a well-designed wall-fountain. The blue motif is prominent here, as again in the quiet pool which, rimmed in Venetian Blue and with blue Water-lilies floating above a brilliant fauna of Japanese goldfish, lies near the center of the garden.

The space surrounding the pool is planted to lawn, broken merely by a few isolated Palms and shrubs. The sward is uncut by paths, which, instead, circumvent it, paralleling the flower beds, the latter being laid in on

every hand along the bounding walls and hedges. Blue flowers heavily predominate in these beds—Forget-me-nots, Corn-flowers, Verbenas, Alkanet, Violas—but this does not preclude abundant use of other hues, particularly pink and yellow, with the white of Alyssum, Candytuft, and Marguerites as a foil. Tall Snapdragons and Stocks are frequently used in masses in the sunnier beds, with various Primulas and Freesias in the shadier corners and Daffodils near the fountain. The wide space beneath the Olive trees along the street is carpeted with Periwinkle, thus carrying the blue motif further afield in an appropriate and picturesque way.

The adopted arrangement throughout tends to the formal sufficiently to preserve to the full the sought-for Italian picturesqueness, spaciousness, and dignity, but both the general composition and the handling of details are sufficiently free that a homelike coziness and livableness remain after all a principal keynote of the whole.



A cheerful planting of Climbing Cecile Brunner and White Cherokee Roses, Marguerites, Snapdragons of varied hues, pink Stocks, and Sweet Alyssum, at one end of the inviting pergola. Weeping Willow makes an effective background, a most pleasing use of this often difficult tree



The House Beautiful

THE GARDEN OF A DIAGONAL AXIS

An Interesting Possibility for the Small Square Lot

BY HELEN DUPUY DEUSNER

IN my observation of gardens I am always impressed when I find that rare quality of compactness — that really perfect economy of space — where the utmost of use and beauty has been attained. I feel that this has been done in a certain house and garden in Redlands, California. It belongs to Mr. and Mrs. George B. Montgomery, who developed it under the advice of Mr. Rabbeth, an amateur of discernment, to whose fine taste Redlands owes several beautiful houses and gardens. This house, built originally under Mr. Rabbeth's direction, they remodeled with his help, and undertook to develop the garden along lines which he had had in mind when the house was originally designed.

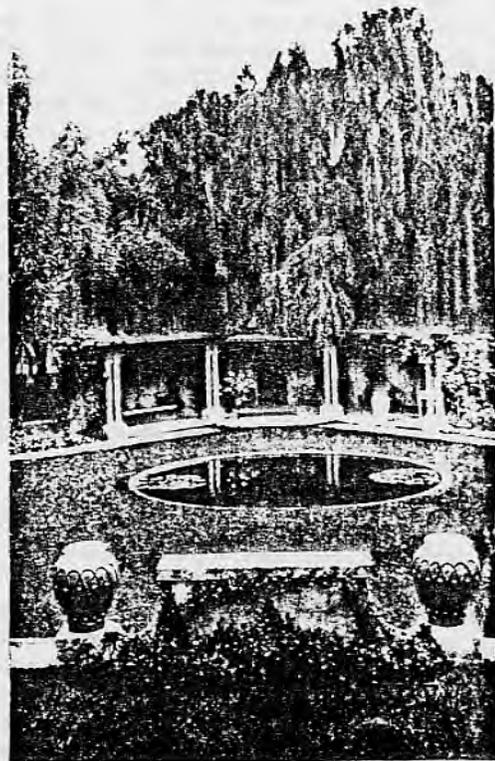
The notable feature of the plan — one which gives this compactness of which I spoke — is the use of the diagonal line of the lot as main axis. The lot is almost square, 130' x 150', lying north on Highland Avenue, one of Redland's most attractive streets. There is a distinct slope of perhaps nine feet from the northeast corner to the southwest.

The surroundings are particularly fortunate: along the street side a row of very fine old

olive trees; to the west and southwest a grove of fine full-grown orange trees; at the northeast corner a glorious big weeping-willow, which is bare of leaves for only about six weeks in midwinter; and at the east and northeast, in the middle distance, towering eucalyptus, which gives the finest imaginable background.

A study of the plan will reveal the fact that the driveway is approximately on the level for its full length, rising slightly from the street to the porte-cochère, and then swinging around to a most convenient and practically level service court, and into the garage.

At the corner of the garage are stairs leading to the maids' rooms, and also through an arched doorway to the garden level below, into which one emerges from another arched door as shown in the photograph. This decorative treatment of the garage, which was largely planned by Mrs. Montgomery, is one of the most successful elements in the whole garden. To my mind it has the true Italian feeling for plain surfaces, few openings rightly placed, and deep shadows contrasted with gleaming whiteness. Note the nice detail of the iron-work, the shape and size of the vase, the



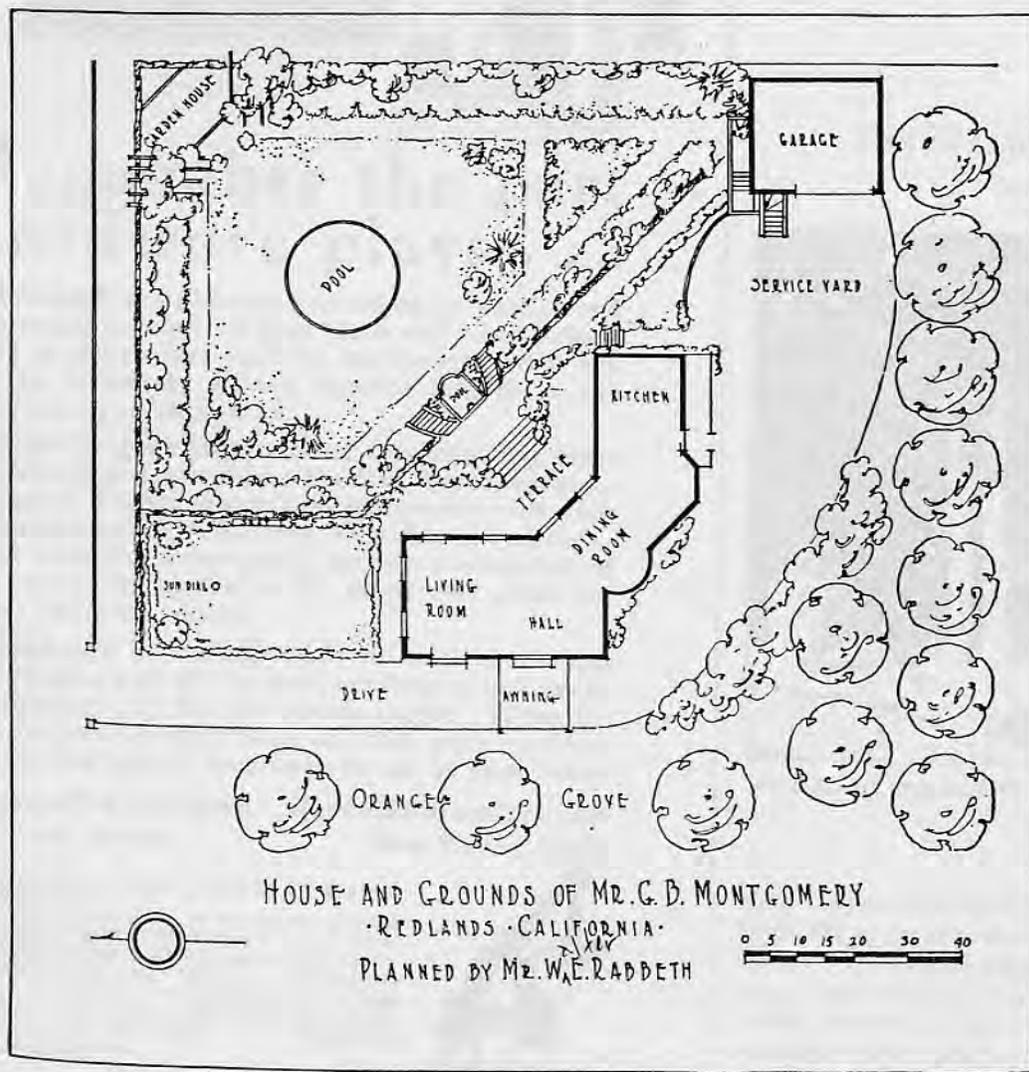
THE VIEW OF THE GARDEN HOUSE FROM THE TERRACE

delightful planting, both in the fortunate chance of the background, and the studied arrangement of the foreground.

