

REQUEST FOR HISTORIC AND SCENIC PRESERVATION COMMISSION ACTION

V.B. KADIR FAKIR, DBA CHEESEWALLA, APPLICANT

PUBLIC HEARING to consider **Certificate of Appropriateness No. 661** – A request to replace the existing storefront display windows in Suite 105 with a new roll-up window system, and install a new awning, located at 5 East Citrus Avenue, Suite 105 (APN: 0171-121-04-0000) in the C-3, General Commercial zoning district. The proposal may be subject to environmental review in accordance with the California Environmental Quality Act (CEQA) Guidelines.

HISTORIC AND SCENIC PRESERVATION MEETING: September 14, 2022

Planner: Brian Foote, City Planner

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 known as the “Academy of Music Building” and is designated as Historic Landmark (HL) No. 57. The City Council adopted Resolution No. 4530 designating the property as a historic resource on July 5, 1989, and was recorded in the County’s Official Records on July 11, 1989.
2. **Existing Land Use:** The property has one existing multi-tenant commercial structure with retail, restaurant, and office uses.
3. **Historic and Scenic Preservation Commission submittal dates:**
 - (A) Date Submitted: August 4, 2022
 - (B) Date Accepted as Complete: August 30, 2022
 - (C) Historic and Scenic Preservation Commission Meeting: September 14, 2022

4. Attachments:

- A) Location Map, Aerial Photograph, and Historic Structures Map
- B) Current Site Photographs
- C) Historical Photographs
- D) Historic Inventory Sheets, Council Resolution No. 4530, Building Permits
- E) Floor Plan and Building Elevations
- F) Pages from Redlands Historic Design Guidelines
- G-1) Resolution No. 2022-17 (for approval)
- G-2) Resolution No. 2022-17 (for denial)

PROPOSAL

The applicant proposes to replace the existing display windows (two sections of plate glass) facing Orange Street with a contemporary roll-up window system to be installed within the existing window openings. Also, a new cloth awning is proposed across the entire width of the window framing of Suite 105, approximately 15'3" wide and 4'0" high, to be mounted above the public sidewalk (clearance approximately 8'0" high).

The original application also proposed infilling the existing doorway at the front along Orange Street (i.e., to be replaced by roll-up windows), but that element of the application has been withdrawn. The existing front doorway would remain in place, although permanently closed at all times and not a functional entrance or exit (as currently proposed by the applicant).

No changes are proposed to any of the following elements (all existing and to remain), some of which may be historical elements: openings that frame the display windows (i.e., overall height and width dimensions of existing frame openings); bulkhead and kickplate; row of black square tiles along the base of the bulkhead; transom (including transom head, fixed transom, and transom bar); exterior wall plaster or any second-story architectural elements.

BACKGROUND

Property History: The building was constructed in 1890 and was originally known as the "Meade Opera House." The builder was George W. Meade, a wealthy capitalist and friend of Frank Brown. It occupies one of the most prominent street corners in downtown Redlands at the intersection of Orange Street and East Citrus Avenue. The Citrograph press was the impetus for the subsequent re-naming as the "Academy of Music." Historical Sanborn Maps (from 1892, 1893, 1900, 1908, 1915, 1925, 1938, and 1959) clearly identify the Academy of Music building at its current location with a variety of retail uses including: offices, grocer, hardware, candy store, bank, confectionary, clothing, music, jewelry, drugs, cigars, bakery, grocer and meats, etc. For further background

information, refer to the attached historical photos (Attachment C) and Historic Inventory Sheets (Attachment D).

Permit History: There are two building permits on file from 1988, one of which makes reference to “Demolition of interior & partial exterior of commercial building (tile & store fronts)” and a demolition permit application that references “Demolish interior partitions, remodeled exterior veneer to remodel/restore building.” Some ancillary exterior work was included at the time with a major interior Tenant Improvement. There are no project plans related to these permits, therefore, it is unclear which storefronts were being remodeled or restored (i.e., west side facing Orange Street, or the south side facing Citrus Avenue).

City of Redlands Historic Context Statement (2017): Detailed discussion of the development of the downtown core is provided under the theme entitled “Early Commercial Development, 1867 – 1913” ([Section 4.4.5, pages 62-70](#)). “The April 1888 Sanborn Fire Insurance map shows a small but dense commercial core centered at the intersection of Orange Avenue and State Street, containing banks, hotels, stores, offices, restaurants, billiard rooms, photography studios, a YMCA, a blacksmith shop, a cobbler, a candy store, and the Citrograph’s building” (pg. 62). The subject property is clearly labeled as the Academy of Music on the 1892 and 1893 Sanborn maps (available on the city’s webpage, [Redlands Through the Years](#)). “While some commercial resources from this time period remain (with some included in the Santa Fe Depot Historic District), many have been altered over time and have lost much of their historic character. As a result, intact resources related to this theme are increasingly rare” (pg. 66).

Application for Certificate of Appropriateness: At this time, the tenant space within Suite 105 is currently undergoing renovation with interior improvements only. Exterior storefront changes are delayed until a decision is made on the Certificate of Appropriateness application.

ANALYSIS

The Secretary of Interior Standards provides the following definition for *Preservation*. Preservation is appropriate if distinctive materials, features, and spaces are essentially intact, convey the building’s historical significance, and are to be retained and protected. The proposed scope of work does not qualify as a *Rehabilitation* or a *Restoration* project.

Preservation is defined as 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. 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. However, new exterior additions are not within the scope of this treatment. The Standards for Preservation require retention of the greatest amount of historic fabric along with the building's historic form.

A) Proposed Design

The proposal would replace the existing storefront system (two sections of plate glass display windows) facing Orange Street, to be replaced with a contemporary roll-up window system. The proposed window mullion is not specified at this time but is likely to be modern such as metal (e.g., anodized aluminum), and the applicant would paint them green or black. See Figure 1 (next page) for an illustration of traditional storefront elements. The new roll-up windows would fit within the existing dimensions (height and width) of the window framing.

The existing front doorway would remain in place facing Orange Street, although it would no longer be operable, as the applicant prefers to control the interior flow of customers by permanently closing and infilling the doorway. ADA access would be provided via another interior doorway into Suite 105 (from the interior lobby of the building) and there is no requirement in the California Building Code requiring removal of the front doorway. The front door can be preserved as-is, remaining fully functional, and remain locked during business hours (with required ingress/egress and ADA access provided by other doors to Suite 105).

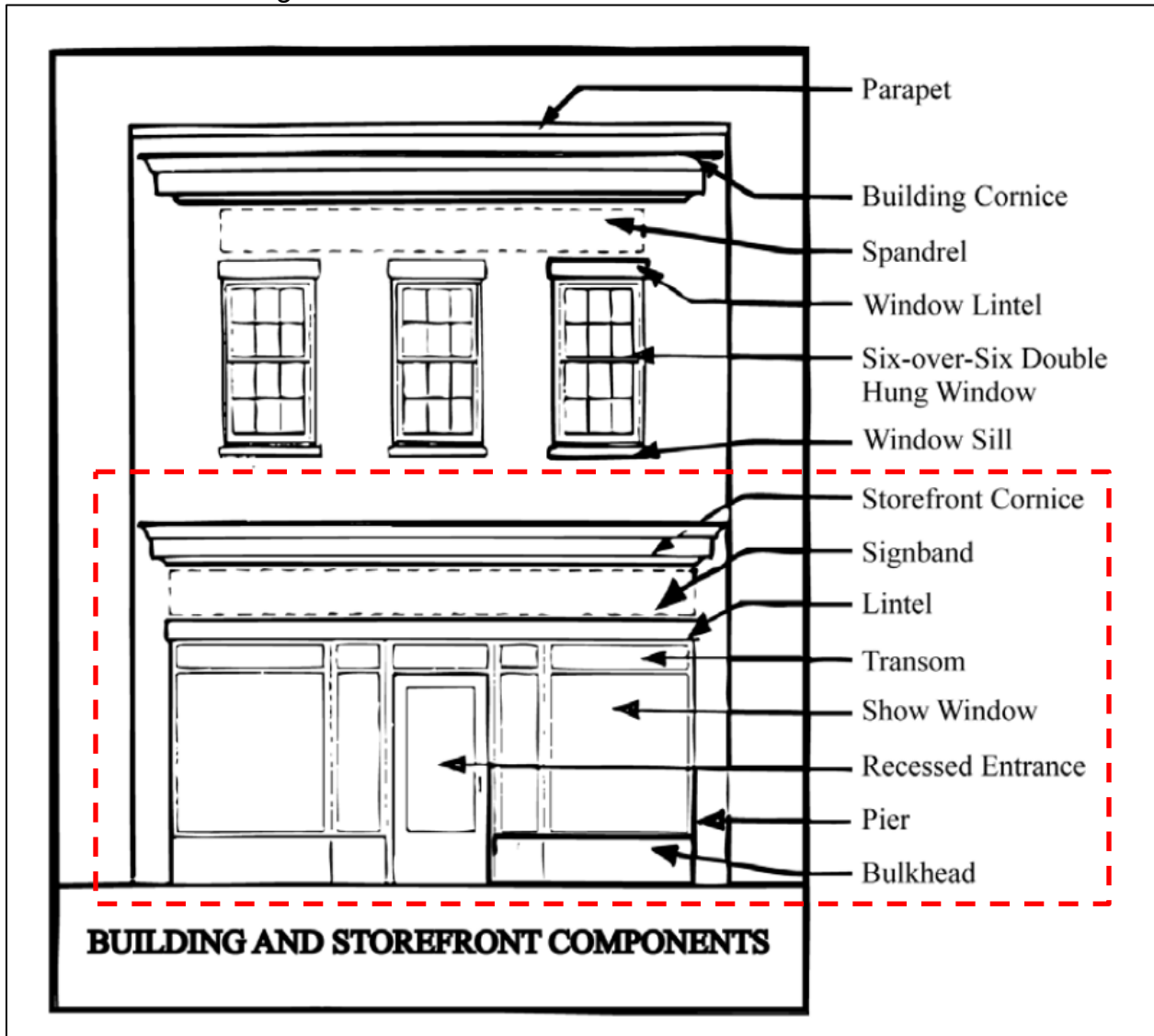
In addition, a new rectangular awning comprised of dark grey cloth (Ash color) is proposed across the entire width of the Suite 105 frontage and would hang over the public sidewalk. The awning would be similar in style and appearance to the one installed at the Batter Rebellion restaurant (located on the same building but on the south side facing East Citrus Avenue). The awning would have enclosed sides and the flap around the bottom edge would be fixed in place (i.e., cloth flap not free to move in the breeze).

No changes are proposed to any of the other historic architectural elements on the first floor (facing Orange Street) including the following:

- Window frame and jambs to remain (repaint to match existing green color);
- Bulkhead and kickplate below the window openings (proposed to be repainted to match existing green color);
- Row of black square tiles long the base of the bulkhead;
- Transom above the window openings (including transom head, fixed transom, and transom bar);
- Exterior wall plaster around the window openings; or,

- Any second-story architectural elements.

Figure 1: Illustration of Traditional Storefront Parts



B) Secretary of the Interior Standards and Guidelines

The applicable Secretary of the Interior (SOI) Standards were utilized to review the project plans. The Standards and Guidelines state that the proposed work should generally retain and preserve historic materials and features where possible, and restore any deteriorated historic elements and materials (rather than total replacement if not warranted).

The SOI Standards state, “The storefront is often the most prominent feature of a historic commercial building, playing a crucial role in a store’s advertising and merchandising strategy.... Early storefront systems were frequently wood. In the 19th century, storefront display windows progressively increased in size as plate glass became available in larger units.... In the 19th century, awnings added another feature to the storefront.”

Display Windows: The display windows with plate glass are a prominent and character-defining feature on the west side of the building. Clearly, the building designer’s intent was to present storefronts (for the smaller suites on the ground floor) for pedestrians and shoppers along Orange Street. The display windows play an important role in defining the suite spaces and their respective storefronts.

Front Doorway: Doors can be extremely important in defining the historic character of a building. In this case, the doorway is a focal point for pedestrians, and there is a series of five distinct storefronts on the west side of the building facing Orange Street. The applicant revised the proposal to retain the existing front door at its current location and configuration (although non-functional for ingress/egress purposes).

Bulkhead and Transom: No changes are proposed to the existing bulkhead, kickplate, and transom features. These elements would also be considered character-defining features of the entire storefront. These elements will be retained.

Applicable SOI Standards: A section of the SOI Standards pertains to commercial storefronts specifically, as summarized below.

Table 1: Secretary of the Interior’s Standards for storefronts.

Recommended	Not Recommended
<p><i>Identifying, retaining, and preserving</i> storefronts and their functional and decorative features that are important in defining the overall historic character of the building. The storefront materials (including wood, masonry, metals, ceramic tile, clear glass, and pigmented structural glass) and the configuration of the storefront are significant, as are features, such as display windows, base panels, bulkheads, signs, doors, transoms, kick plates, corner posts, piers, and entablatures.</p>	<p>Altering storefronts and their features which are important in defining the overall historic character of the building so that, as a result, the character is diminished.</p> <p>Replacing historic storefront features instead of repairing or replacing only the deteriorated material.</p> <p>Changing the location of the storefront’s historic main entrance.</p>

<p><i>Repairing</i> storefronts by patching, splicing, consolidating, or otherwise reinforcing them using recognized preservation methods.</p>	<p>Removing historic material that could be stabilized, repaired, and conserved, or using untested consolidants, improper repair techniques, or untrained personnel, potentially causing further damage to historic materials.</p>
<p><i>The following work is highlighted to indicate that it represents the greatest degree of intervention generally recommended within the treatment Preservation, and should only be considered after protection, stabilization, and repair concerns have been addressed.</i></p>	
<p><i>Replacing</i> in kind extensively deteriorated or missing components of storefronts when there are surviving prototypes, such as doors, transoms, kick plates, base panels, bulkheads, piers, or signs, or when the replacement can be based on documentary or physical evidence. The new work should match the old in material, design, scale, color, and finish.</p>	<p>Replacing an entire feature or storefront when limited replacement of deteriorated and missing components is appropriate.</p> <p>Using replacement material that does not match the historic storefront feature.</p>

Source: *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings* (2017), pages 51-52, 113.

There are seven (7) applicable guidelines from the Standards for Preservation listed below for reference.

1. A property will be used as it was historically, or be given a new use that maximizes the retention of distinctive materials, features, spaces and spatial relationships. Where a treatment and use have not been identified, a property will be protected and, if necessary, stabilized until additional work may be undertaken.
2. The historic character of a property will be retained and preserved. The replacement of intact or repairable historic 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. Work needed to stabilize, consolidate and conserve existing historic materials and features will be physically and visually compatible, identifiable upon close inspection and properly documented for future research.

