

REQUEST FOR HISTORIC AND SCENIC PRESERVATION COMMISSION ACTION

V.2. GUADALUPE COBANOV, APPLICANT

PUBLIC HEARING to consider the following applications for the property located at 1605 Calvary Circle in the Administrative Professional (EV/AP) District of the East Valley Corridor Specific Plan (APN: 0293-133-13-0000):

- 1. Historic Designation No. 135** to nominate and consider a recommendation to the City Council for local designation of a two-story single family dwelling proposed for future adaptive reuse. This application is exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the CEQA Guidelines, as there is no possibility of any significant effects on the environment.
- 2. Specific Plan No. 40, Amendment No. 47**, to consider a recommendation to the Planning Commission and City Council to amend the East Valley Corridor Specific Plan, Division 4 (Community Design), Chapter 1 (Circulation), Section EV4.0110(b) (Road Standards), Section EV4.0115(a) (Special Landscaped Streets), and Section EV4.0125(2) (Setbacks at Intersections) to amend the required road right-of-way requirements of a 300 linear foot segment of Alabama Street on the north side of Barton Road (from a width of 120 feet to 110 feet), allow for a 50 foot half-width on the western side and a 60 foot half-width on the eastern side of Alabama Street, and exclude the segment of Alabama Street from the special landscape street and intersection design requirements. This application is exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the CEQA Guidelines, as there is no possibility of any significant effects on the environment.
- 3. Conditional Use Permit No. 1107** to consider a recommendation to the Planning Commission and City Council on a request to rehabilitate and adaptively reuse an existing single family dwelling as a medical office and construct a 1,238 square foot two-story addition (resulting in a total building size of 3,649 square feet) on a 19,970 square foot lot. This application is exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities) and Section 15331 (Historical Resource Restoration/Rehabilitation) of the CEQA Guidelines, as there is no possibility of any significant effects on the environment.
- 4. Variance No. 799** to consider a recommendation to the Planning Commission and City Council on a request to a reduction in the front yard setback (from 25'0" to 20'2") to allow the encroachment of a ramp to accommodate ADA accessibility, and a recommendation for a reduction to the parking lot setback (from 15 feet to 0 feet) to accommodate the adaptive reuse of the property. This application is exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15305

(Minor Alterations in Land Use Limitations) of the CEQA Guidelines, as there is no possibility of any significant effects on the environment.

- 5. Historic Parking Modification No. 31** for a recommendation to the Planning Commission and City Council on a request to reduce the landscaping planter width from 5'0" to 3'0", reduce the driveway width from 26'0" to 20'4", allow 4 compact parking stalls, for the adaptive reuse of the structure as a medical office. This application is exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15305 (Minor Alterations in Land Use Limitations) of the CEQA Guidelines, as there is no possibility of any significant effects on the environment.

HISTORIC AND SCENIC PRESERVATION MEETING: NOVEMBER 4, 2021

Planner: Lorelee Farris, Principal 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 property is not currently designated as a historic resource and is not part of a designated historic district.
2. Existing Land Use: The property contains an existing two-story dwelling unit, with a detached garage, within the Administrative Professional (EV/AP) District of the East Valley Corridor Specific Plan.
3. Historic and Scenic Preservation Commission submittal dates:

(A)	Date Submitted:	August 20, 2018
(B)	Date Accepted as Complete:	May 24, 2019
(C)	Historic and Scenic Preservation Commission Meetings:	July 10, 2019 November 4, 2021

4. Attachments:
- (A) Aerial Photographs and Vicinity Maps
 - (B) Photographs
 - (C) DPR Forms (Inventory Sheet)
 - (D) Site Plans, Floor Plans, Elevations
 - (E) Resolution No. 2021-14

PROPOSAL

The project includes a request for nomination and a recommendation to the Planning Commission and City Council to designate the primary single family residence, located at 1605 Calvary Circle (Assessor Parcel No. 0293-133-13-0000), as a Historic Resource, as well as an amendment to Specific Plan No. 40 to amend the required road right-of-way and streetscape landscaping requirements along the project's Alabama Street frontage which will reduce the amount of dedication required and allow greater flexibility in the street landscaping design, a Conditional Use Permit to adaptively reuse of the existing single family dwelling as a medical office, a variance request to facilitate a reduction in street adjacent setbacks to accommodate an ADA ramp and the construction of a parking lot, and a Historic Parking Modification to credit on street parking spaces on Calvary Circle toward the total number of required off-street parking spaces required for the adaptive reuse of the structure as a medical office. The project will require the subsequent approval of a demolition permit to remove the non-eligible garage that is less than 50 years of age (staff level review) and a Certificate of Appropriateness application for the addition and façade improvements related to the structure's rehabilitation and a building addition on the rear elevation.

BACKGROUND

The Historic and Scenic Preservation Commission reviewed the project at their meeting of July 10, 2019, provided suggestions to the applicant on the design of the addition to simplify the new construction, and requested that the applicant update the DPR for the proposed historic resource to reference the 1978 Determination of Eligibility that had been presented at the Commission's meeting. During the time since the meeting, the property owner listed the property for sale. The new owner, Guadalupe Cobanov, purchased the property and the rights to the entitlement applications. The architect, Shan McNaughton,

continues to serve as the project's applicant and representative and has made modifications to the addition to incorporate the Commission's previous comments. The building addition has been reduced in size since the Commission previously reviewed the application in 2019 and now includes 608 square feet on the first floor and 630 square feet on the second floor. In addition to incorporating design comments, the revisions reduce the need for a variance in the setback from Barton Road and reduce the parking requirement by 6 spaces.