The setting of the house has gained for it a most enviable privacy. This could only be done, of course, with the knowledge that the protection to the west, in the shape of the neighbor's orange-grove, would probably be a permanent feature. As it is, it provides a very pleasant outlook. Under other circumstances a wider space for protective planting might have been required to the west. Between the house and street is a pleasant area of buffer lawn on the upper level, onto which the living-room windows give.

But of course the great gain in this plan is the added length to the main axis. As the view shows, we get this generous long look even from the lower terrace, and an added twenty feet from the French doors leading from the dining-room onto the upper terrace.

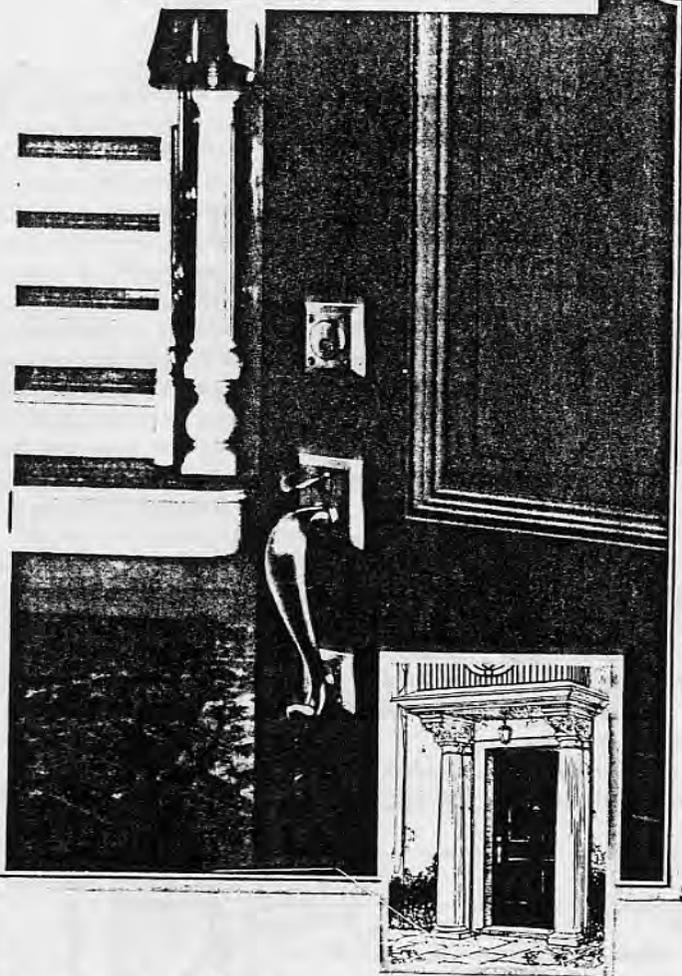
The pool offers a calm reflection, the little rose trees repeat the note of the climbers over the pergola, the willow behind stretches its protecting arms, and the uninterrupted breadth of lawn gives the quiet foreground necessary to a lovely picture. We find on nearer approach that this garden-room, of which Mr. Montgomery planned most of the detail, is thoroughly comfortable. The high walls to the north and east protect from winds, and catch and reflect all the afternoon sun. The way the corner has been cut off by a store-closet is very clever, I think, for besides the element of usefulness, the dark door of heavy paneled wood makes an interesting focal point. There is both a roofed and an unroofed portion of the garden-house, which offers one a choice in different weathers. It is a really usable and, what is more, a used (Continued on page 66)



31,66, 1924

SARGENT

Locks & Hardware



Remember the part hardware plays . . .

BETWEEN the pleasant gesture of its portico and the actual welcome of your home will stand a door. And whether this will be harmonious with the whole, or merely a door, depends largely on the hardware you choose.

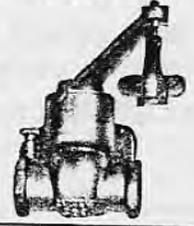
From Sargent Hardware of time-resisting brass or bronze you can select handles, knobs, escutcheons and fittings which best harmonize with your home *throughout*. Security will also be assured—built into the sure-acting, lasting mechanism of Sargent locks, probably the finest ever made for inner and outer doors.

Hardware is too important to leave to chance; too small a part of the total building cost to make "skimping" pay for the certain regret. Write for the Sargent Colonial Book and with your architect choose the best of hardware for all of your home.

SARGENT & COMPANY, *Hardware Manufacturers*
9 Water Street New Haven, Conn.

SARGENT "520" DOOR CLOSER

This small door closer is one of the greatest conveniences used in the modern home. It closes doors that should be closed, silently and surely, and keeps them shut. Controls storm doors in winter, screen doors in summer, and the hall lavatory, back-stairs, cellar and refrigerator-room doors the year round. It is inexpensive and easily applied.



have the same impression, but it appears to us as if this second story were immersed in a tank.

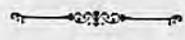
If we were only capable of thoroughly understanding those requirements of comfort, convenience, and construction, of which we have written in the preceding chapters; if we were only capable of knowing what we truly do need; if we were only omniscient, and could meet every need in the most reasonable way: then we should have no occasion to study the appearance of our design at all. Composition and proportion would take care of themselves, just as they did when God designed His universe.

But the whole truth is that we are not as thoroughly understanding or as perfectly reasonable as He, and it is well if we can know how a house ought to look in order to be able to check our design as we go along, just as, in grammar-school days, we were glad to have the answers in the back of the arithmetic.

So the Requirements of Comfort and the Requirements of Appearance may be considered the two legs upon which our design has to stand. Unless they are both work-

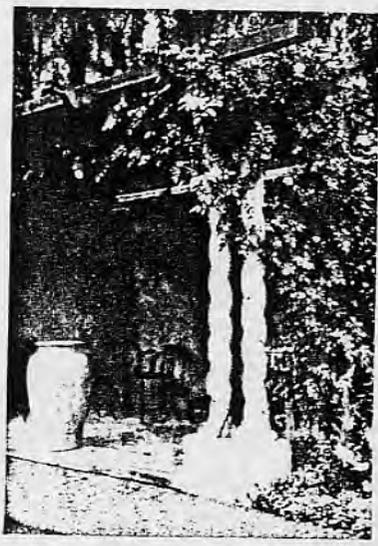
ing together it will fall down. If we add some feature to our design for appearance's sake, only to find that this addition takes away from its comfort, our design will not stand. If we add something to our design for the sake of comfort and convenience, only to find that we have not at the same time added to its appearance as well, then we may be sure that we have not thoroughly thought out this particular requirement of comfort. Further study will produce something that does enhance its appearance, and that at the same time adds even more to comfort than we had foreseen.