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. The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old in composition, design, color and texture.
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.

At the present time, staff is concerned that the proposed replacement of the storefront windows may not meet the recommended SOI Standards for the following reasons:

- Extent of the proposed major changes to the storefront which would result in a permanent and irreversible change to the style, materials, and appearance of the Suite 105 storefront (i.e., destroys the large display windows of plate glass, would result in an inconsistent exterior appearance, and disrupts the pattern and rhythm of the five historic storefronts facing Orange Street);
- The style and smaller window dimensions of the proposed roll-up windows are incompatible with the adjacent historic display windows and storefront design elements;
- The modern window framing (mullion) is likely to be metal or aluminum, and the appearance would be incompatible with the historic building materials (wood) around the display windows.

C) Redlands *Historic and Scenic Preservation Design Manual (1986)*

The City's Historic and Scenic Preservation Design Manual also provides guidelines for preservation and rehabilitation projects. While the goals and guidelines are aimed at rehabilitation projects (rather than strictly preservation), the general rules are informative:

1. Do not try to make a structure look either newer or older than it is.
2. Retain as many original materials as a budget will allow.
3. Avoid imitation materials or design elements whenever possible.
4. Replace windows if maintenance requires it. New windows should generally be if the same size, material, shape, and type as the old ones.

5. Retain original doors is possible. Do not change doorway sizes or locations on the front of the building unless it is absolutely necessary.
6. Structures should relate positively to their visual environment. Strive for a façade that harmonizes with the neighboring buildings. Major elements of design should unify a structure with its surroundings.

For the same reasons as listed previously, the proposal for a contemporary commercial roll-up window (replacing the existing storefront and display windows) may not meet the City's local guidelines. The proposal for a new cloth awning (over the existing storefront) would be appropriate and consistent with the style and precedent of the subject building.

D) Draft Redlands Historic Architectural Design Guidelines (2019)

1. Commercial Storefront

The proposal for a contemporary commercial roll-up window (to replace the existing plate glass display windows) may not meet the City's draft guidelines. If preservation is not feasible, then rehabilitation should be considered as an alternative. Lastly, replacement or restoration may be considered if preservation or rehabilitation is not feasible or possible (however, replacement does not appear to be warranted in this case).

The draft Historic Architectural Design Guidelines describe storefronts as the following:

Historic storefronts are typically composed of a recessed entrance with single or double doors; large, framed display windows (sometimes in canted bays); bulkheads; and transoms all set within the structural piers of the building. Some retain decorative terrazzo or tile flooring at the entrance.... A storefront's design, materials, scale, proportions, profiles, and details help convey the style, use, and development period of a building; however, these elements may vary widely between different architectural styles. Proper treatment of historic storefronts and appropriate design for new storefronts are important to preserving the character and integrity of historic buildings in Redlands.

Guidelines for preserving storefronts include the following:

- A historic storefront is an important commercial architectural feature that should be preserved.
- Preserve the location, design, scale, proportion, profile, materials, and details of a historic storefront.

- Preserve a historic storefront's connection and relationship to the public right-of-way.
- Avoid infilling and/or altering the size and shape of a historic storefront.
- Maintain a historic storefront to prolong its life and protect investments made in its construction and repair. Proper routine maintenance is important to the long-term preservation of a historic storefront and its components.
- All repair work should match the materials and finishes of the existing historic storefront as closely as possible.

In this case, it is not necessary to replace or restore important key elements such as the large display windows because they remain in good and serviceable condition. If any modifications are to be made (due to inability to preserve and maintain the existing materials and design), then the materials used should be consistent with the historic materials. Specifically, using similar plate glass if replacement is necessary, as well as using wood and not metal or aluminum for the replacement window frames or mullion.

2. Awning

The proposal for a new cloth awning mounted with a traditional frame (above the existing storefront) and cantilevered over the public sidewalk would be consistent and appropriate.

The draft Historic Architectural Design Guidelines describe the use of awnings:

Awnings and canopies are typical accessory features of Redlands' commercial buildings. Installed above the first and/or second floor of the storefront or office, they serve to mark and shelter the entrance and display windows, as well as act as a means of advertisement....

They are either cantilevered over the sidewalk, or may have additional support in the form of iron chains, rods, or brackets....

Proper treatment of historic awnings and canopies and appropriate design for new awnings and canopies are important to preserving the character and integrity of historic buildings in Redlands.

Guidelines for installing new awnings include the following:

- A replacement awning or canopy should match an existing historic awning in location, operation, materials, proportions, color, and details.
- Restoration may include the replacement of a completely missing awning or canopy, based on physical or historic documentation, with

- the same materials or compatible substitutes.
- It may be appropriate to introduce a new awning or canopy if it is required for the continued use or adaptive reuse of a building.
 - If a new awning or canopy is required, it should be aligned with the storefront bays and installed above the top of the entrance, windows, and transoms, and below the sign band or cornice.

E) Summary

At the present time, the proposal to completely replace the storefront display windows does not appear to meet the recommended standards due to the proposed roll-up window system's incompatibility with the historic building storefronts and materials. The Commission may make recommendations for the applicant to consider changes that would be more consistent with the guidelines (such as retaining the existing storefront system and doorway in its current configuration).

The proposal for a new cloth awning in a dark grey or black color (installed over the *existing* storefront) would be consistent and appropriate to preserve the historical character and integrity of the west façade.

ENVIRONMENTAL REVIEW

If the proposal is deemed to be not consistent with the applicable Secretary of Interior Standards and the City's Historic and Scenic Preservation Manual, then the proposal would likely not be able to use an exemption from environmental review. Significant changes to historic resources are considered to be a potentially significant impact on the environment (CEQA Guidelines Sections 15064.5(b)(1) and 15064.5(b)(2)).

If the proposal is deemed to be consistent with the applicable Secretary of Interior Standards and the City's Historic and Scenic Preservation Manual, then the changes are considered to be satisfactorily mitigated and are less than significant impacts (CEQA Guidelines Section 15064.5(b)(3)). In that case, CEQA Guidelines Section 15301 (Existing Facilities) and Section 15331 (Historical Resource Restoration/ Rehabilitation) may be utilized for the project.

STAFF RECOMMENDATION

Staff recommends that the Historic and Scenic Preservation Commission discuss retaining the existing storefront and plate glass windows as-is so as to achieve consistency with the applicable Secretary of Interior Standards and the City's Historic and Scenic Preservation Manual. The Commission may continue the public hearing to a future regular meeting date to allow the applicant more time to make changes (if any) and submit revised project plans.

If the Commission believes the proposed roll-up windows are consistent with the Secretary of Interior Standards and the City's Historic and Scenic Preservation Manual, then COA No. 661 may be approved and an appropriate resolution will be prepared. Should the applicant propose to retain the existing storefront and display windows in substantially the same configuration (without roll-up windows), plus install a new awning, then the Commission may also approve COA No. 661 subject to conditions of approval, and appropriate resolution is attached to this staff report.

Alternatively, the Commission may make findings to deny the application and deny Certificate of Appropriateness No. 661. An appropriate alternative resolution is attached to this staff report.

MOTION

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

Motion (for Continuance):

"I move that the Historic and Scenic Preservation Commission continue the public hearing for Certificate of Appropriateness No. 661 (to October 6, 2022, or date to be determined)."

Alternative Motion (for Approval):

"I move that the Historic and Scenic Preservation Commission adopt Resolution No. 2022-17 and approve Certificate of Appropriateness No. 661 for the addition of a new awning, subject to the attached conditions of approval, and find that the project is exempt from environmental review in accordance with Sections 15301 and 15331 of the CEQA Guidelines."

Alternative Motion (for Denial):

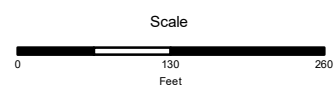
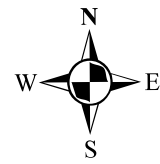
"I move that the Historic and Scenic Preservation Commission adopt Resolution No. 2022-17 to deny Certificate of Appropriateness No. 661 and find that the project does not qualify for exemption from environmental review in accordance with the CEQA Guidelines."

ATTACHMENT A

Location Map



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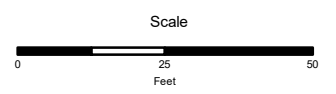
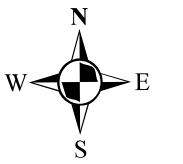
September 8, 2022

OneStop.mxd

Aerial Photo



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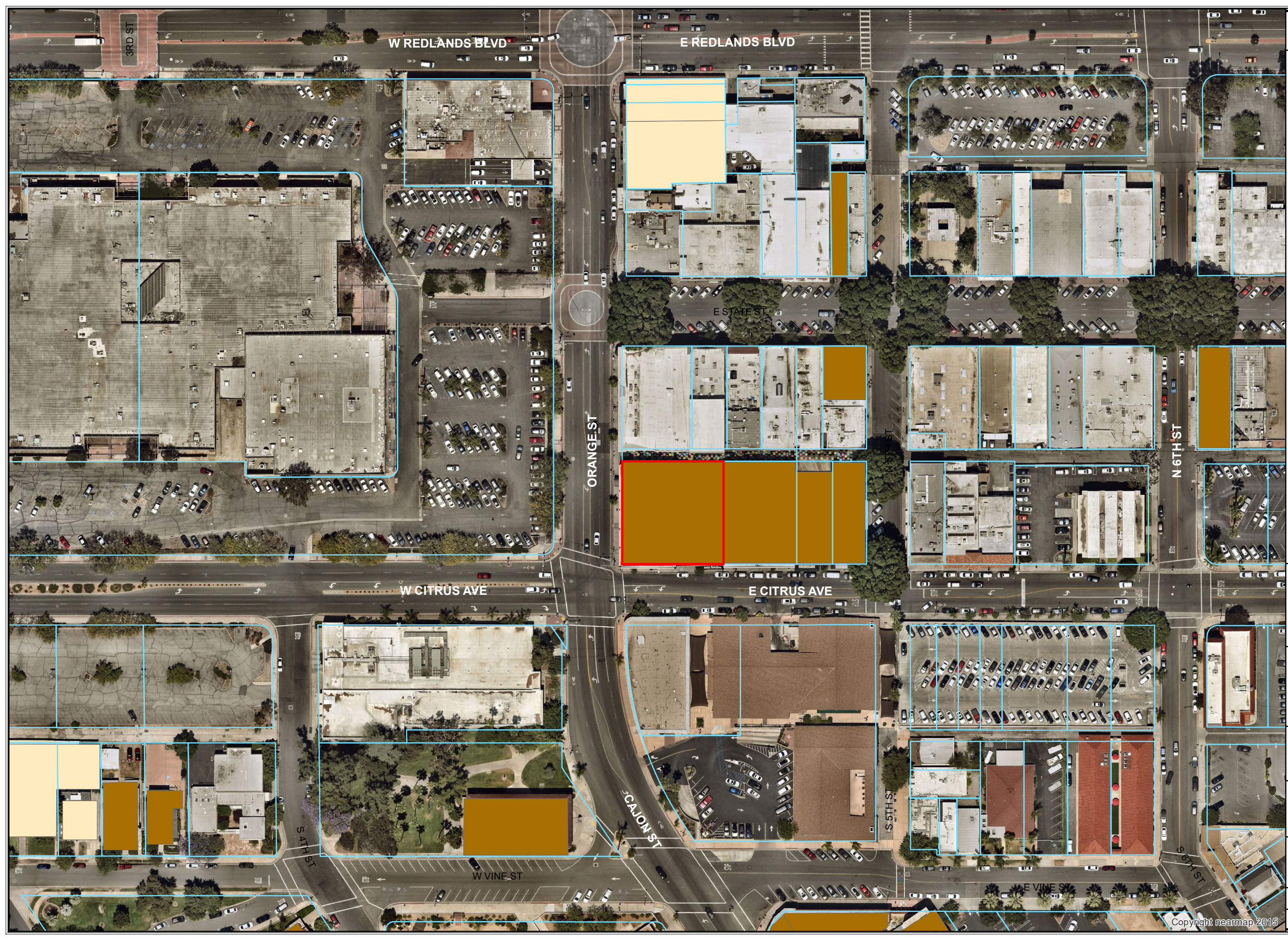


September 8, 2022

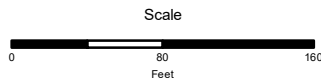
OneStop.mxd

Historic Structures

Designated
Historic Structures



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September 8, 2022

OneStop.mxd

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ATTACHMENT B

WEST ELEVATION (ORANGE ST. SIDE)





ORANGE STREET ALLEY

ORANGE STREET

Ste. 105



SOUTH ELEVATION (CITRUS AVE. SIDE)



SOUTHEAST CORNER ELEVATION (CITRUS AVE. SIDE)

EXISTING ROLL-UP WINDOWS AT BATTER REBELLION (SOUTH SIDE FACING CITRUS AVE.)



ATTACHMENT C









THE GARDEN OF MUSIC

W. B. ROBERTSON

ELMARTIN
HOLLANDS NURSERY

#752





THE
ACADEMY OF MUSIC
1890

#751





CHOCOLATE SHOP

A
I

NO PARKING

1918
ROBERT J. COLE





← BRYN MAWR 3
LOMA LINDA 5
RIVERSIDE 14
BEAUMONT 15 →

NIXON for U.S. SENATOR

Elected
RICHARD NIXON
U.S. SENATOR

NIXON F

PERSON'S
TAXI

SPORTS
DRUG STORE

REDLANDS HARDWARE CO







Redlands
Arbitration
& Mediation
Service, Inc.
798-455

Mediation
Arbitration
Alternative
Dispute
Resolution

Fin
Corcoran
Mediator
Arbitrator
Hearing Officer
Attorney

Redlands
Arbitration
& Mediation
Service, Inc.
798-455

MODERN HOME
RELICS

MODERN HOME
RELICS

MODERN HOME
RELICS

MODERN HOME
RELICS

Hand signal (red hand)

CAUTION

CAUTION

Small tree in a green support structure

Small potted plant

Small tree in a green support structure

ATTACHMENT D

HISTORIC RESOURCES INVENTORY

HABS _____ HAER _____ Ser. No. _____
UTM: A _____ NR _____ SHL _____ Loc _____
C _____ B _____
D _____
11-483272-3767265

IDENTIFICATION

1. Common name: _____
2. Historic name: _____
3. Street or rural address: 5-7-9 E. Citrus Ave. (Tempo Fashions Inc. (Mini Mall))
City Redlands Zip 92373 County San Bernardino
4. Parcel number: 0171-121-04
5. Present Owner: Bank of America NT & SA Address: Box 711
City San Bernardino Zip 92401 Ownership is: Public _____ Private _____
6. Present Use: _____ Original use: _____

DESCRIPTION

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

See Redlands Mini-Mall, Citrus and Orange.