And now that we have progressed this far with our design, have worked out our requirements of silhouette and plan, have blocked out roughly the location, size, and shape of its roofs, doors, windows, and other features; now that we have checked all these by the rules of appearances enumerated above, the next question that arises is, precisely what kind of roofs, doors, windows, and so on, shall they be? This choice of architectural detail we shall make the subject of our next essay.



THE GARDEN OF A DIAGONAL AXIS

(Continued from page 31)



A DETAIL OF THE GARDEN HOUSE



A CORNER OF THE GARAGE SHOWING THE STAIRS LEADING TO THE MAIDS' ROOMS

place — almost as much a centre of family life as the easy chairs about the fire. The twisted columns are made from moulds from which similar columns had been made for a formerly owned garden.

Of course the owners were unusually fortunate in having their

boundary planting already done, on the surrounding properties, so that they did not need to use any of their land for the purpose, and could get an unusually spacious effect on land which is, after all, scarcely larger than many town-lots.

Hunter, civic leader

Ralph Hammer dies suddenly at his home

Ralph McKenzie Hammer, big game hunter, civic leader and longtime resident of Redlands, died suddenly of an apparent heart attack in the garden of his Highland avenue home Wednesday afternoon. He was 78.

In 1951 tourists and townspeople alike flocked to the Hammers' home to see the three lion cubs they had captured while on safari and brought back to Redlands.

Widely known as both a hunter and writer, Mr. Hammer was an ardent sportsman and an active supporter of civic organizations. He was president of the Associated Charities, now Family Service Association, for five years; president of the Lincoln Memorial Association and a past president and member of the Fortnightly club.

He served a short term on the YMCA board, Red Cross Advanced gifts committee and during World War II was captain of militia.

For many years, Mr. Hammer was a member of the Colton and Redlands Rifle clubs. He was a member of Redlands Country Club, and had been a director and treasurer. An enthusiastic golfer, Mr. Hammer played regularly and yesterday morning completed a round of 18 holes.

With Mrs. Hammer, he traveled extensively. Both expert with rifles, they made safaris to hunting areas on almost every continent. Their home is a showplace of rare animal trophies from all parts of the world.

Their most memorable safari,



RALPH M. HAMMER

Photo by James Sloan

which left a lasting impression on thousands of people, was the 1951 expedition to Africa when they were forced to shoot a charging lioness. They later discovered her three cubs which they captured and brought home with them when they returned. In the gardens at their home, they built special cages for the growing lions which were subsequently given as gifts to zoos and have since populated many zoos throughout the country with their offspring.

Mr. Hammer was born in Kansas City, Mo., moving with his family at the age of two to Brookline, Mass. He graduated from the Sheffield Scientific School of Yale University in 1911, specializing in civil engineering.

Immediately after graduation, he moved to New York as engineer for the Turner Construction company and later accepted a position with Standard Oil Co. of New York to help build the first battery of pressure stills to crack gasoline and fuel oil.

When World War I broke out, he enlisted in the U.S. Navy at Newport, R.I., as gunner's mate. He took examinations and graduated from the Naval Academy at Annapolis and because of his engineering experience was selected to attend Submarine School at Groton, Conn. After post-graduate work, he was assigned to submarine duty.

After the war he traveled in Europe and Africa for two years before coming to California where he joined the Grigsby Realty Company. He later went into business for himself.

His later years were devoted to travel and hunting and writing articles of his adventures published by "Outdoor Life." He drove around the world (as far as possible on land) once and flew around another time, in addition to other trips to designated areas.

He married Ethel Gerster in May 1928 and their home has been at 1325 West Highland avenue since that time. Mr. Hammer also leaves a daughter, Phyllis (Mrs. George) Fisher of Middlebury, Vt.; a son, Stevens F. Hammer of Westport, Ct.; and five grandchildren.

Funeral services are pending with F. Arthur Cortner mortuary.

Arlene Kaplan dies suddenly at age of 22

Word was received today of the death of Arlene Kaplan, daughter of former Redlands resident and Mrs. Benjamin Kaplan who now live in Brookline.

Arlene, who was enrolled at Tufts University, Mass., where she was studying for the master's degree in Romance Languages, fell ill with a serious pulmonary infection one week after the start of classes.

She was hospitalized at the New England Deaconess Hospital where she died on October 26 at the age of 22. She was a graduate of Colorado College, Colorado Springs, Class of 1967.

She leaves her parents and her brother, Mitchell, who was graduated from Redlands High School with the Class of 1968. She had lived in Redlands for two years when Mr. Kaplan was employed by Aerospace Corporation.

Mrs. Kaplan was on the staff of the San Bernardino Library. Their present address is 126 Amor Street, Brookline, Mass., 02146.

Thrifty gets license to sell beer only

Anyone who tries to buy beer at Thrifty Drug Stores in University Plaza shopping center, Lugonia and Church streets, is out of luck.

A recent story in the paper submitted by Pacific Coast Service out of Sacramento, quite have it straight.

The State Department of Alcoholic Beverage Control grant a license to Thrifty only for the sale of beer.

Technically, according to PCNS, all licenses are

Local PTA issues guide to movies in this area

Ed. Note: These recommendations have been compiled and furnished to the Facts by the mass media chairman, Redlands PTA Council. They

are: 8-14, 14-18, no; adults, "robbery plays."

The Devil's Brigade — 8-14, too brutal; 14-18, adults, World War II drama.

Vital Records

BIRTHS

SMITH — Born, a son, to Mr. and Mrs. Stuart W. Smith Jr., 10710 Spruce street, Bloomington, Oct. 2, 1968, at Redlands Community hospital.

Votes

Rentals
793-2827.

Wedding based on correspondence of George Bernard and Mrs. Patrick The University Festival Theatre end, Oct. 3, 4, 10, 11, 12. Information call

Obtaining an electrician tools was yesterday by 247 Roma

Police that the he said has ue, was taken sometime during

Red seafood to day and Saturday as always. 70721.

Phone sittings for Phone for an or to reserve eas. Studio of ham. 793-4646.

Daily Facts ment, 793-3221, week days, or days to report and obtain de-

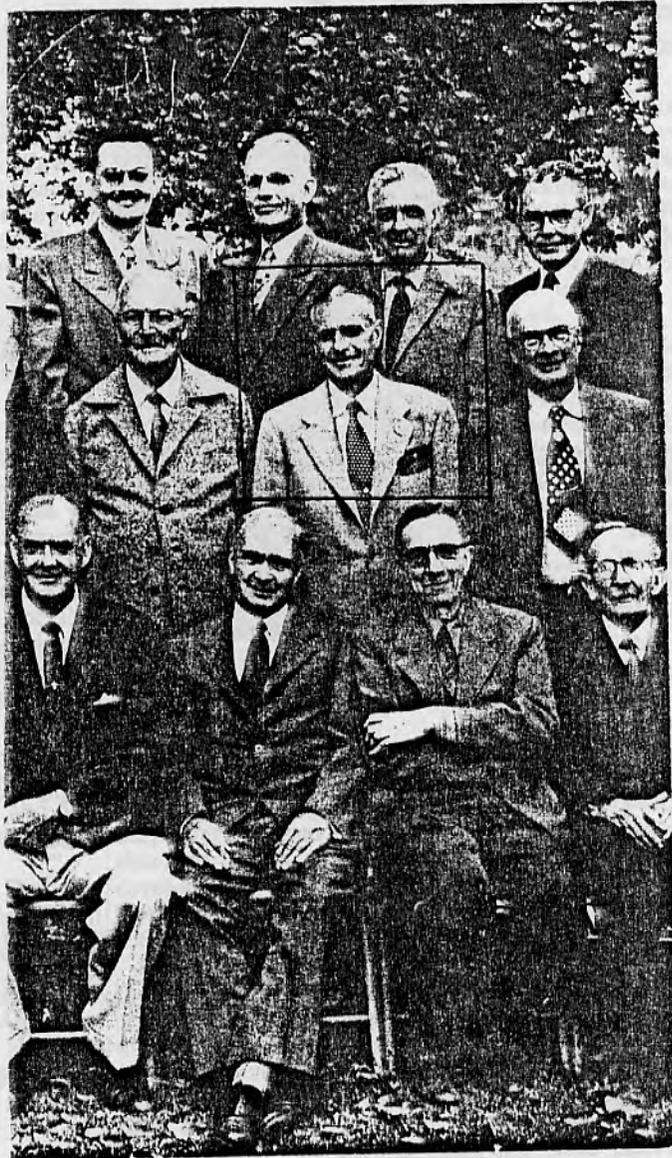
Per Cent Off— Gibson. Small ting at Winn's on & Orange,

on sealcoating parking lots, g, 792-5652.