8. Construction date:
Estimated _____ Factual 1890
9. Architect _____
10. Builder Lynn & Lewis
11. Approx. property size (in feet)
Frontage _____ Depth _____
or approx. acreage _____
12. Date(s) of enclosed photograph(s)

13. Condition: Excellent Good Fair Deteriorated No longer in existence
14. Alterations: _____
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.)

Kirke H. Field came to Redlands in 1892 to seek a better healthful climate. Like many others Field was suffering from Tuberculosis, and needed a warm-dry climate. He built a Victorian home on West Highland Avenue and began practicing law in Redlands. Field's wife, Miss Myra L. Howard, was the daughter of Hon. Mark Howard, the President of National Fire Insurance Company of Hartford, Connecticut. Field embodied the spirit of philanthropy, as did many Redlanders. He became involved with the Redlands Schools as trustee, Library Board, Associated Charities Day Nursery and the Fortnightly Club among other interests. Field decided to invest in the Redlands business district in 1909 with a \$4,900 business building. Sporting a Spanish front, the building, was first occupied by the newly reorganized Bear Valley Mutual Water Co. office and the Ford Grocery. The store front was extensively changed when the Mini-Mall developers renovated the building in 1983.

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

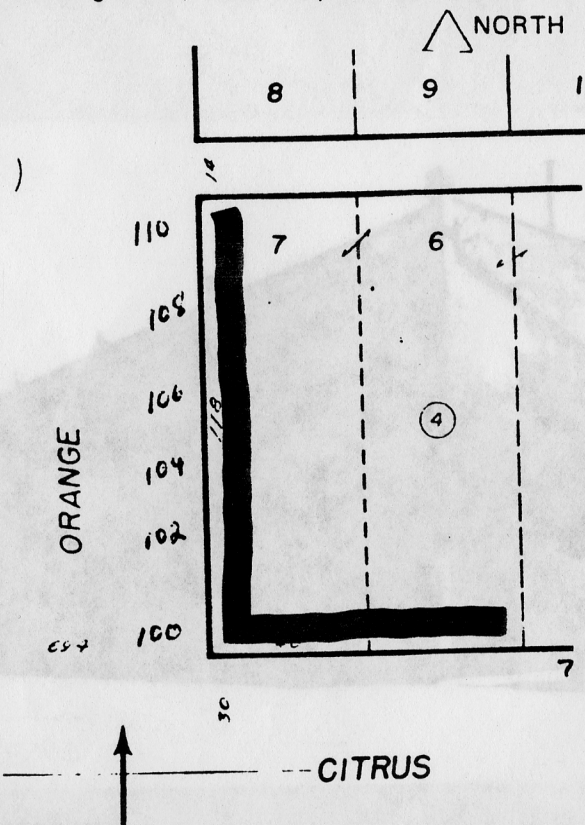
Architecture Arts & Leisure _____
Economic/Industrial Exploration/Settlement _____
Government Military _____
Religion Social/Education _____

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

Redlands Citrograph, 1903-04, Bldg. list; Aug. 6, 1904, p.7.c.3

22. Date form prepared _____
By (name) _____
Organization _____
Address: _____
City _____ Zip _____
Phone: _____

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



Continuation Sheet

5-7-9 E. Citrus Ave. (Tempo Fashions Inc. (Mini Mall)

19. Significance

List of business operations:

7 East Citrus

- 1904-10 New Bear Valley Mutual Water Company
- 1928 Office and Store
- 1949 Store joins with Mini-Mall on the corner -Sanborn map 1949
Paint Store
- 1964 Overrocker Realty
- 1972 Redlands Real Estate Exchange

9 East Citrus

- 1900 Futrell & Ahern Billiard Hall
- 1904 Ford Grocery Company
- 1965 Merimac Donut Shop

Continuation Sheet

5-7-9 E. Citrus Avenue (Tempo Fashions Inc.) Mini Mall

21. Sources

City Directories

Sanborn Maps

Illustrated Redlands, p.26, Fiels

Redlands Daily Facts, May 1, 1936 p.5, Death of Field

Permit, 2/8/84, Tempo Fashions, Sign Permit

**Academy of Music Building
(1891)**

5 East Citrus Avenue

1998 Heritage Award Recipient



“George W. Meade, a wealthy capitalist from San Francisco and a friend of Frank Brown, was responsible for building the Meade Opera House. The building was designed by the architect, Newcomer, and the firm of Lynn and Lewis began construction in 1890 and completed the building in April of the following year. According to the Citrograph, “Redlands needed a first class opera house and City Hall for the growing metropolis.” Meade owned much of the present “Prospect Hill” property and was looking for an investment in Redlands. An imposing structure, the 118 feet front by 60 feet depth promised the latest in comfort at the reasonable cost of \$17,000. Meade, incidentally, built a similar building across the street in the present mall parking lot. Completed by March of 1891, some Redlanders complained about the plainness of the building

expecting more for the price. To avoid being called the “Opera House” or “Meade’s Opera House”, Scipio Craig of the Citrograph suggested the name of “Academy of Music” to give “life to the building and raise its brow from obscurity”.

The 500 seat theater upstairs could accommodate theatrical interests of Redlands. George W. Meade, pioneer of the raisin and dried fruit industry in California, was taken by the new name suggestion and a sign was placed atop the structure labeled “Academy of Music”. Besides the Opera House, the Bear Valley Irrigation Company offices, which directed the irrigation line from big Bear lake to the Moreno valley, found a home in the building. In May of 1891, Bear Valley Company purchased the entire building, which at the time housed the Domestic Water Co. W.T. Prine Real Estate, Charles Greene, President of the Bear Valley Company, and the City offices of Redlands.

This building figured substantially in the cultural life of early Redlands, with its upper floor devoted to an auditorium, known for years as the Academy of Music. Public entertainment’s were staged there, and above the present ceilings there are still posters plastered on the higher walls, boosting shows that came to town and the stars who performed there. The widely known Redlands Band played there on winter nights. Public schools and various organizations considered the Academy of Music their principal showplace. An article from the Citrograph, dated March 14, 1891 reads:

“As the decoration of the Academy of Music progresses a good idea may be obtained of the handsome appearance of the hall when it shall have been completed. The ceiling is decorated around the outside with a double row of panels of an olive shade, and between these is a turquoise blue star panel bordered with handsome embossed decorations. The center panel is a beautiful cobweb pattern in gold and copper on a buff groundwork, surrounded by an 18-inch decoration in blue, gold and olive. At each side and end is a handsome six-foot diamond panel, with gold figures on a buff ground. The walls are covered with a fine terra cotta and gold embossed paper with dado and chair rails in gold, and an 18-inch embossed border. The balcony ceiling is a cob web pattern of gold on a blue ground. The room is 60 x 75 feet and there are nine panels in the ceiling. The effect Mr. Jackson has created in these decorations makes the hall a thing of beauty.”

The Academy of Music was known as the Hubbard Building for decades, and became the Witmer Building when Earl G. Witmer owned it. Since 1962 it has been the Buster Building, until it was sold in the 80’s and extensively remodeled.

The First National Bank of Redlands occupied the corner for many years with Austin T. Park and Jay C. Sexton as managers. This was perhaps the busiest corner in Redlands for many years, traveled by street cars that turned here to proceed to their East Citrus Avenue car barns.

The current owners, the Valencia Group, an Irvine-based venture capital group with Matt Claybaugh as managing partner spent more than six months refurbishing the building. They replaced the roof, repaired damage from a car crash, and removed vandalism, doing a major overhaul, finishing with the eye-catching burnt orange exterior paint.

The structure is rectangular with two stories and extends around Citrus and Orange Streets. The second floor is inset slightly with corniced parapet above the first floor stores. The cornice trim is geometric with the piers extending with geometric ornamentation. Storefront piers divide several stores on the west side with nine double hung, archivolted, trimmed windows on the second floor on the Orange Street side with six circle windows above. The roof appears flat because of the parapet but is actually a truncated hip roof. An original door is visible from the Orange Street side and has ornamentation surrounding. In the alleyway (or back) the history of the building is evident. Original brick has been painted and utility pipes are evident.”

Researched and written by Liz Applegate.

Source: Redlands Area Historical Society website - <https://rahs.org/awards/academy-of-music-building/>.

City Council Resolution No. 4530
(Historic Designation)

RECORDING REQUESTED BY:
 City of Redlands
 WHEN RECORDED, RETURN TO:
 City Clerk
 City of Redlands
 Post Office Box 3005
 Redlands, California, 92373

1 FEE	2 SVY	3 PROC	4 AMT
0			
5 SVY	5 DTT	6	
		D	

89-250405

RECORDED IN
 OFFICIAL RECORDS

89 JUL 11 PM 1:06

SAN BERNARDINO
 CO. CALIF.

RESOLUTION NO. 4530

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDLANDS
 DESIGNATING AN HISTORIC RESOURCE

WHEREAS, Ordinance No. 1954 establishes rules and regulations governing the designation, preservation and perpetuation of historical and scenic properties; and

WHEREAS, the Historic and Scenic Preservation Commission has held a duly advertised public hearing to consider designating the following as an historic resource:

Academy of Music Building
 5 East Citrus Avenue

WHEREAS, the Historic and Scenic Preservation Commission has nominated the abovementioned property as a historic property in accordance with procedures established in Ordinance No. 1954; and

WHEREAS, the City Council of the City of Redlands has held a duly advertised public hearing to consider the recommendation of the Historic and Scenic Preservation Commission;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Redlands as follows:

1. The following property is hereby designated as an Historic Resource:

Academy of Music Building
 5 East Citrus Avenue

Legal Description: Lot 5 excepting the east 4" and all of Lots 6 and 7, Block 9, Town Map of Redlands, County of San Bernardino, as per Map recorded in Book 5 of Maps, page 10, Official Records of said County.

2. This historic resource shall not be altered on the exterior, moved, demolished, subdivided, or otherwise permanently changed on the exterior until Certificate of Appropriateness has been secured.

3. A listing of significant design features of the property was determined by the Historic and Scenic Preservation Commission and these should be preserved in the future.
4. All provisions of Ordinance No. 1954, and any amendments thereto, are in effect now and in the perpetual future.
5. The City Clerk of the City of Redlands is hereby directed to cause a certified copy of this Resolution to be recorded with the County Recorder, County of San Bernardino.

ADOPTED, SIGNED AND APPROVED this 5th day of July, 1989.

Carol Deswick
Mayor of the City of Redlands

ATTEST:

Lorrie Poyzer
City Clerk

I, Lorrie Poyzer, City Clerk of the City of Redlands, hereby certify that the foregoing resolution was duly adopted by the City Council at a regular meeting thereof held on the 5th day of July, 1989, by the following vote:

AYES: Councilmembers Wormser, DeMirjyn, Cunningham, Larson;
Mayor Beswick
NOES: None
ABSENT: None

Lorrie Poyzer
City Clerk

Building Permit History
(select relevant documents)

PERMIT AND INSPECTION RECORD

JOB ADDRESS 5 E. Citrus Ave.

PERMIT NO. 15107 DATE 12-24-88

OWNER Thomas Johnson

ADDRESS _____

CONTRACTOR David A. Davis

ADDRESS 8830 Somerset

Atto Summa

PHONE # 987-9811

LICENSE NO. 4219960

JOB DESCRIPTION:

Demolition of
interior & partial
exterior of commercial
building (Rile &
store fronts)

VALUATION: _____

FEES:

PLAN CHECK	_____	\$	_____
BUILDING	_____	\$	<u>15.00</u>
ELECTRICAL	_____	\$	_____
PLUMBING	_____	\$	_____
GRADING	_____	CU YDS	\$
PAVING	_____	SQ FT	\$
MECHANICAL	_____		\$
SMI	_____		\$
SOLAR	_____		\$
STORM DRAIN	_____		\$
SEWER	_____		\$
MISCELLANEOUS	_____		\$

TOTAL FEES DUE _____ \$ 15.00

INSPECTIONS

- FOOTINGS _____
- FLOOR SLAB _____
- ROUGH PLUMBING _____
- ROOF SHEATHING _____
- FIREPLACE _____
- FRAMING _____
- DUCTS _____
- ROUGH WIRING _____
- TOP OUT _____
- INSULATION _____
- EXT/INT LATH _____
- SEWER _____
- TANK AND PIT _____
- GAS TEST _____
- FINAL _____

INSPECTIONS FENCES/WALLS

- FOOTINGS _____
- BOND BEAM _____
- SEWER, TANK & PIT LOCATION

CITY OF REDLANDS
APPLICATION FOR DEMOLITION PERMIT

Owner THOMAS JOHANSON Phone 9819731

Address _____

Contractor DAVID A DAVIES Phone 9879811

Address 8830 SOMERSET ALTA COMA 91701

BUILDING TO BE DEMOLISHED

Address 5 E. CITROS REDLANDS

Tax Assessor's Parcel Number _____

Legal Description _____

Completion Date of Building 4/31/88

Type Of Structure 2 STORY MASONRY

Remarks DEMOLISH INTERIOR PARTITIONS, REMODELED EXTERIOR VENEER TO
REMODEL/RESTORE BUILDING.

This application by owner _____; contractor

Signed *David A Davies*

Title GENERAL CONTRACTOR #421996

Application Fee Paid	Initials	Date	Acct. #	Amount
----------------------	----------	------	---------	--------

Note: There will be a four to six week Planning Commission review of exterior remodeling plans before permits.

Darrell Cozen
12-27-88

Demolition as above is OK with Planning Division.

CITY OF REDLANDS
Building and Safety Department Permit

PERMIT NO

NOTE: THIS FORMAT IS AS REQUIRED AND PRESCRIBED BY STATE LAW.

116017

LICENSED CONTRACTORS DECLARATION
 I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.
 License Class 51 License Number 421996
 Signature [Signature] Date 5/1/89

OWNER-BUILDER DECLARATION
 I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).)
 I, as owner of the property, or my employees with wages as their sole compensation, will do the work; and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)
 I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)
 I am exempt under Sec. _____ B. & P. C. (Attach Certificate)

WORKER'S COMPENSATION DECLARATION
 I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Worker's Compensation Insurance, or a certified copy thereof (Sec. 3800, Labor Code).
 Certified copy is hereby furnished. Policy # _____
 Certified copy is filed with the City. Company [Signature]
 Date 5/1/89 Applicant: [Signature]

JOB SITE ADDRESS / SPACE 5 E. CITRUS					
APPLICANT NAME (L, F, M) / OWNER DAVIES, DAVID				PHONE # 987-9811	
APPLICANT / OWNER ADDRESS 2830 SOMERSET					
CITY / COMMUNITY / STATE / ZIP ALTA LOMA CA 91701					
OWNER NAME (L, F, M) JOHNSON, THOMAS				PHONE # 981-9731	
OWNER ADDRESS P. O. BOX 57133					
CITY / COMMUNITY / STATE / ZIP UPLAND CA 91786					
BOOK	PAGE	PARCEL	TOWN	RANGE	SECTION
TRACT	LOT	MODEL	TRACT NAME		

**PRESENT TO TREASURER'S OFFICE FOR VALIDATION
 NOT A PERMIT UNLESS VALIDATED.**

OWNER SHALL BE RESPONSIBLE FOR THE LEGAL AND ACTUAL PHYSICAL SETBACKS FROM PROPERTY LINE AS REQUIRED BY ORDINANCE OF THE CITY OF REDLANDS.