Framing edlands Paint, one 793-5641.

Services ator Service our Imperial Citrus Ave.,

ct. 5th



Ralph M. Hammer
Fortnightly Club Redlands, California

Loma Linda University



School of Medicine
Department of Physiology
Division of Perinatal Biology
Loma Linda, California 92350
714/824-4325

30 April 1987

Mr. Donald McCue
Head of Special Collections
A.K. Smiley Public Library
125 West Vine Street
Redlands, California 92373

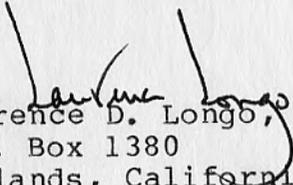
Dear Mr. McCue:

Enclosed is a draft of my application to the Redlands Historic and Scenic Property Register.

I would hope to meet with you in the next week or two to complete the application.

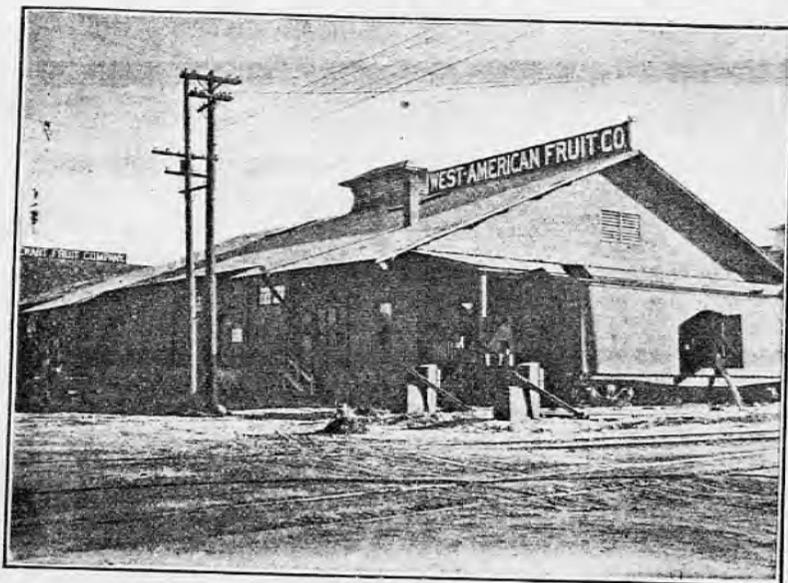
Thank you.

Sincerely yours,


Lawrence D. Longo, M.D.
P.O. Box 1380
Redlands, California 92373-0441

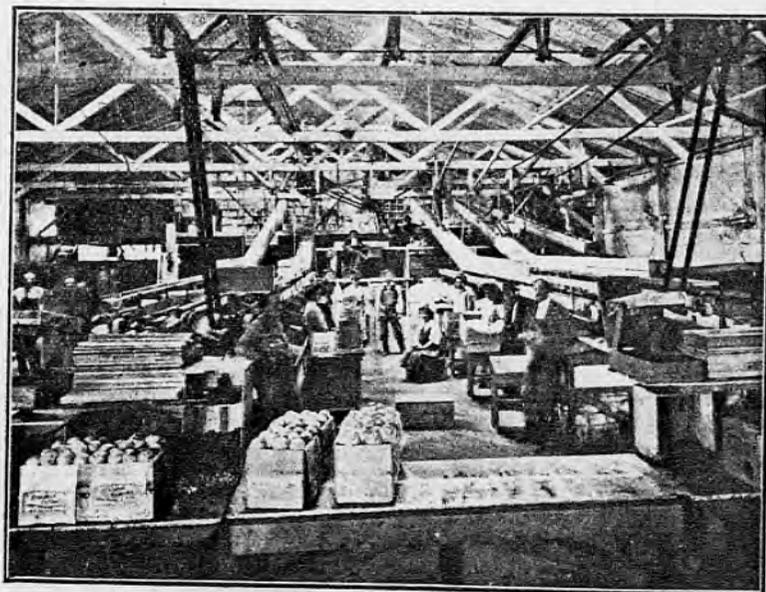
WEST AMERICAN FRUIT COMPANY

One of the progressive orange packing houses of the Redlands district—a house that returns it is getting and by the rapid increase in its business—present officers of the company are C. J. Curtis, president; D. C. Lefferts, vice president; H. H. Ford, treasurer; and O. T. Gregg, secretary. It is a significant



Exterior West American Fruit Company's House.

ness that it is doing successful work, is the West American Fruit Company. Any grower who takes pains to investigate packing plants and marketing methods will be struck at once by the excellent equipment and the pushing, yet conservative, methods of the West American people. And that growers do investigate these things and do appreciate them is shown conclusively by the fact that the West American output will be twice as large this year as it was last heason. The season of 1906-07 was the first the present management had control of this business, although the company is one of the oldest in the city. The fact that every officer of the company is an orange grower, and therefore directly interested in the welfare and prosperity of the producing end of the business, as well as of the packing and shipping departments, and outside growers who pack through this company are thereby assured of the very best results it is possible to attain, for their fruit goes into the same pools and is handled simultaneously with the fruit furnished and owned by the officers of the company. Mr. Ford, treasurer of the company, has 140 acres of oranges, and is one of the largest single producers of the district. The business affairs of the company are in the hands of Mr. D. C. Lefferts



Interior West American Fruit Company's House.



as general manager, and Mr. Lefferts is not only an experienced business man but a practical packer and shipper as well. He learned the business from "the ground up," by first going into a packing house and working at the grader for a year, under the supervision of C. J. Curtis, formerly the manager of the West American Company. Mr. Lefferts secured the business training which is now standing him and his growers in such good stead as a member of the New York Produce Exchange.

In convenience of location and quality of equipment the West American company is second to none. Its packing house is right between the railroad tracks of the Santa Fe and the Southern Pacific, and available to both, so there is a minimum of danger from a car shortage. The machinery in the packing house is the very best, the carrying system being particularly worthy of note in the care given the fruit after it reaches the house. In no place is there a drop of more than two inches, and then only onto yielding canvas, so that the fruit is absolutely free from bruises as far as the packing is concerned, and one very general cause of decay is eliminated. In fact, so nearly perfect is this system, that during the present season there has come to the packing house only a single complaint because of decay that could be traced to any cause of this kind.

The plan of monthly pools has been adopted and has been found to be most satisfactory, all things considered. This gives the grower more of an opportunity to choose when his fruit shall go to market, and the returns have been such as to confirm the management in the idea that this is the best marketing plan for the growers. But two grades of fruit are packed, the brands of the Extra Fancy being "Bronco" and "Canyon Crest;" of the Extra Choice, "Herald" and "Summit." On all fruit the management has this year advanced one cent a pound as soon as the fruit was delivered at the packing house, and final returns have been made of each lot within one month from closing of the pool. This promptness of payment will compare favorably with that of any other house in the district.