BUILDING PERMITS ARE SUBJECT TO EXPIRATION IF WORK IS NOT COMMENCED WITHIN 180 DAYS AFTER DATE OF ISSUANCE OR IF WORK IS SUSPENDED FOR 180 DAYS.

D. MARTINEZ

TAB

05/01/89

DIRECTOR OF BUILDING AND SAFETY

BY:

Date

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE
 This section need not be completed if the permit is for one hundred (\$100) or less. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to Workers' Compensation Laws of California.
 Date _____ Applicant _____
 NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

DIVISION OF INDUSTRIAL SAFETY PERMIT CERTIFICATION
 I hereby certify that no excavation five (5) or more feet in depth into which a person is required to descend; will be made in connection with work authorized by this permit, and that no building structure, scaffolding, falsework, or demolition or dismantling thereof, will be more than thirty-six (36) feet high. (Chap. 3.2, Grp. 2, Art 2, Section 341, Title 8, C.A.C.)
 As owner-builder, I will not employ anyone to do work which would require a permit from the Division of Industrial Safety, as noted above, unless such person has a permit to do such work from the division.
 Division of Industrial Safety Permit No. _____

CONSTRUCTION LENDING AGENCY
 I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).
 Lender's Name _____
 Lender's Address _____

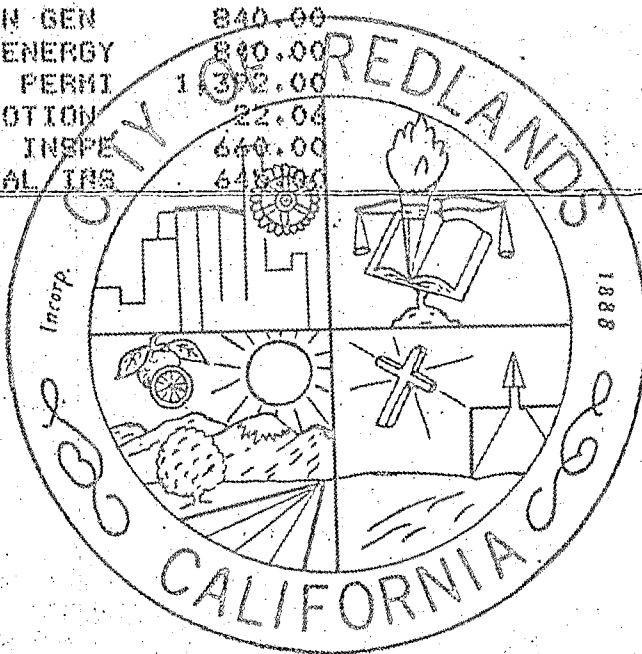
CERTIFICATE OF COMPLIANCE AND AUTHORIZATION OF ENTRY
 I certify that I have read this application and state that the information given is correct. I agree to comply with all state laws and City ordinances relating to building construction, and authorize a representative of the City of Redlands, Department of Building and Safety to enter upon the property for which I have applied for this permit for the purpose of making inspections.
 [Signature] 5/1/89
 Signature of Applicant or Agent Date
 Print Applicant/Agent Name _____

CONTRACTOR-FIRM NAME		LICENSE #	
ADDRESS		PHONE	
CITY/COMMUNITY/STATE/ZIP			
ARCHITECT/ENGINEER FIRM NAME		LICENSE #	
ADDRESS		PHONE	
CITY/COMMUNITY/STATE/ZIP			
USE OF PERMIT			
INTERIOR AND EXTERIOR REMODEL OF COM			
MERCIAL BUILDING			
BLOCK	ZONE	FRONT S.B.	SIDE S.B.
ZONE ORD #	LOT-SIZE	END	SIDE

I DO HEREBY AGREE that all work in connection with this Building and Safety Department Permit shall comply with all the laws and requirements of the City of Redlands, hereinafter called "City", and I hereby certify that in performance of said work, I shall not violate any law of the State of California, including provisions for Workmans' Compensation Insurance, licenses and other regulations of the State. I agree to hold the City harmless from any and all liability for personal injury and property damage caused by any work done by me, my employees, agents or representatives on the premises. I agree that this permit shall not make the City subject to any claim for liability arising from any work done thereunder and I agree to pay the amount of such claim against the City.
 [Signature]
 -OWNER- CONTRACTOR

PERMIT NO. **RM1160178881**

01.414 STATE MAN GEN	840.00
01.415 SEISMIC ENERGY	880.00
01.420 BUILDING PERMIT	1,392.00
01.426 STRONG MOTION	22.00
01.422 PLUMBING INSPE	640.00
01.421 ELECTRICAL INS	640.00



*** TOTAL PERMIT FEE ** 44,355.06

FINAL INSPECTION

PLANS EXAMINER	APPROVE DATE	BLDG. INSPECTOR	FINAL DATE

BUILDING DEPT.

NO.	OPERATION	DATE	INSPECTOR
BUILDING APPROVALS			
1	Set Backs		
2	Spec. Inspection		
3	Ftgs & Forms	8-10-89	ZMJ
3A	Slab Grade		
4	Steel		
5	Grout Blocks		
6	Bond Beams		
7	Roof Deck		
8	Framing	7-24-89	ZMJ
8A	Insulation Walls		
9	Vents		
10	Gar. Firewall		
11	Fireplace PL <input type="checkbox"/>		
11A	Fireplace TO <input type="checkbox"/>		
12	Ext. Lath	8-9-89	ZMJ
13	Int. Lath		
13A	Drywall	8-14-89	ZMJ
14	Insul. Ceiling (Batts)		
14A	Insul. Ceiling (Blown)		
15	Ext. Grading		
16	Pool Pregunite		
17	Pool Fence Gate		
18	Mobile Home Set-up		
19	OGC Insp.		
20	FINAL		

ADDITIONAL INFORMATION
<p>Copy of submittal on file.</p> <p>Frame & structure # 7-18-89 ZMJ</p> <p>Framed deck Hallway floor Front</p> <p>7-24-89 ZMJ</p>

PLUMBING APPROVALS			
21	Grd. Plumbing		
22	Water Piping		
23	Rough Plumbing		
24	Vents		
25	Sewage Disp.		
26	Sewer		
27	Water Heater		
28	Water Softener		
29	Water Service		
30	Gas Test	10-19-89	ZMJ
31	Solar		
32	FINAL		

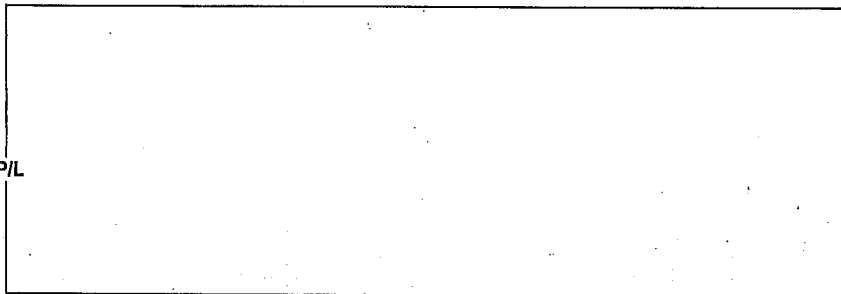
ELECTRICAL APPROVALS			
33	Power Pole		
34	Conduit		
34A	Service Entr.		
34B	Wiring		
35	Grounding Wire		
36	Bonding		
37	Fixtures		
38	Service		
39	Sign		
40	FINAL		

MECHANICAL APPROVALS			
41	Ventilation System		
42	Plenums & Ducts	10-19-89	ZMJ
43	Furnace Compart.		
44	Inlets-Outlets		
45	Combustion Air		
46	Compressor		
47	Appliance Clear		
48	Fire-Damper		
49	Smoke Deten. Device		
50	Commercial Hood		
51	FINAL		
52	PERMIT FINAL	10-26-89	ZMJ
53	APP/CORR		

SEWAGE SYSTEM SIZE & LOCATION

Tank Pit Leach Line

REAR OF PROPERTY LINE



P/L

STREET NAME _____



**CITY OF REDLANDS
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING AND SAFETY DIVISION**

PERMIT
NUMBER

B0702779

(909) 798-7536 • Fax (909) 335-4779 • www.ci.redlands.ca.us

35 Cajon Street, Suite 20, Redlands, CA 92373

Permit Sub-Type BRP

Date Issued: 12/18/2007

Job Site Address/Space: 5 E CITRUS AVE RDL



Parcel No.: 0171121040000

OWNER'S INFO

Name: HATAMI KARIN KUSCHA
Address: 1350 S CENTER ST
Redlands, CA 92373
Phone:

CONTRACTOR'S INFO

Name: RANJO CONTRACTORS
Address: 7014 ROCKSPRINGS LN
HIGHLAND CA 92346
Phone: 909 864 5102
State Lic. No.: 892376 Expires: 03/31/2009

ARCHITECT'S INFO

Name:
Address:
Phone:

APPLICANT'S INFO

Name: RANJO CONTRACTORS
Address: 7014 ROCKSPRINGS LN
HIGHLAND CA 92346
Phone: 909 864 5102

Stories: 0 Height: 0 # Bedrooms: 0 # Bathrooms: 0
Code Yr.: Flood Zone: Historic Distr.: Zoning:
Haz. Mat.: Sprinklers: Valuation:\$14,160.00 Total Sq. Ft.: 6000
Occ.:
Work Desc.: REROOF/6000 SQ FT TRIPLY TORCH (MUST BE COOL ROOF PER T-24)

		<u>Fee Details</u>			
Item#	Description	Account Code	Tot Fee	Paid Prv. Pmts	Cur. Pmts
10	Building Permit	502	225.50	225.50	225.50 .00

Total Fees: \$225.50

Balance Due: \$0.00

PAID

DEC 19 2007

CITY OF REDLANDS
TREASURER'S OFFICE

CEB 1043

EXPIRATION: Application for which no permit is issued within 180 days from the date of application shall expire. Permits shall automatically expire and become void if work is not commenced within 180 days, or if work is suspended or abandoned for a period of 180 days.

INSPECTIONS: In order for the work authorized under this permit to be considered legal, such work must comply with all applicable codes, and all **required inspections and final approvals** must be obtained. Failure to obtain inspections and final approval will result in the expiration of this permit. **For inspections Call: (909) 798-7536**

OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors License Law for the following reason (Sec. 7031.5 of the Business and Professions Code: Any city or county that requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for the permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 (commencing with Sec. 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Sec. 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500):

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale. (Sec. 7044 Business and Professions Code: The Contractors' State License Law does not apply to an owner of property who builds or improves thereon, and who does the work himself or herself or through his or her own employees, provided that the improvements are not intended or offered for sale. If however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale.)

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractors' State License Law does not apply to an owner of property who builds or improves thereon, and who contracts for the projects with a contractor(s) licensed pursuant to the Contractors License Law).

I am exempt under Sec. _____, B. & P. C. for this reason: _____
 Date: _____ Owner: _____

WILL THE APPLICANT OR FUTURE BUILDING OCCUPANT HANDLE A HAZARDOUS MATERIAL OR A MIXTURE CONTAINING A HAZARDOUS MATERIAL EQUAL OR GREATER THAN THE AMOUNTS SPECIFIES ON THE HAZARDOUS MATERIALS GUIDE? YES _____ NO _____

WILL THE PROPOSED BUILDING BE WITHIN 1000 FEET OF THE OUTER BOUNDARY OF A SCHOOL? YES _____ NO _____

IF "YES" TO ANY OF THE ABOVE, YOU MUST OBTAIN PROPER PERMITS FROM SOUTH COAST ARE QUALITY MANAGEMENT. IF AIR PERMITS ARE NOT REQUIRED, PROVIDE A WRITTEN STATEMENT FROM AIR QUALITY AGENCY.

IF "YES" TO ANY OF THE ABOVE CONTACT: SAN BERNARDINO COUNTY, DEPARTMENT OF ENVIRONMENTAL HEALTH SERVICES, 385 N. ARROWHEAD - FIRST FLOOR PUBLIC COUNTER, SAN BERNARDINO CA. 9245-0160 - (909) 387-3044.

LICENSED CONTRACTORS DECLARATION

I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (Commencing with Sec. 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. Lic. Class: B-C10 Lic. No.: 892376

Date: 12-19-07 Contractor: Rani Hannah

WORKERS COMPENSATION DECLARATION

I hereby affirm under penalty of perjury one of the following declarations:

I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Sec. 3700 of the Labor Code, for the performance of the work for which this permit is issued.

I have and will maintain workers' compensation insurance, as required by Sec. 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: State fund Policy No.: 023461-06

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

I certify that, in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with these provisions.

Date: _____ Applicant: _____

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES OF UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

DIVISION OF INDUSTRIAL SAFETY PERMIT CERTIFICATION

I hereby certify that no excavation five (5) or more feet in depth into which a person is required to descent will be made in connection with work authorized with this permit, and that no building structure, scaffolding, falsework, or demolition or dismantling thereof, will be more than thirty-six (36) feet high. Chap. 3.2. GRP2. Art2. Section 341, Title 8, C.A.C.)

As owner-builder, I will not employ anyone to do work which would require a permit for Division of Industrial Safety, as noted above, unless such person has a permit to do such work from the division.

Division of Industrial Safety Permit No. _____

CONSTRUCTION LENDING AGENCY

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).

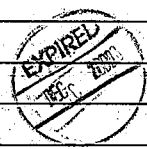
Lender's Name: _____
 Lender's Address: _____

CERTIFICATE OF COMPLIANCE AND AUTHORIZATION OF ENTRY

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of the City of Redlands to enter upon the above mentioned property for inspection purposes.

Signature of Applicant or Agent: Cynthia Guenara Date: 12/19/07

CODE #	INSPECTION TYPE	DATE	INITIALS	CODE #	INSPECTION TYPE	DATE	INITIALS
INSPECTIONS				POOLS AND SPA			
10	TEMP POWER			270	POOL STEEL & BONDING		
20	GROUND PLUMBING			280	POOL PLUMBING		
24	UNDERGROUND CONDUIT			290	POOL ELECT CONDUIT		
30	WATER PIPE-UNDERGROUND			300	POOL GAS TEST		
40	FORMS AND FOOTINGS			310	POOL FENCE & GATE		
50	SLAB GRADE						
60	BOND BEAM						
DO NOT POUR CONCRETE UNTIL ABOVE HAS BEEN SIGNED							
80	ROOF DECK			330	MOBILEHOME SET-UP		
90	EXTERIOR SHEAR			350	OCCUPANCY		
100	ELECTRICAL CONDUIT			400	SPECIAL INSPECTION		
110	FRAMING						
120	ELECTRIC WIRING			500	PERMIT FINAL		
130	ROUGH PLUMBING						
140	PLENUMS / DUCTS / VENTS			600	FIRE SPRINKLERS		
150	SHOWER PAN			610	FIRE ALARM		
				620	FINAL FIRE DEPT. INSPECTION		
DO NOT POUR CONCRETE UNTIL ABOVE HAS BEEN SIGNED							
170	INSULATION				INSPECTORS COMMENTS		
180	DRYWALL						
190	LATHING						
200	T-BAR / FIXTURES						
210	ELECTRIC SERVICE						
220	COMMERCIAL HOOD						
230	TANK & PIT						
240	SEWER LATERAL						
250	GAS TEST						





**CITY OF REDLANDS
DEVELOPMENT SERVICES DEPARTMENT
BUILDING AND SAFETY DIVISION**

PERMIT
NUMBER

B15-14337

(909) 798-7536 • Fax (909) 798-7670 • www.ci.redlands.ca.us

35 Cajon Street, Suite 15A, Redlands, CA 92373

Permit Sub-Type: 1B-BTI-Tenant Improvements

Date Issued: 11/19/2015

Job Site Address/Space: 5 E CITRUS AVE UNIT 105

Parcel No: 017112104

OWNER'S INFO

CONTRACTOR'S INFO

Name: SHABAHANG-HATAMI FAM TR 12/22/05
Address: PO BOX 910502
SAN DIEGO, CA
Phone:

Name:
Address:

Phone:
State Lic. No.:

Expires:

ARCHITECT'S INFO

APPLICANT'S INFO

Name:
Address:
Phone:

Name: CANDACE GONZALEZ
Address:
Phone: 909-533-0436

Stories:
Code Year:
Haz. Mat.:
Occupancy:

Height:
Flood Zone:
Sprinklers:

Bedrooms:
Historic District:

Bathrooms:
Zoning:
Fire Hazard Zone:

Valuation:

Total Sq. Ft.:

Work Description: T.I. CONVERTING EXISTING OFFICE SPACE TO DELI/BAKERY. 750 SF

Fee Details

<u>Item</u>	<u>Description</u>	<u>Account Code</u>	<u>Total Fee</u>	<u>Paid</u>	<u>Due</u>
	Fire Permit/Inspection Fees	1103	144.00	144.00	0.00
	Fire Plan Check Fees	1102	267.00	267.00	0.00
M	M-Capital Improvement Charge Water	4402	282.76	282.76	0.00
	Miscellaneous Building Fee	502	210.00	210.00	0.00
M	M-Public Works Commercial TI	1202	125.00	125.00	0.00
M	M-Sewer (SCIC FF)	4902	555.75	555.75	0.00
M	M-Water Source Aquisition Fee	4301	49.63	49.63	0.00
	Police Facilities Fee	3102	317.65	317.65	0.00
	Transportation- -Arterial Streets (45%)	3202	1,031.20	1,031.20	0.00
	Transportation-Freeway Interchange (37%)	3325	847.88	847.88	0.00
	Transportation-Local Streets (10%)	3204	229.16	229.16	0.00
	Transportation-Railroad Crossing (1%)	3203	22.92	22.92	0.00
	Transportation-Traffic Signals (7%)	3301	160.41	160.41	0.00

Total Fees: \$4,243.36 Balance Due: \$0.00

PAID
NOV 19 2015
BY:

EXPIRATION: Applications for which no permit is issued within 180 days from the date of application shall expire by time limitation. Permits shall automatically expire and become void if work is not commenced within 180 days, or if work is suspended or abandoned for a period of 180 days.

INSPECTIONS: In order for the work authorized under this permit to be considered legal, such work must comply with all applicable codes, and all required inspections and final approvals must be obtained. Failure to obtain inspections and final approval will result in the expiration of this permit. For inspections Call: (909) 798-7536

WHITE - FILE PINK - ACCOUNTING YELLOW - APPLICANT GOLD - TAX ASSESSOR

OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors License Law for the following reason (Sec. 7031.5 of the Business and Professions Code: Any city or County that requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for the permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 (commencing with Sec. 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Sec. 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500); as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale. (Sec. 7044 Business and Professions Code: The Contractors' State License Law does not apply to an owner of property who builds or improves thereon, and who does the work himself or herself or through his or her own employees, provided that the improvements are not intended or offered for sale. If however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale.)
 I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractors' State License Law does not apply to an owner of property who builds or improves thereon, and who contracts for the projects with a contractor(s) licensed pursuant to the Contractors License Law).
 I am exempt under Sec. _____ B. & P. for this reason: _____
 Date: _____ Owner: *Wilson*

LICENSED CONTRACTORS DECLARATION

I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (Commencing with Sec. 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. Lic. Class: _____ Lic. No.: _____
 Date: _____ Contractor: _____

WORKERS COMPENSATION DECLARATION

I hereby affirm under penalty of perjury one of the following declarations:
 I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Sec. 3700 of the Labor Code, for the performance of the work for which this permit is issued.
 I have and will maintain workers' compensation insurance, as required by Sec. 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:
 Carrier: _____ Policy No.: _____

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

I certify that, in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with these provisions.
 Date: _____ Applicant: _____

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES OF UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

DIVISION OF INDUSTRIAL SAFETY PERMIT CERTIFICATION

I hereby certify that no excavation five (5) or more feet in depth into which a person is required to descent will be made in connection with work authorized with this permit, and that no building structure, scaffolding, falsework, or demolition or dismantling thereof, will be more than thirty-six (36) feet high, Chap. 3.2. GRP2, Art2, Section 341, Title 8, C.A.C.
 As owner-builder, I will not employ anyone to do work which would require a permit for Division of Industrial Safety, as noted above, unless such person has a permit to do such work from the division.
 Division of Industrial Safety Permit No. _____

Will the facility have any of the equipment or perform any of the operations or will the occupant(s) handle, store or use hazardous materials or a mixture containing a hazardous material equal to or greater than the amounts specified in the hazardous materials guide? YES _____ NO _____

If yes, Fire Department approval of a risk management plan is required prior to final occupancy approval and a clearance letter from the South Coast Air Quality Management District is required prior to issuance. See Health and Safety Code 25505, 25533, 25534, 42301 and Government Code Section 65850.2.

CONSTRUCTION LENDING AGENCY

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Section 8172, Civil Code).

Lender's Name: _____

Lender's Address: _____

CERTIFICATE OF COMPLIANCE AND AUTHORIZATION OF ENTRY

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of the City of Redlands to enter upon the above mentioned property for inspection purposes.

Signature of Applicant or Agent: *Wilson* Date: _____

CODE #	INSPECTION TYPE	DATE	INITIALS	CODE #	INSPECTION TYPE	DATE	INITIALS
POOLS AND SPA							
10	TEMP POWER			300	LOCATION		
15	SETBACKS			310	POOL STEEL & BONDING		
20	GROUND PLUMBING <i>NO ACCESS</i>			320	POOL PLUMBING		
24	UNDERGROUND CONDUIT			330	POOL ELECT CONDUIT		
30	WATER PIPE-UNDERGROUND			340	POOL GAS TEST		
40	FORMS AND FOOTINGS			350	POOL FENCE & GATE		
50	SLAB GRADE						
DO NOT CONCEAL UNTIL ABOVE HAS BEEN SIGNED							
60	BOND BEAM			170	INSULATION		
80	ROOF DECK			180	DRYWALL	<i>3/26/16</i>	<i>RD</i>
90	EXTERIOR SHEAR			190	LATHING		
100	ELECTRICAL CONDUIT			200	T-BAR / FIXTURES	<i>3/23/16</i>	<i>RD</i>
110	FRAMING	<i>1/21/16</i>	<i>RD</i>	210	ELECTRIC SERVICE		
120	ELECTRIC WIRING	<i>1/21/16</i>	<i>RD</i>	220	COMMERCIAL HOOD		
130	ROUGH PLUMBING	<i>3/23/16</i>	<i>RD</i>	230	TANK & PIT (SIZE)		
140	PLENUMS / DUCTS / VENTS	<i>EXISTING</i>		240	SEWER LATERAL		
150	SHOWER PAN			250	MOBILEHOME/COACH SET-UP		
DO NOT CONCEAL UNTIL ABOVE HAS BEEN SIGNED							
420	OCCUPANCY						
450	GAS TEST						
500	PERMIT FINAL	<i>3/31/16</i>	<i>RD</i>		<i>NO ACCESS 1/19/16</i>	<i>RD</i>	
					<i>PLUMBING NR 1/21/16</i>		
					<i>NOTE: CK entry!</i>		
W				E			
S							



City of Redlands

DEVELOPMENT SERVICES
DEPARTMENT

Incorporated 1888
35 Cajon St., Ste. 20/P.O. Box 3005
Redlands, CA 92373
mberg@cityofredlands.org

OSCAR ORCI
Development Services Director

ROBERT D. DALQUEST, AICP
Assistant Development Services Director

Tenant Improvement New Commercial

DIRECTIONS:

After all final inspections have been completed by all involved agencies/departments you must obtain authorized signatures from all the involved agencies/departments on this form. When the form is completed, return it with the entire final package to the Building and Safety Department for release of utility meters and issuance of Certificate of Occupancy. All signatures on the forms in this package must be original signatures (copies or faxes will not be accepted). Please make sure to fill-out the sub contractor's approval list that starts on page 3.

Project Information

Project Name/Business Name: Sugarbee Cafe & Bake Shop, LLC	Building Permit #: B15-14337
Site Address: 5 E. Citrus Ave	Bldg./Unit #: 105
Owner Name: Candace Gonzalez / Desy Albrecht	Parcel/Lot #:
Owner Address: 26171 Merrill Pl Loma Linda 92354	

Required Approvals

Gas Required <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Phone	Date	Approval Signature
1. Fire Prevention 3/24 2:30pm	(909) 798-7600		
2. Planning Dept 3/28 9:00am	(909) 798-7555	3/28	
3. Landscape Inspection	(909) 798-7555		N/A
4. Municipal Utilities & Engineering Department (MUED)	(909) 798-7585 X4		
a. Water			
b. Sewer/Wastewater			
c. N.P.D.E.S.			
5. Business License (Completed Sub-Contractor's Approval List- See Page 3)	(909) 798-7557		- Per owner, no outside contractor
6. Quality of Life	(909) 798-7551 x7	3/23/16	Rendon Fielto receipts recvd.
7. Health Dept. (if applicable).	(909) 884-4056	3/30/16	
8. Building Inspector	(909) 798-7536		
9. Building & Safety (Final Release of Utilities)	(909) 798-7536		N/A



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OSCAR ORCI
Development Services Director

ROBERT D. DALQUEST, AICP
Assistant Development Services Director

Release of Certificate of Occupancy

To receive a certificate of occupancy after the final inspection has been performed by the Building and Fire Departments the following clearances and information must be provided.

- Step 1:** Fire Department signature approval contact (909) 798-7600.
- Step 2:** Planning Department signature approval for all commercial projects contact (909) 798-7555.
- Step 3:** Municipal Utilities & Engineering Department (MUED) signature approval call (909) 798-7585 X4
- Step 4:** Business license verification (see attached list) for all trades involved with project contact (909) 798-7557.
- Step 5:** Quality of Life contact (909) 798-7551.
- Step 6:** Health Department (909) 884-4056 is required if food products are proposed or sold.
- Step 7:** The Building Inspector signature of approval at final inspection (909) 798-7536.

Once all the appropriate signatures are received the Building Department staff will verify that there are no outstanding fees due and will release utilities and send the original Certificate of Occupancy to the tenant and copies mailed to the property owner.

(Please Print)

Jobsite Address:
Property Owner:
Primary Contractor:
Contractor's Address:
Phone Number:

OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors License Law for the following reason (Sec. 7031.5 of the Business and Professions Code: Any city or county that requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for the permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 (commencing with Sec. 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Sec. 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500):

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale. (Sec. 7044 Business and Professions Code: The Contractors' State License Law does not apply to an owner of property who builds or improves thereon, and who does the work himself or herself or through his or her own employees, provided that the improvements are not intended or offered for sale. If however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale.)

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractors' State License Law does not apply to an owner of property who builds or improves thereon, and who contracts for the projects with a contractor(s) licensed pursuant to the Contractors License Law).

I am exempt under Sec. _____, B. & P. C. for this reason: _____

Date: _____ Owner: _____

LICENSED CONTRACTORS DECLARATION

I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (Commencing with Sec. 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. Lic. Class: _____ Lic. No. 5766866

Date: 10-16-16 Contractor: [Signature]

WORKERS COMPENSATION DECLARATION

I hereby affirm under penalty of perjury one of the following declarations:

I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Sec. 3700 of the Labor Code, for the performance of the work for which this permit is issued.

I have and will maintain workers' compensation insurance, as required by Sec. 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: _____ Policy No.: _____

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

I certify that, in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with these provisions.

Date: 10-15-16 Applicant: [Signature]

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES OF UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

DIVISION OF INDUSTRIAL SAFETY PERMIT CERTIFICATION

I hereby certify that no excavation five (5) or more feet in depth into which a person is required to descent will be made in connection with work authorized with this permit, and that no building structure, scaffolding, falsework, or demolition or dismantling thereof, will be more than thirty-six (36) feet high. Chap. 3.2. GRP2. Art2. Section 341, Title 8, C.A.C.)

As owner-builder, I will not employ anyone to do work which would require a permit for Division of Industrial Safety, as noted above, unless such person has a permit to do such work from the division.

Division of Industrial Safety Permit No. _____

Will the facility have any of the equipment or perform any of the operations or will the occupant(s) handle, store or use hazardous materials or a mixture containing a hazardous material equal to or greater than the amounts specified in the hazardous materials guide? YES _____ NO _____

If yes, Fire Department approval of a risk management plan is required prior to final occupancy approval and a clearance letter from the South Coast Air Quality Management District is required prior to issuance. See Health and Safety Code 25505, 25533, 25534, 42301 and Government Code Section 65850.2.