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April 15, 2024



Higginson Architects, Inc.

34247 Yucaipa Blvd., Ste. D

Yucaipa, Ca 92399

Ph. 909-797-1924

City of Redlands
Development Services
35 Cajon Street, Suite 20
Redlands, California 92373
Attn.: Laylee Hokmollahi
Brian Foote

Re: 1205 West Highland Avenue – Pool Cabana Rehabilitation

Hello Laylee & Brian,

We would like to provide some additional remarks to the changes that are being proposed to the damaged pool cabana at the project location:

- I. We propose an approach of Rehabilitation to provide a compatible use to the property through alterations, such as a pitched roof with red clay barrel tile roofing and stucco finishes, while preserving some of the existing features, such as the spiral-type columns and exposed wood framing. It is noted in the staff report from January 25, 2024, that the Historic inventory sheets focus attention on the main house and grounds, not the accessory structure. This report only references the garden structure as “seen in the background of one of the photos”. The historical significance of this property is not focused on the accessory structure itself. The structure requires significant repair due to damage, and updates as required by the current edition of the California Building Code; therefore, we feel Rehabilitation, as defined by the U.S. Dept. of Interior’s Standard’s for the Treatment of Historic Properties, is the best course of action.
- II. The existing garden, as it has been referenced in past historic articles and periodicals, appears to have not resembled the original garden since prior to 1995. Google Earth images show the circular pool and surrounding area was remodeled long before the current owners occupied the property. The accessory structure in question was previously referred to as a “Garden Structure” with a “roofed and “unroofed” portions. As the structure sits today, there is no unroofed portion as described in the historical articles and it has not been used as a gardening area in recent memory. It is our assessment that the garden structure and surrounding garden have undergone changes in previous decades that rendered it different than the original construction that is referenced by the HSPC. Therefore, it no longer resembles the full Italian-style garden area that it once was.
- III. The materials proposed for this Rehabilitation are in line with those used in other Mediterranean and Italian style structures as described in the City of Redlands Historic Design Manual. Red clay, barrel tiles are proposed for the pitched roof, a white stucco finish at the new section of concrete wall will match the existing portion that will remain, shaped spiral columns and exposed wood framing and rafter ends will honor the original garden structure. All of this will complement the existing historic residence and provide an added sense of continuity across the property.

We hope these remarks provide additional insight for the commission into the approach we are taking and allow for a dialogue between both parties to arrive at an agreement to move forward with the project.

Brian Higginson, AIA
Vice Principal



Redlands HSPC - COA Review

Applicant (Stepien) - 1205 West Highland Ave.

April 4, 2024



Outline

- Redlands Historic Design Manual – Response
- Secretary of the Interior's Standards - Response
- Mediterranean Architecture - 1205 West Highland Ave.
 - Original HSPC Application (1987)
 - Article - Smiley Library
 - Book - The Mediterranean House in America by Dr. Lauren Weiss Bricker, Ph.D.
- Certificate of Appropriateness Applicant (Stepien) Proposal

Redlands Historic Design Manual (Est. 1986)



➤ Purpose:

- These guidelines set forth criteria that will be utilized in evaluating projects in designated historic or scenic districts or changes to the exterior of individual historic properties and landmarks.
- It should be noted at the outset that the Guidelines are intended to assist in applying standards to projects generally; consequently, they are not meant to give case-specific advice or address exceptions or rare instances.

Redlands Historic Design Manual - Continued



➤ (6) Architectural Styles:

➤ CHAPTER 4	ARCHITECTURAL STYLES	4/1-1
	Victorian	4/1-1
	Classic Revival	4/2-1
	Craftsman & Bungalow	4/3-1
	Mission/Mediterranean/ Spanish Colonial Revival	4/4-1
	Period Revival or Provincial	4/5-1
	Vernacular	4/6-1

➤ Materials:

➤ [REDACTED] Many structures do not follow a particular style but are combinations. The dominant style in a combination should be applied or each style element can be noted.

Redlands Historic Design Manual - Continued



1205 W. Highland Ave. Architectural Type: Mediterranean

The Spanish Colonial Revival Style is a mixture of styles derived from the Mediterranean world, unified by the use of arches, courtyards, plain white wall surfaces, and red tile roofs. Architects were inspired

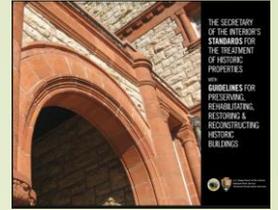
Roofs

The acceptable roof slope is low pitched red tile. A gable or hip roof line is acceptable.



Spanish Colonial Revival architecture with its plaster walls, wrought iron, tile roofs, quarry tile or brick patios and porches.

Secretary of the Interior's Standards



► Purpose:

► “Be a guidance on the preservation of the nation’s historic properties”

- Under the National Historic Preservation Act (NHPA), the Secretary of the Interior is responsible for establishing professional standards and for providing **guidance** on the preservation of the nation’s historic properties.

► “Apply to all grants-in-aid projects assisted through the Historic Preservation Fund (authorized by the NHPA)”.

- *The Secretary of the Interior’s Standards for the Treatment of Historic Properties* **apply to all grants-in-aid projects assisted through the Historic Preservation Fund (authorized by the NHPA)** and are intended to be applied to a wide variety of resource types, including buildings, sites, structures, objects, and districts.

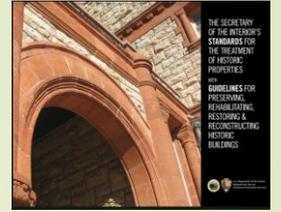
► “Regulatory only for projects receiving Historic Preservation Fund grant assistance and other federally-assisted projects”.

- *The Secretary of the Interior’s Standards for the Treatment of Historic Properties* are **regulatory only for projects receiving Historic Preservation Fund grant assistance and other federally-assisted projects.**

► “Not meant to give case-specific advice or address exceptions or unusual conditions”.

- The Guidelines are intended as an aid to assist in applying the Standards to all types of historic buildings. **They are not meant to give case-specific advice or address exceptions or unusual conditions.**

Secretary of the Interior's Standards – Cont.



➤ “Rehabilitation” Treatment Standard – Purpose & Acceptance (Clay tile)

➤ **Rehabilitation** is defined as the act or process of making possible a compatible use for a property through **repair**, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

➤ Of the four treatments, only **Rehabilitation allows alterations and the construction of a new addition**, if necessary for a continuing or **new use for the historic building**.

➤ **Clay tile** was used at least in a limited way in the first settlements on the East coast and it was manufactured in America by the **mid 17th century**. The **Spanish influence in the use of clay roofing tiles** is apparent in buildings in the south, southwest, and **western parts of the country**.

Mediterranean Architecture

(1205 West Highland Ave.)

➤ Original HSPC Application (1987): Mediterranean Architecture

FOR OFFICE USE ONLY: _____
 Date Received _____
 Date Accepted _____
 Date Rejected _____
 Registration No. _____

FOR RECORDING INFORMATION ONLY

APPLICATION

REKARDS HISTORIC AND SCENIC PROPERTY REGISTRATION

IDENTIFICATION of the property/site/structure(s) to be registered. In the absence of specific additions or deletions this registration should be for the exterior structure(s) and the lot/parcel herein described.

Historic Name (if any) "Palmer House" also "Palmer House"

Common Name _____

Street and Number 1205 West Highland Avenue

Present Owner(s) Lawrence C. and Betty Joyce Long

Mailing Address _____
 P.O. Box 1380

City Rollands State CA Zip Code 92373-0441

Lot/Parcel Number 175-01-01

Briefly state historic, scenic and/or architectural importance (include dates, events, and persons associated with property, where known).