CONSTRUCTION LENDING AGENCY

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Section 8172, Civil Code).

Lender's Name: _____

Lender's Address: _____

CERTIFICATE OF COMPLIANCE AND AUTHORIZATION OF ENTRY

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of the City of Redlands to enter upon the above mentioned property for inspection purposes.

Signature of Applicant or Agent [Signature]

Date 10-18-16

CODE #	INSPECTION TYPE	DATE	INITIALS	CODE #	INSPECTION TYPE	DATE	INITIALS
POOLS AND SPA							
10	TEMP POWER			300	LOCATION		
15	SETBACKS			310	POOL STEEL & BONDING		
20	GROUND PLUMBING			320	POOL PLUMBING		
24	UNDERGROUND CONDUIT			330	POOL ELECT CONDUIT		
30	WATER PIPE-UNDERGROUND			340	POOL GAS TEST		
40	FORMS AND FOOTINGS			350	POOL FENCE & GATE		
50	SLAB GRADE						
DO NOT CONCEAL UNTIL ABOVE HAS BEEN SIGNED							
60	BOND BEAM			170	INSULATION		
80	ROOF DECK			180	DRYWALL		
90	EXTERIOR SHEAR			190	LATHING		
100	ELECTRICAL CONDUIT			200	T-BAR / FIXTURES		
110	FRAMING	<u>10-20-16 JV</u>		210	ELECTRIC SERVICE		
120	ELECTRIC WIRING	<u>10-20-16 JV</u>		220	COMMERCIAL HOOD		
130	ROUGH PLUMBING	<u>12-15-16 JV</u>		230	TANK & PIT (SIZE)		
140	PLENUMS / DUCTS / VENTS			240	SEWER LATERAL		
150	SHOWER PAN			250	MOBILEHOME/COACH SET-UP		
DO NOT CONCEAL UNTIL ABOVE HAS BEEN SIGNED							
420	OCCUPANCY						
450	GAS TEST	<u>10-26-16 JV</u>					
500	PERMIT FINAL	<u>4-27-17 JV</u>					
N							
W							
S							



City of Redlands

DEVELOPMENT SERVICES
DEPARTMENT

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Development Services Director
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Assistant Development Services Director

Tenant Improvement New Commercial

DIRECTIONS:

After all final inspections have been completed by all involved agencies/departments you must obtain authorized signatures from all the involved agencies/departments on this form. When the form is completed, return it with the entire final package to the Building and Safety Department for release of utility meters and issuance of Certificate of Occupancy. All signatures on the forms in this package must be original signatures (copies or faxes will not be accepted). Please make sure to fill-out the sub contractor's approval list that starts on page 3.

Project Information	
Project Name/Business Name: CHEESEWALLA	Building Permit #: B16-16313
Site Address: 5 E CITRUS	Bldg./Unit #: 106
Owner Name:	Parcel/Lot #:
Owner Address:	

Required Approvals			
Gas Required <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Phone	Date	Approval Signature
1. Fire Prevention	(909) 798-7600	4/27/17	<i>[Signature]</i>
2. Planning Dept.	(909) 798-7555	4/26/17	<i>[Signature]</i>
3. Landscape Inspection	(909) 798-7555		
4. Municipal Utilities & Engineering Department (MUED)	(909) 798-7585 X4		
a. Water		4/25/17	<i>[Signature]</i>
b. Sewer/Wastewater		"	<i>[Signature]</i>
c. N.P.D.E.S.		"	<i>[Signature]</i>
5. Business License (Completed Sub-Contractor's Approval List- See Page 3)	(909) 798-7557		
6. Quality of Life	(909) 798-7551 x7	4/25/17	<i>[Signature]</i>
7. Health Dept. (if applicable).	(909) 884-4056	4/25/17	<i>[Signature]</i> - receipts submitted
8. Building Inspector	(909) 798-7536		
9. Building & Safety (Final Release of Utilities)	(909) 798-7536	4-27-17	<i>[Signature]</i>

CITY OF REDLANDS
Building and Safety Department Permit

PERMIT NO. **RD*31392*BRP***

NOTE: THIS FORMAT IS AS REQUIRED AND PRESCRIBED BY STATE LAW

OWNER-BUILDER DECLARATION

- I hereby affirm under penalty of perjury that I am exempt from the Contractors License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, pursuant to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).):
- I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale).
- I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law.).
- I am exempt under Sec. _____, B. & P.C. for this reason _____

Date _____ Owner _____

WILL THE APPLICANT OR FUTURE BUILDING OCCUPANT HANDLE A HAZARDOUS MATERIAL OR A MIXTURE CONTAINING A HAZARDOUS MATERIAL EQUAL OR GREATER THAN THE AMOUNTS SPECIFIED ON THE HAZARDOUS MATERIALS GUIDE? YES NO

WILL THE PROPOSED BUILDING BE WITHIN 1000 FEET OF THE OUTER BOUNDARY OF A SCHOOL? YES NO

IF "YES" TO ANY OF THE ABOVE, YOU MUST OBTAIN PROPER PERMITS FROM SOUTH COAST AIR QUALITY MANAGEMENT. IF AIR PERMITS ARE NOT REQUIRED, PROVIDE A WRITTEN STATEMENT FROM AIR QUALITY AGENCY.

IF "YES" TO ANY OF THE ABOVE CONTACT: SAN BERNARDINO COUNTY, DEPARTMENT OF ENVIRONMENTAL HEALTH SERVICES, 365 N. ARROWHEAD - FIRST FLOOR PUBLIC COUNTER, SAN BERNARDINO CA 92415-0160 - (909) 387-3044

OWNER OR AUTHORIZED AGENT *Nick J. Anderson*

JOB SITE ADDRESS / SPACE 5 E CITRUS AV		
Owner/Applicant VALENCIA GROUP INC.		
Mailing Address 5 E. CITRUS AV //		
City REDLANDS	Zip 92373	Tel. 714-253-3421
Contractor/Applicant NICO'S ROOFING		
Address 2320 W RUSSELL ST		
City SANTA ANA	Zip 92701	Tel. 714-999-2742
State Lic. & Classif. 381554		City Lic. #
Arch. Engr. Designer		
Address		Tel.
City	Zip	State Lic. #

LICENSED CONTRACTORS DECLARATION

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of the Division 3 of the Business and Professions Code, and my license is in full force and effect.

License Class _____ Lic. No. _____
 Date 4-11-96 Contractor *Nick J. Anderson*

WORKERS' COMPENSATION DECLARATION

I hereby affirm under penalty of perjury one of the following declarations:

- I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.
- I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:
 Carrier _____
 Policy Number _____

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

(This Section need not be completed if the permit is for one hundred dollars (\$ 100) or less).

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

Date: 4-11-96 Applicant: *Nick J. Anderson*

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

CONSTRUCTION LENDING AGENCY

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).

Lender's Name _____
 Lender's Address _____
 Signature of Applicant or Agent _____

CERTIFICATE OF COMPLIANCE AND AUTHORIZATION OF ENTRY

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of the City of Redlands to enter upon the above-mentioned property for inspection purposes.

Signature of Applicant or Agent *Nick J. Anderson* Date 4-11-96

FINAL INSPECTION

PLANS EXAMINER	APPROVE DATE
BLDG. INSPECTOR	FINAL DATE

X _____
 OWNER

Nick J. Anderson
 CONTRACTOR

BUILDING DEPT

DIVISION OF INDUSTRIAL SAFETY PERMIT CERTIFICATION

- I hereby certify that no excavation five (5) or more feet in depth into which a person is required to descend, will be made in connection with work authorized with this permit, and that no building structure, scaffolding, falsework, or demolition or dismantling thereof, will be more than thirty-six (36) feet high. (Chap. 3.2, Grp. 2, Art 2, Section 341, Title 8, C.A.C.)
- As owner-builder, I will not employ anyone to do work which would require a permit from Division of Industrial Safety, as noted above, unless such person has a permit to do such work from the division.
- Division of Industrial Safety Permit No. _____



BUILDING PERMITS ARE SUBJECT TO EXPIRATION IF WORK IS NOT COMMENCED WITHIN 180 DAYS AFTER DATE OF ISSUANCE OR IF WORK IS SUSPENDED FOR 180 DAYS.

ASSESSOR'S PARCEL NUMBER

USE OF PERMIT REROOF/BUILT UP/6000

PERMIT NO. **RD*31392*BRP***

01.434 ROOF RECOVER B 243.00

***** TOTAL PERMIT FEE ** \$243.00**

PRESENT TO TREASURER'S OFFICE FOR VALIDATION NOT A PERMIT UNLESS VALIDATED.

OWNER SHALL BE RESPONSIBLE FOR THE LEGAL AND ACTUAL PHYSICAL SETBACKS FROM PROPERTY LINE AS REQUIRED BY ORDINANCE OF THE CITY OF REDLANDS.

NICK J. ANDERSON **DAH** **04/11/96**
 CHIEF BUILDING OFFICIAL BY: DATE

NO.	OPERATION	DATE	INSPECTOR
BUILDING APPROVALS			
1	Set Backs		
2	Spec. Inspection		
3	Figs & Forms		
3 A	Slab Grade		
4	Steel		
5	Grout Blocks		
6	Bond Beams		
7	Roof Deck	4-12-96 <i>Bo</i>	
8	Framing		
8 A	Insulation Walls		
9	Vents		
10	Gar. Firewall		
11	Fireplace PL <input type="checkbox"/>		
11 A	Fireplace TO <input type="checkbox"/>		
12	Ext. Lath		
13	Int. Lath		
13 A	Drywall		
14	Insul. Ceiling (Batts)		
14 A	Insul. Ceiling (Blown)		
15	Ext. Grading		
16	Pool Preguhite		
17	Pool Fence Gate		
18	Mobile Home Set-up		
19	OCC Insp.		
20	FINAL		

ADDITIONAL INFORMATION

PLUMBING APPROVALS			
21	Grd. Plumbing		
22	Water Piping		
23	Rough Plumbing		
24	Vents		
25	Sewage Disp.		
26	Sewer		
27	Water Heater		
28	Water Softener		
29	Water Service		
30	Gas Test		
31	Solar		
32	FINAL		

ELECTRICAL APPROVALS			
33	Power Pole		
34	Conduit		
34 A	Service Entr.		
34 B	Wiring		
35	Grounding Wire		
36	Bonding		
37	Fixtures		
38	Service		
39	Sign		
40	FINAL		

MECHANICAL APPROVALS			
41	Ventilation System		
42	Plenums & Ducts		
43	Furnace Compartment		
44	Inlets-Outlets		
45	Combustion Air		
46	Compressor		
47	Appliance Clear		
48	Fire Damper		
49	Smoke Deten. Device		
50	Commercial Hood		
51	FINAL		
52	PERMIT FINAL	4-24-96 <i>Bo</i>	
53	APP/CORR		

SEWAGE SYSTEM SIZE & LOCATION

Tank Pit Leach Line

REAR OF PROPERTY LINE

P/L

STREET NAME _____

Shields, Tim

From: Roe, Henry
Sent: Monday, September 30, 2013 6:15 PM
To: Orci, Oscar
Cc: Shields, Tim
Subject: RE: Summary of work
 Oscar,

Tim and I both have reviewed this file and have concluded that there is no record of seismic retrofit work being done. The building is an identified unreinforced masonry building and may be unsafe in the event of an earthquake. Government Code 8875.8 states he has to post a sign to that effect or he could be sued. If he has evidence to the contrary he should present it.

The municipal code does not require he do seismic retrofit and we will not hold up his job for not doing so. Threat of lawsuit, potential liability and the market force of having the sign posted where customers and clients can see it is all we have to point the owner in the right direction.

Henry

From: Orci, Oscar
Sent: Monday, September 30, 2013 12:32 PM
To: Shields, Tim; Roe, Henry
Subject: FW: Summary of work

Please review the attached information and let me know if we can corroborate his claim concerning the building's retrofit. Tim, from the information that you provided it does not appear that he pulled a permit for the beams shown on the pictures. Need this information as soon as possible (what else is new...it's for the Council meeting tomorrow)

From: Shahrokh Shabahang [mailto:shahrokh@shabahang.net]
Sent: Sunday, September 29, 2013 5:43 PM
To: Foster, CC; Orci, Oscar; John Harrison (jharrison@esri.com); Gilbreath, CC
Subject: Summary of work

Dear Colleagues,

In preparation for the City Council meeting scheduled for Oct 1, attached please find a document with an update on the Music Academy-Citrus Building.

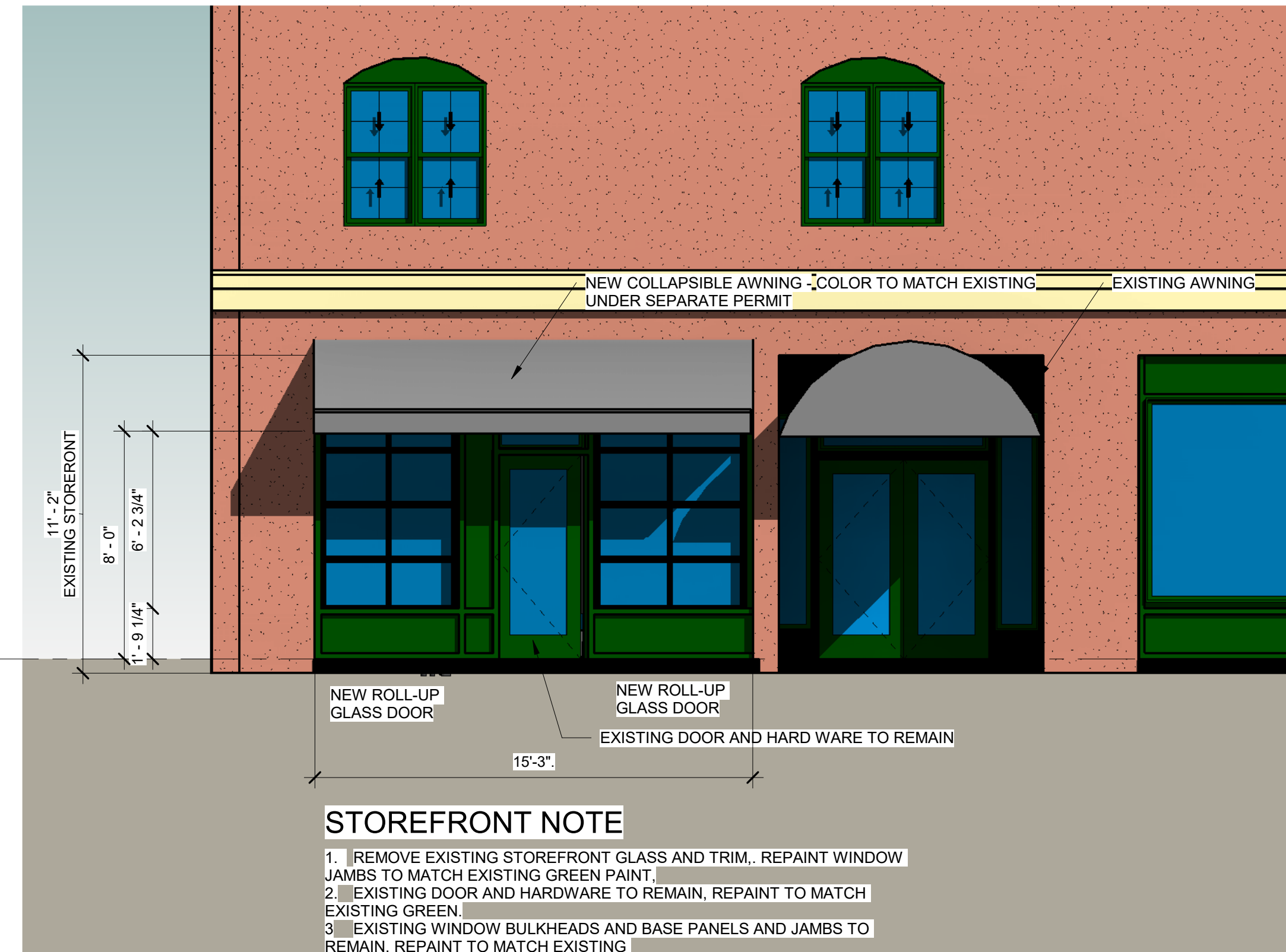
Sincerely,

Shahrokh

Shahrokh Shabahang, D.D.S., M.S., Ph.D.
 President
 Shahrokh Shabahang, DDS, A Dental Corporation