(From Historic Resources Inventory) "Gregory Palmer, vice-president of the West American Fruit Company, spent \$6,000 for this home in 1911. The two story, eleven room contract was awarded to P.G. McLain in late July. Palmer had considerable influence in the orange industry and was one of the reasons that Highland Avenue was known as 'packers row'."

*Thomas I. Wedsworth, architect, and Davis Donald, builder, completed a major remodel of the Palmer home in 1924 for Mr. and Mrs. George Montgomery. (See Appendix A)

DESCRIPTION (submit photograph(s) with application)

OWNERSHIP	PRIMARY BUILDING MATERIAL	PAINT USE(S)
Public	Stone	Agricultural
<input checked="" type="checkbox"/> Private	<input checked="" type="checkbox"/> Wood	Commercial (Apts.)
Both	Brick	Educational
	<input checked="" type="checkbox"/> Stucco	Entertainment
	Adobe	Government
	Concrete	Industrial
	Other _____	Park
		<input checked="" type="checkbox"/> Private Residence
		Religious
		Other _____

PRESENT USE

Other _____

Agricultural _____
 Commercial (Apts.) _____
 Educational _____
 Entertainment _____
 Government _____
 Industrial Park _____
 Private Residence _____
 Other _____

REASONS TO SAVE

None Known _____
 Private Development _____
 Zoning _____
 Private Residence _____
 Public Works Project _____
 Vandalism _____
 Other _____

Year of Construction 1911 Architect _____

Original Owner Gregory Palmer

Contractor P.G. McLain

(2)

Describe the present exterior and/or interior physical appearance of the property or structure (include description of notable features).

(From the Historic Resources Inventory).

"This house is an elegant large two-story, white stucco building with window frames and other trim painted black. The roof is split shakes and the chimneys are white stucco. The driveway entry has square pillars on either side with black wrought iron, ornamental hanging lamps. The portico at the front entry (at the west side of the house) has an awning top held up by twisted pillars. French doors at the second floor front open onto a flat open porch with black iron railing. The main entry door is paneled wood with a frosted glass, small window set into the center. The glass is protected with black iron grill work. There is also ornamental plaster work over the door. The decorative scroll work at each entrance. The appearance of this house from the front drive is austere. The patio area is open to the northeast side and are protected from the street by large hedges. There are seven olive trees along the street in front, and eleven Italian cypress trees on the grounds which add to the Mediterranean feeling of this house."

Additional restrictions to the property previously described that you as owner may wish to add.

AREA(S) OF SIGNIFICANCE (For the HSPC Commission only)

<input checked="" type="checkbox"/> Aesthetic	Industry	<input checked="" type="checkbox"/> scenic
<input checked="" type="checkbox"/> Agriculture	<input checked="" type="checkbox"/> landscape	science
<input checked="" type="checkbox"/> architecture	law	sculpture
art	literature	theater
commerce	music	transportation
education	government	<input checked="" type="checkbox"/> associated with historic person
engineering	religion	
associated with historic event	other _____	

APPLICATION PREPARED BY

Name Lawrence C. Long, H.D. Date 20 July 1987

Organization _____ Title Owner

Address 1205 West Highland Avenue Telephone _____

City Rollands State CA Zip Code 92373-0441

Signature of Preparer _____

Signature(s) of Property Owner(s) _____

10/84

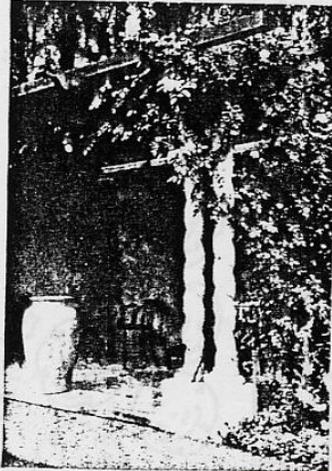
Mediterranean Architecture – Cont.

(1205 West Highland Ave.)

➤ Article - Smiley Library

THE GARDEN OF A DIAGONAL AXIS

(Continued from page 31)



A DETAIL OF THE GARDEN HOUSE

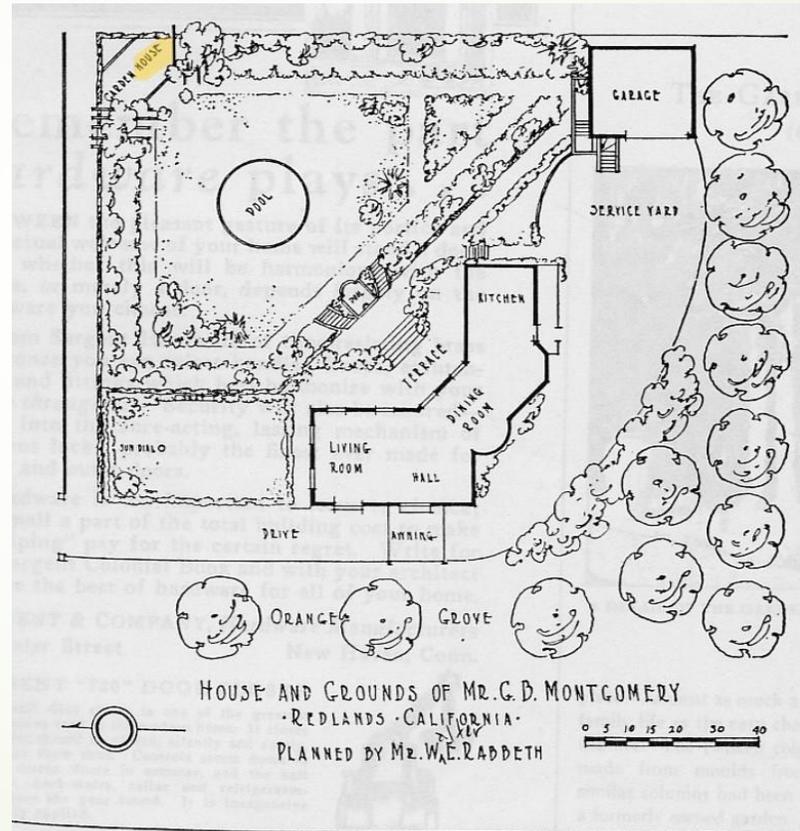


A CORNER OF THE GARAGE SHOWING THE STAIRS LEADING TO THE MAIDS' ROOMS

place — almost as much a centre of family life as the easy chairs about the fire. The twisted columns are made from moulds from which similar columns had been made for a formerly owned garden.

Of course the owners were unusually fortunate in having their

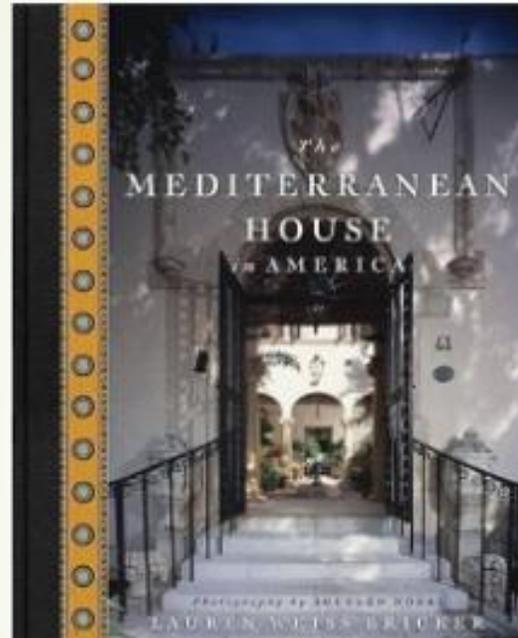
boundary planting already done, on the surrounding properties, so that they did not need to use any of their land for the purpose, and could get an unusually spacious effect on land which is, after all, scarcely larger than many town-lots.