5 E. Citrus Avenue, Suite 201, Redlands, California 92373
 Tel: (909) 798-3772 • fax (909) 798-3779

ATTACHMENT E

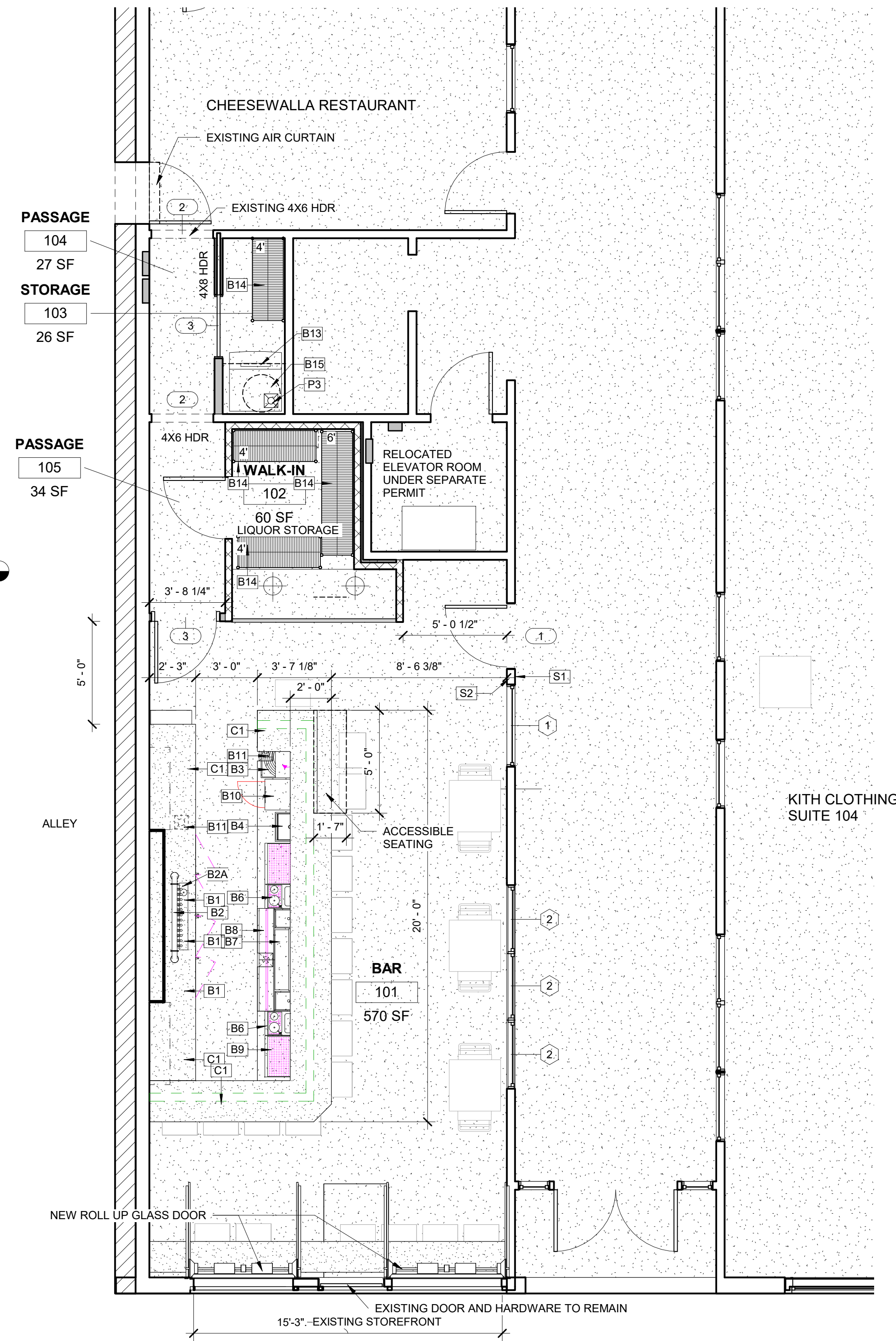


PROPOSED STOREFRONT MODIFICATION
WEST ELEVATION
 1/4" = 1'-0"

- STOREFRONT NOTE**
1. REMOVE EXISTING STOREFRONT GLASS AND TRIM., REPAINT WINDOW JAMBS TO MATCH EXISTING GREEN PAINT.
 2. EXISTING DOOR AND HARDWARE TO REMAIN, REPAINT TO MATCH EXISTING GREEN.
 3. EXISTING WINDOW BULKHEADS AND BASE PANELS AND JAMBS TO REMAIN, REPAINT TO MATCH EXISTING.



EXISTING STOREFRONT ELEVATION



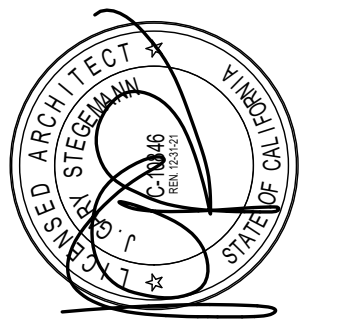
1 FLOOR PLAN
 SCALE: 1/4" = 1'-0"

WALL LEGEND

	EXISTING MASONRY WALL
	EXISTING WOOD STUD WALL
	WALL TO BE REMOVED
	NEW 2X4 WOOD STUDS AT 16 O.C. WALL

KEYNOTES

K EYNOTE	DESCRIPTION
B1	UNDER COUNTER GLASS DOOR REFRIGERATOR - TRUE-115V/60HZ/1PH, 1.9AMP
B2	DRFT TOWER - MICRO MATIC BIERGARDEN U - 12 FAUCET, ROTATE FOR WALL MOUNT
B2A	DRIP TRAY WITH GLASS RINSER - MICRO MATIC DP-8200-39GR - 1/2"CW, 5/8" INDIRECT DRAIN
B3	24" ROTARY GLASSWASHER - GLASTENDER GT-24-CW-208, 1/2" CW, 1/2"HW, 1 1/2" WASTE, 120V/208, 60HZ/1PH, 30 AMP, 1/6 HP
B4	HAND SINK - REGENCY - 1/2"CW, 1/2"HW
B6	1-COMPARTMENT SINK - CHOICE C-MTS-14 - 1/2"CW, 1/2"HW, 1 1/2" WASTE
B7	COMBO ICE BINS GLASTENDER CBA-60-CP10 - 1 1/2" INDIRECT WASTE
B8	DRINK RAIL - GLASSTRNDER C-DR-60 - SPEED RAILS AND LOCKING COVERS
B9	DRAINBOARD GLASSRACKS - GLASTENDER C-DBGR-24-RS - 1/2" DRAIN, INDIRECT
B10	POS CABINET - GLASTENDER - GLASS TENDER - PCB-18
B11	FLOOR SINK, 2" WASTE
B13	ICE-O-MATIC - ICEU350- 115V, 1/2" CW, 3/4" INDIRECT WASTE PER PLAN
B14	18" DEEP (5)TIER - WIRE STORAGE SHELVING - REGENCY, LENGTH PER PLAN
B15	30 GALLON ELECTRIC WATER HEATER - AO SMITH DEL-30 - 240V, 4500/4500W 18.8FLA, 3/4"CW, 3/4" RELIEF INDIRECT TO FLOOR SINK - COLOR BY OWNER
C1	42" HIGH BACK BAR, PRE-CAST CONCRETE COUNTER TOP - COLOR BY OWNER
P3	FLOOR SINK - 2"W
S1	INTERNATIONAL DOOR ACCESSIBILITY SIGNAGE - SEE SHEET A104/B
S2	EXIST SIGN - SEE SHEET A104/D



Architect
J. Gary Stegmann

5 1/2 East State Street
 Redlands, California 92373
 T: 909-798-1123
 C: 909-851-5874
 E: jgsarch60@gmail.com

Consultant:

FLOOR PLAN AND EXTERIOR ELEVATION

CHEESEWALLA BAR - SUITE 105 EXTERIOR ALTERATION

5 EAST CITRUS AVENUE
 SUITES 105-106
 REDLANDS, CA 92373

REVISIONS

NO.	DESCRIPTION	DATE

DATE	9/9/22
SCALE	1/4" = 1'-0"
DRAWN	JGS
JOB	
FILE	21-13
UPDATED	9/9/22

SHEET
A101

ATTACHMENT F

Commercial - Storefronts

Treatment Guidelines

This section addresses the treatment of storefronts in Redlands. Storefronts are commercial architectural features that are located at the first story of either a commercial or mixed-use building. In Redlands, storefronts include retail shops, restaurants, bars, and offices. Historic storefronts are typically composed of a recessed entrance with single or double doors; large, framed display windows (sometimes in canted bays); bulkheads; and transoms all set within the structural piers of the building. Some retain decorative terrazzo or tile flooring at the entrance. In two-story commercial buildings, a horizontal detail (belt course, cornice, or spandrel) typically divides the ground floor from the upper level. A storefront's design, materials, scale, proportions, profiles, and details help convey the style, use, and development period of a building; however, these elements may vary widely between different architectural styles. Proper treatment of historic storefronts and appropriate design for new storefronts are important to preserving the character and integrity of historic buildings in Redlands.



This intact historic storefront is a commercial architectural feature that should be preserved.



Preserve a historic storefront's relationship to the public right-of-way.

Preserve

- A historic storefront is an important commercial architectural feature that should be preserved.
- Preserve the location, design, scale, proportion, profile, materials, and details of a historic storefront.
- Preserve a historic storefront's connection and relationship to the public right-of-way.
- Avoid infilling and/or altering the size and shape of a historic storefront.
- Avoid removing remnants of earlier storefront designs to unify the appearance of a historic storefront, as this detracts from the physical narrative of the storefront's development.

Maintain

- Maintain a historic storefront to prolong its life and protect investments made in its construction and repair. Proper routine maintenance is important to the long-term preservation of a historic storefront and its components.

Repair

- Repair a historic storefront when the physical condition of its features and materials warrants additional work.
- All repair work should match the materials and finishes of the existing historic storefront as closely as possible.

Refer to Ch. 3 - Guidelines for the Preservation, Rehabilitation, and Restoration of Historic Exterior Building Materials for additional information regarding appropriate maintenance and repair of a storefront's materials.

Commercial - Storefronts

Treatment Guidelines

Replace

- Replace a historic storefront's architectural features and details only when materials are deteriorated beyond repair.
- Replacement storefront features and details should be replicated from existing historic features and details to match the overall design, scale, and proportions of the historic storefront.
- In general, replacement storefront features should be made of the same materials as the historic. For example, use of wood or metal doors and display windows, as appropriate to the historic building.
- Clear glazing should be replaced with clear glazing, and tinted glazing with tinted glazing, with transparency matching that of the historic glass. Consider replacing clear glass with clear low-e glazing.

Refer to the "Energy Conservation and Environmental Sustainability" section of Ch. 4 - Systems, Accessibility, and Sustainability for more information about energy improvements to historic glazing.

- Use of alternative compatible materials may be appropriate if designed to closely match the historic.

Restore

- Restore a historic storefront's features and details that are missing or covered up.
- Restoration may include the replacement of completely missing storefront features or details, such as a bulkhead or transoms, based on physical or historic documentation, with the same materials or compatible substitutes.



A contemporary storefront with traditional features.

RELEVANT SOURCES

National Park Service Preservation Brief 11: Rehabilitating Historic Storefronts

Commercial - Storefronts

Treatment Guidelines



An example of a compatible contemporary storefront.

Alterations and Additions

- It may be appropriate to introduce a new storefront or components if the originals are missing and cannot be discovered from historic documentation, or if it is required for the continued use or adaptive reuse of a building.
- If a new storefront is required, it should be compatible in scale, style, and material to the historic building, but contemporary in design so as not to create a false sense of history.
- A new storefront should be installed within the structural piers of the building and maintain the size of the original opening.
- A new storefront should be composed of typical historic storefront features, including a bulkhead, display windows, transoms or a clerestory, recessed or covered entrance, and a sign band.
- Reuse of any remaining original fabric is encouraged.