31, 66, 1924

Book: The Mediterranean House in America

Author: Dr. Lauren Weiss Bricker, Ph.D.



The Mediterranean House in America provides the first national survey of this popular style, beautifully illustrated with full-color photographs by Juergen Nogai, archival photos, and drawings. Author Lauren Weiss Bricker examines more than twenty-five of the finest Mediterranean Revival houses throughout the United States, from the earliest to the most recent interpretations of the style, tracing its evolution and exploring its enduring appeal.



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The Mediterranean House in America- Cont.

Author: Dr. Lauren Weiss Bricker, Ph.D.

➤ Mediterranean (Mission) Revival Style

THE MEDITERRANEAN REVIVAL STYLE,
inspired by Italian villas, Spanish farmhouses, and Moorish courtyards, became a model for sophisticated suburban homes throughout America in the early twentieth century. It remains the dominant style for new residences in California, the Southwest, and Florida.

The Mediterranean house's long-lasting attraction is rooted in its overall simplicity, gracious informality, and embrace of the outdoors. It is characteristically clad in white stucco, roofed with terra-cotta, and ornamented by ironwork, decorative tiles, and fountains.

The Emergence of the Mediterranean in America

A taste for Mediterranean-inspired architecture in the United States was stimulated by the late nineteenth-century Mission Revival, which deconsecrated the ecclesiastical architecture of the Franciscan missions of North America's Spanish colonies.⁷⁰ Exteriors referred to the missions through construction materials—typically a roughcast cement stucco for the walls and barrel-shaped roof tiles—and such elements as scalloped gable parapets and dormers, colonnaded porches, and pergolas. The Mission (or Moorish, as it was then called) Revival style was initially used in hotels and railroad stations, such as the Hotel Ponce de León (now Flagler College) in Saint Augustine, Florida (1887), and Southern Pacific Station in Burlington, California (1894), but by the early 1900s was also used for houses. In rare cases, the overall form of the church was applied to residential design (fig. 5).

For the most part, however, the Mediterranean house in America through the 1920s sought not to replicate a particular precedent but to draw specific features from a variety of architectural models—Italian, Spanish, and Southwestern adobe being the most popular—and adapt them to American house types. Perhaps the earliest to integrate several

Fig. 5 Charles Brigham, Burrage house, Redlands, California, 1901.
Archives of the A. K. Smiley Public Library, Redlands



The Mediterranean House in America- Cont.

Author: Dr. Lauren Weiss Bricker, Ph.D.

► Examples..



J. Floyd Yewell, Drawing for "Mediterranean House,"
House & Garden, July 1928

Like Platt, other architects began selecting from a broad menu of Mediterranean-inspired features. For example, the house designed by J. Floyd Yewell for *House & Garden* in 1928 has a simple rectangular form capped by a hipped roof, elements usually associated with Italian sources, but it also draws from Spanish and Southwestern adobe traditions (fig. 7). Its U-shaped plan wraps around a central court, which Yewell considered the house's focal point: "Of all the architectural features transported from Spain to our American semi-tropics, the patio is the most striking."²⁴ Spanish tile covers the roof and ornaments a courtyard wall fountain. Most of the house is contained in two stories, but the living room and adjacent bedroom are located within a simple, cubic one-story volume that references the Southwestern adobe; its roof, capped by a flat parapet, serves as a porch for a second-story bedroom.



Fig. 11 George Washington Smith. Craig Heberton house, Montecito, California. 1916.

Courtesy of Patricia Gebhard

The Mediterranean House in America- Cont.

Author: Dr. Lauren Weiss Bricker, Ph.D.

► Examples..

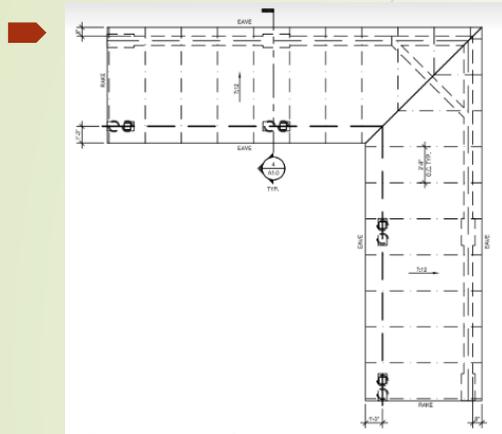


Above: View of courtyard. Opposite: Courtyard arcade



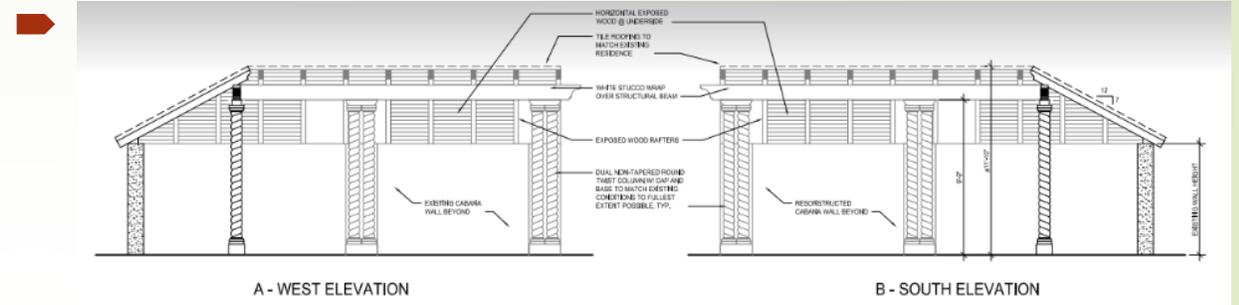
COA Applicant (Stepien) Proposal

Roof & Framing Plan: Clay Tile

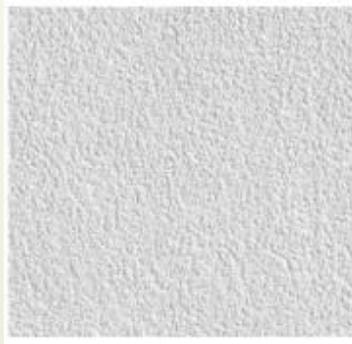
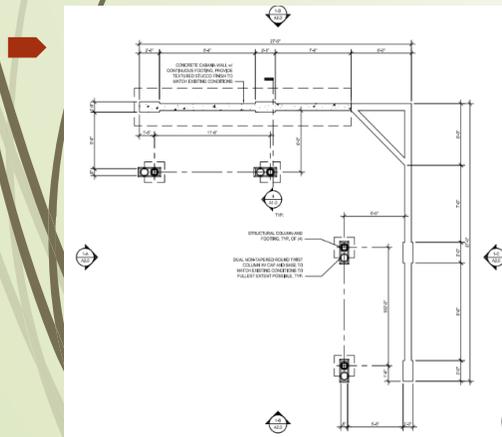


ROOF TILE - BARREL ROOF TILE, COLOR TO MATCH RESIDENCE

Elevation: A-West to B-South:

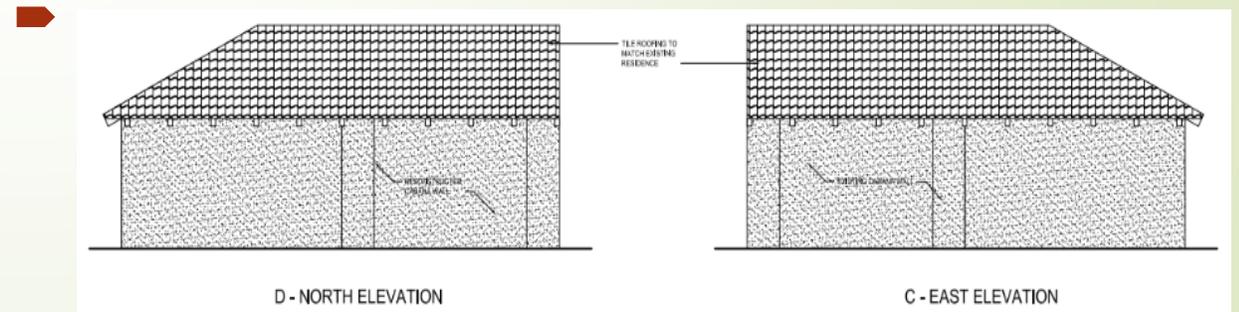


Floor & Foundation Plan: Stucco



WALL FINISH - PAINTED STUCCO (WHITE)

Elevation: D-North to C-East:



COA Applicant (Stepien) Proposal

➤ SouthEast Rendering:



➤ SouthWest Rendering:





RESOLUTION NO. 2024-04

A RESOLUTION OF THE HISTORIC AND SCENIC PRESERVATION COMMISSION OF THE CITY OF REDLANDS APPROVING CERTIFICATE OF APPROPRIATENESS NO. 691 TO PARTIALLY DEMOLISH AND RECONSTRUCT AN ACCESSORY STRUCTURE (CABANA) LOCATED WITHIN THE FRONT YARD SETBACK OF THE PROPERTY AT 1205 WEST HIGHLAND AVENUE (HISTORIC RESOURCE NO. 47) AND WITHIN THE WEST HIGHLAND AVENUE HISTORIC & SCENIC DISTRICT.

WHEREAS, the property owner, Corey Stepien (“Applicant”), has submitted an application for Certificate of Appropriateness No. 691 to partially demolish and reconstruct an accessory structure (cabana) located within the front yard setback adjacent to Highland Avenue. The subject property is located at 1205 W. Highland Avenue (APN: 0175-091-03-0000) (Historic Resource No. 47) within the West Highland Avenue Historic and Scenic District (Historic District No. 2); and

WHEREAS, notice of the Historic & Scenic Preservation Commission public hearing for the Project was duly published in a newspaper of general circulation by the Secretary to the Historic & Scenic Preservation Commission; and

WHEREAS, on May 2, 2024, the Historic & Scenic Preservation Commission held a public hearing and considered the staff report, oral report, the testimony and the written evidence submitted by and on behalf of the applicant and by members of the public; and

WHEREAS, the proposed project is exempt from environmental review in accordance with CEQA Guidelines Section 15303 (New Construction of Small Structures) and/or Section 15331 (Historical Resource Restoration/Rehabilitation), as there is no substantial evidence of any potentially significant environmental impacts and the project qualifies for this exemption.

NOW, THEREFORE, BE IT RESOLVED BY THE HISTORIC AND SCENIC PRESERVATION COMMISSION OF THE CITY OF REDLANDS AS FOLLOWS:

Section 1. The proposed scope of work for Certificate of Appropriateness No. 691 is consistent with the applicable guidelines of the Secretary of the Interior *Standards and Guidelines for the Treatment of Historic Properties* and/or the City of Redlands *Historic and Scenic Preservation Design Manual*.

Section 2. The proposed project is exempt from environmental review in accordance with Section 15303 (New Construction of Small Structures) and/or Section 15331 (Historical Resource Restoration/Rehabilitation) of the CEQA Guidelines, and there is no substantial evidence of any potentially significant environmental impacts to the historic property or historic district.

Section 3. The application for Certificate of Appropriateness No. 691 is hereby approved for the reconstruction of the cabana subject to the Conditions of Approval contained in Exhibit “A” attached hereto.

Section 4. This Resolution shall become effective upon adoption. If no appeal is filed within ten days (by May 13, 2024) in accordance with the Redlands Municipal Code, then the decision shall become final on May 13, 2024, at 5:30 p.m.

ADOPTED, SIGNED AND APPROVED this 2nd day of May, 2024.

Kurt Heidelberg, Chair
Historic & Scenic Preservation Commission

ATTEST:

Linda McCasland, Secretary

I, Linda McCasland, Historic and Scenic Preservation Commission Secretary of the City of Redlands, hereby certify that the foregoing resolution was duly adopted by the Historic and Scenic Preservation Commission at a regular meeting thereof held on the 2nd day of May, 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

Linda McCasland, Secretary, Historic
and Scenic Preservation Commission

EXHIBIT A
CONDITIONS OF APPROVAL
CERTIFICATE OF APPROPRIATENESS NO. 691

1. This approval is for Certificate of Appropriateness No. 691 for reconstruction of a damaged accessory structure (cabana) in the front yard of the residential property located at 1205 West Highland Avenue (Historic Resource No. 47) (APN: 0175-091-03-0000), within the West Highland Avenue Historic & Scenic District (Historic District No. 2), and in substantial conformance with the applicable Secretary of Interior Standards.
2. This permit is granted for the plans dated April 17, 2024, (“the plans”) on file with the Planning Division. The project shall conform to the plans, except as otherwise specified in these conditions. The Development Services Director is authorized to approve minor modifications to the approved project plans or any of the conditions of approval if such modifications shall achieve substantially the same results as would strict compliance with said plans and conditions.
3. Unless construction has commenced pursuant to a building permit, or a time extension is granted in accordance with the Redlands Municipal Code, this application shall expire eighteen (18) months from the approval date (will expire on October 2, 2025).

Note: The expiration date can be extended by staff in accordance with RMC Section 2.62.200(K) for a period not to exceed 36 months.

4. Any application for an Extension of Time shall be submitted with the applicable filing fee not less than sixty (60) days prior to the expiration date.
5. Prior to beginning any construction and/or demolition activities, a building permit(s) shall be obtained from the Building & Safety Division for the proposed scope of work.
6. The applicant shall not make any modifications or changes during construction that are in conflict or contrary to the project’s approved site design or building elevations, without first consulting the Development Services Director or designee.
7. The applicant for this permit, and its successors and assigns, shall defend, indemnify and hold harmless the City of Redlands, and its elected officials, officers, agents and employees, from and against any and all claims, actions, and proceedings to attack, set aside, void or annul the approval of this permit by the City, or brought against the City due to acts or omissions in any way connected to the applicant’s project that is the subject of this permit. This indemnification shall include, but not be limited to, damages, fees, costs, liabilities, and expenses incurred in such actions or proceedings, including damages for the injury to property or persons, including death of a person, and any award of attorneys’ fees. In the event any such action is commenced to attack, set aside, void or annul all, or any, provisions of this permit, or is commenced for any other reason against the City for acts or omissions relating to the applicant’s project, within fourteen (14) City business days of the same, the applicant shall file with the City a performance bond or irrevocable letter of credit

(together, the “Security”) in a form and in an amount satisfactory to the City, to ensure applicant’s performance of its defense and indemnity obligations under this condition. The failure of the applicant to provide the Security shall be deemed an express acknowledgement and agreement by the applicant that the City shall have the authority and right, without objection by the applicant, to revoke all entitlements granted for the project pursuant to this permit. The City shall have no liability to the applicant for the exercise of City’s right to revoke this permit.

8. Chemical or physical treatments, if appropriate, shall be undertaken using the gentlest means possible. Treatments that cause damage to historic materials shall not be used.

Brian Foote, City Planner/Planning Manager
Historic Preservation Officer