Mid-Century Modern Storefronts

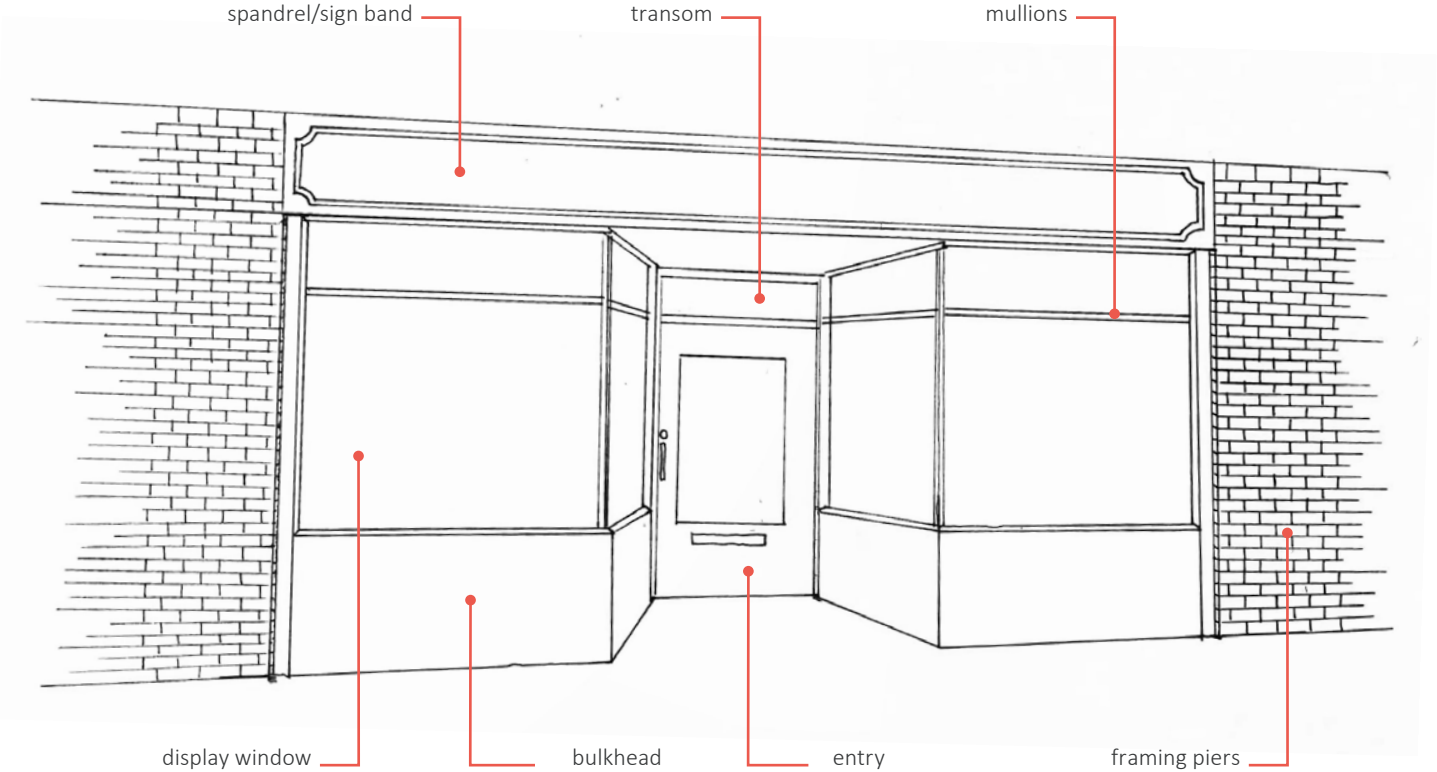


Mid-Century Modern storefront on State Street.

Redlands has numerous storefronts dating to the post-World War II period, many of which reflect the Mid-Century Modern style. These storefronts often reference more traditional storefronts, with recessed entries, display windows, and bulkheads, and many of the design guidelines above apply to Mid-Century Modern storefronts too. Additional differentiating characteristics of these postwar commercial resources can include asymmetrical bays within masonry or metal-clad piers; angled storefronts; large aluminum-framed plate glass windows; cantilevered canopies; and expressive signage.

Commercial - Storefront

Traditional Storefront Components

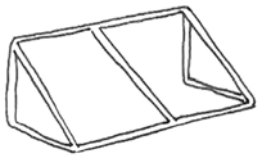


Commercial - Awnings & Canopies

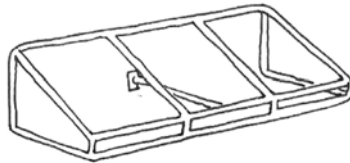
Commercial Awning Types

This section addresses the treatment of commercial awnings and canopies in Redlands. Awnings and canopies are typical accessory features of Redlands' commercial buildings. Installed above the first and/or second floor of the storefront or office, they serve to mark and shelter the entrance and display windows, as well as act as a means of advertisement. Historic awnings are typically composed of a solid or striped canvas covering attached to a wood or metal frame. Historic awnings project over the sidewalk at an angle in a triangular or circular form, depending on the shape of the window opening. Early awnings were fixed or retractable, while later awnings were rolled. Historic canopies are typically wood or metal box-like structures supported by wood or metal frames. They are either cantilevered over the sidewalk, or may have additional support in the form of iron chains, rods, or brackets. Signage may be painted or applied on the front of the awning skirt or canopy signboard. The location, operation, materials, proportions, color, and details of awnings and canopies help convey the style, use, and development period of a building. Proper treatment of historic awnings and canopies and appropriate design for new awnings and canopies are important to preserving the character and integrity of historic buildings in Redlands.

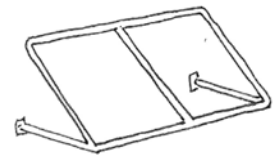
The following illustrate some commercial awning types found in Redlands:



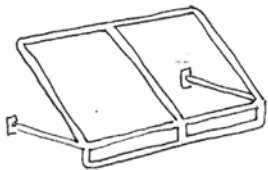
traditional



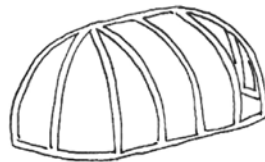
awning with rigid valance



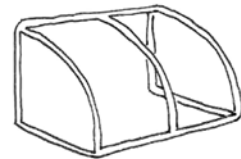
lean-to



lean-to with rigid valance



elongated dome



convex

Commercial - Awnings & Canopies

Treatment Guidelines

Preserve

- A historic awning or canopy is an important commercial architectural feature that should be preserved.
- Preserve a historic awning's location, design, dimensions, proportions, materials, and details as part of the preservation of the overall historic character of the building.
- Avoid removing remnants of an earlier awning or canopy, such as an awning pocket, as this detracts from the physical narrative of the commercial building's development.

Maintain

- Maintain a historic awning or canopy to prolong its life and protect investments made in its construction and repair. Proper routine maintenance is important to the long-term preservation of a historic awning and its components.
- Routine maintenance may include cleaning by hand; patching fabric; securing, polishing or lubricating framing or armatures; or other light treatments.
- Maintenance may include removing or retracting an awning covering seasonally or during inclement weather.

Repair

- Repair a historic awning or canopy when the physical condition of its features or materials warrants additional work.
- Repair work may include recovering with in-kind materials or repainting signage treatments.
- All repair work should be appropriate to the materials and finishes of the existing historic awning or canopy.



Example of a traditional, triangular-shaped awning, typical of a historic building.



Routine maintenance will help prolong the life of this historic canopy.

Commercial - Awnings & Canopies

Treatment Guidelines



Restore a historic canopy that has been removed or changed to an incompatible style.

Replace

- Replace a historic awning or canopy only when materials are deteriorate beyond repair.
- A replacement awning or canopy should match an existing historic awning in location, operation, materials, proportions, color, and details.
- Use of alternative compatible materials may be appropriate if designed to closely match the historic.

Refer to Ch. 3 - Guidelines for the Preservation, Rehabilitation, and Restoration of Historic Exterior Building Materials for additional information regarding appropriate maintenance and repair of an awning or canopy's materials.

Restore

- Restore a historic awning, awning pocket, or canopy that has been removed or changed to an incompatible style.
- Restoration may include the replacement of a completely missing awning or canopy, based on physical or historic documentation, with the same materials or compatible substitutes.

Commercial - Awnings & Canopies

Treatment Guidelines

Alterations and Additions

- It may be appropriate to introduce a new awning or canopy if it is required for the continued use or adaptive reuse of a building.
- If a new awning or canopy is required, it should be aligned with the storefront bays and installed above the top of the entrance, windows, and transoms, and below the sign band or cornice.
- The shape of the awning or canopy should match the shape of the opening. For example, shed awnings with open or closed sides are appropriate at rectangular openings, and circular or dome awnings are appropriate at arched openings.
- The operation of the awning or canopy should be fixed or retractable at the ground floor and retractable at upper floors. The material and color should be appropriate to the style and period of the building, and the component parts should be proportionate to one another.
- Reuse of any remaining original awning or canopy components, such as reuse of an awning pocket for a retractable awning, is encouraged.



An example of historically appropriate commercial awnings.



An example of a compatible contemporary awning on a historic building.

RELEVANT SOURCES

[National Park Service Preservation Brief 11: Rehabilitating Historic Storefronts](#)

ATTACHMENT G-1

RESOLUTION NO. 2022-17

A RESOLUTION OF THE HISTORIC AND SCENIC PRESERVATION COMMISSION OF THE CITY OF REDLANDS APPROVING CERTIFICATE OF APPROPRIATENESS NO. 661 FOR THE INSTALLATION OF A NEW AWNING FOR SUITE 105 ON AN EXISTING HISTORIC COMMERCIAL BUILDING (HISTORIC LANDMARK NO. 57) LOCATED AT 5 EAST CITRUS AVENUE IN DOWNTOWN REDLANDS.

WHEREAS, applicant Kadir Fakir has submitted an application for Certificate of Appropriateness No. 661 to install a new awning over the storefront on the west façade of Suite 105 located at 5 East Citrus Avenue (APN: 0171-121-04-0000) in the General Commercial (C-3) zone in downtown Redlands; and,

WHEREAS, notice of this Historic and Scenic Preservation Commission public hearing for the Project was duly published in the Redlands Daily Facts by the Secretary to the Historic and Scenic Preservation Commission; and,

WHEREAS, on September 14, 2022, the Historic and 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 Section 15301 (Existing Facilities) and Section 15331 (Historical Resource Restoration/ Rehabilitation) of the CEQA Guidelines, as there is no substantial evidence of any potentially significant impacts and the project qualifies for these exemptions.

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

Section 1. The proposed project is exempt from environmental review in accordance with Section 15301 (Existing Facilities) and Section 15331 (Historical Resource Restoration/ Rehabilitation) of the CEQA Guidelines, and there is no substantial evidence of any potentially significant environmental impacts to a historic resource.

Section 2. The proposed scope of work for Certificate of Appropriateness No. 661, specifically the installation of a new awning, is consistent with the Secretary of Interior Standards and the city's local Historic Architectural Design Guidelines. The existing historic storefront (including plate glass display windows, doorway, bulkhead, transom, etc.) shall be preserved as-is in order to be consistent with the Secretary of Interior Standards and the city's local Historic Architectural Design Guidelines.

Section 3. Certificate of Appropriateness No. 661 hereby approves the installation of a new awning only for the westerly façade of Suite 105 at the ground level, subject to the conditions of approval contained in Exhibit A attached to this Resolution. The existing historic storefront (including plate glass display windows, doorway, bulkhead, transom, etc.) shall be preserved.

Section 4. This Resolution shall become effective upon adoption. If no appeal is filed within ten days (by September 26, 2022) in accordance with the Redlands Municipal Code, then a building permit for the work may be issued on September 27, 2022.

ADOPTED, SIGNED AND APPROVED this 14th day of September, 2022.

Kurt Heidelberg, Chair, Historic and 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 14th day of September, 2022, 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. 661

1. This approval is for Certificate of Appropriateness No. 661 for installation of a new awning (black or ash in color) over the historic storefront of Suite 105 located at 5 East Citrus Avenue (APN: 0171-121-04-0000), and in substantial conformance with the applicable Secretary of Interior Standards and the City's Historic Architectural Design Guidelines.
 - a. The existing historic storefront (including plate glass display windows, front doorway, bulkhead, transom, etc.) shall be preserved as-is and maintained in good condition.
 - b. Installation of any roll-up windows and/or replacement of plate glass display windows is not approved.
2. All plans submitted to the City as part of this Certificate of Appropriateness application shall reflect the project plans submitted on August 3, 2022, for this Certificate of Appropriateness and shall comply with all applicable provisions of the Redlands Municipal Code.
3. Unless construction has commenced pursuant to a building permit, or a time extension is granted in accordance with the Redlands Municipal Code, this permit/approval shall expire in eighteen (18) months from the approval date.
4. 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.
5. 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.
6. 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.

7. 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 with the Development Services Director or his designee.
8. Chemical or physical treatments, if appropriate, shall be undertaken using the gentlest means possible. Treatments that cause damage to any historic materials shall not be used.

Brian Foote, City Planner/Planning Manager
Historic Preservation Officer

ATTACHMENT G-2

RESOLUTION NO. 2022-17

A RESOLUTION OF THE HISTORIC AND SCENIC PRESERVATION COMMISSION OF THE CITY OF REDLANDS DENYING CERTIFICATE OF APPROPRIATENESS NO. 661 FOR THE INSTALLATION OF A NEW ROLL-UP WINDOW SYSTEM AND NEW AWNING FOR SUITE 105 ON AN EXISTING HISTORIC COMMERCIAL BUILDING (HISTORIC LANDMARK NO. 57) LOCATED AT 5 EAST CITRUS AVENUE.

WHEREAS, applicant Kadir Fakir has submitted an application for Certificate of Appropriateness No. 661 for replacement of plate glass windows with roll-up windows in the historic storefront of Suite 105 and installation of a new awning over the storefront on the west façade of Suite 105 located at 5 East Citrus Avenue (APN: 0171-121-04-0000) in the General Commercial (C-3) zone in downtown Redlands; and,

WHEREAS, notice of this Historic and Scenic Preservation Commission public hearing for the Project was duly published in the Redlands Daily Facts by the Secretary to the Historic and Scenic Preservation Commission; and,

WHEREAS, on September 14, 2022, the Historic and 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 may significantly alter a historic resource and may cause potentially significant impacts to the environment or a historic resource, and therefore is not exempt from environmental review in accordance with the California Environmental Quality Act (CEQA) Guidelines.

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

Section 1. The proposed project may significantly alter a historic resource and may cause potentially significant impacts to the environment or a historic resource as defined by CEQA Guidelines Sections 15064.5(a) and 15064.5(b), and therefore, is not exempt from environmental review in accordance with the CEQA Guidelines.

Section 2. The proposed scope of work for Certificate of Appropriateness No. 661 (roll-up windows to replace existing plate glass display windows in the historic storefront of Suite 105) is not consistent with the Secretary of Interior Standards or the city's local Historic Architectural Design Guidelines.

Section 3. Certificate of Appropriateness No. 661 is hereby denied and not approved.

Section 4. This Resolution shall become effective upon adoption. If no appeal is filed within ten days (by September 26, 2022) in accordance with the Redlands Municipal Code, then the decision shall become final on September 27, 2022.

ADOPTED, SIGNED AND APPROVED this 14th day of September, 2022.

Kurt Heidelberg, Chair, Historic and 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 14th day of September, 2022, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

Linda McCasland, Secretary, Historic
and Scenic Preservation Commission