A Specific Plan Amendment was added to the scope of the project, which would amend the right-of-way and streetscape landscaping requirements along the Alabama Street's frontage. Approval of the amendment would reduce the amount of dedication required by 10 feet, which would significantly aid in the adaptive reuse of the historic property by allowing more room to accommodate drive aisle and parking improvements to support the use, as well as allow for greater flexibility in landscaping design along the Alabama Street frontage.

ANALYSIS

Historic Designation

Section 2.62.180 of the RMC provides that any person or group may request the nomination and designation of a resource by submitting an application to the Historic and Scenic Preservation Commission. A nominated or designated resource may include single structures or sites, portions of structures, urban design features, manmade or natural landscape elements, or works of art that are fifty (50) years old or older.

The criteria set forth in Section 2.62.170 is used to determine if the nominated resource is significant. Based on the inventory survey submitted by the applicant, staff recommends that the subject property meets the following criterion for designation as follows: Based upon consideration of the Determination of Eligibility and the updated DPR form, three local eligible criteria are recommended as being met for designation as a historic resource. These include:

Chapter 2.62.170.F.: "It embodies elements of architectural design, detail, materials, or craftsmanship that represents a significant architectural innovation;"

Chapter 2.62.170.H.: "It has unique design or detailing."

Chapter 2.62.170.I.: "It is a particularly good example of a period or style."

Response:

The structure represents the Queen Anne-Victorian architectural style and front porch, which influences from the beginning of the Craftsman style as seen in the dwelling's front windows. As such, the structure appears to represent a transitional example between the two styles. The Queen Anne style is seen through significant characteristics such as the turret-bay tower, at the northwest corner, featuring curved glass windows on each floor and witch's cap roof, multiple roof planes, large overhangs with exposed elliptical cut rafters and exposed eaves, a large wrap around porch, cylindrical Corinthian columns, and decorative moldings. The dwelling is built on a rock foundation, and utilizes shingles and shiplap on the exterior.

The significant characteristics of the Craftsman style seen include the three large square double-hung windows on the first floor, the mild pitched lower roof, flat porch roof. The inventory form suggests that the architect, who is unknown, may have been more inclined to emphasize the Queen Anne style, which was popular in 1905, and may have been experimenting with elements of the beginning of the Craftsman style.

Following the designation of the historic resource, exterior alterations, demolition, moving of the structure, or other permanent change to the property will require review by City staff and Commission and will be subject to the provisions of Article III of Chapter 2.26 of the RMC (Application for Certificate of Appropriateness).

The structure, while in need of rehabilitation, has not been significantly modified over the years. Permit history is limited and indicates a reroof in the 1990s. Google Street View and Google Street photography indicates that an addition was previously constructed to the rear of the dwelling that was not compatible with the architectural style, and was subsequently removed, exposing the previous framing of the original exterior wall. While this has a minor effect on the integrity of the building, the remaining building is largely intact. The applicant intends to rehabilitate the structure and construct a new two-story addition to the rear of the building.

The applicant does not intend to include the accessory structure (garage) as part of the nomination, as it is utilitarian in nature and would not meet the eligibility criteria as a historic structure. The applicant proposed to return with a request to demolish the structure, to accommodate parking lot improvements necessary for the adaptive reuse and preservation of the primary structure.

Historic Parking Modification

The residential structure is proposed to be adaptively reused as a medical office. Medical offices are required to provide 1 parking space per 200 square feet of gross floor area with a minimum of five (5) parking stalls. The total parking required on-site is nineteen (19) parking stalls. To encourage the adaptive reuse of historic buildings, the Zoning Code includes provisions for Historic Parking Modifications in Section 18.164.430, which allow property owners of historic structures a relief from certain parking lot development standards, subject to review and approval by the Planning Commission with a recommendation by Historic and Scenic Preservation Commission.

The applicant is seeking the granting of a Historic Parking Modification to 1) allow a reduction in the width of landscape planters to 3 feet; and 2) allow up to 4 compact parking stalls, without requiring twenty five full sized spaces 3) allow for the deletion of the loading space requirements for historic structures having less than 6,000 square feet of gross floor area; and 4) allow the reduction of driveway approach from 26 feet to approximately 20'4" feet. The project has been designed to incorporate 20 parking spaces on-site.

Adaptive Reuse

As part of the applicant's larger plans, to provide context to the Historic and Scenic Preservation Commission's review, the Planning Commission and City Council will also be reviewing a Specific Plan Amendment, Conditional Use Permit and Variance request to facilitate the conversion of the structure. While the Historic and Scenic Preservation Commission is not an acting body on these applications, their related improvements will require subsequent applications that will be under the purview of the Commission, such as a demolition application and a Certificate of Appropriateness application. As such, information on these requests have been included to provide background and allow the Commission the opportunity for early comments.

The Specific Plan Amendment application includes revisions to:

- East Valley Corridor Specific Plan, Section EV4.0110(b) (Road Standards) to amend the required road right-of-way requirements of a 300 linear foot segment of Alabama Street on the north side of Barton Road (from a width of 120 feet to 110 feet), to allow for a 50 foot half-width on the western side and a 60 foot half-width on the eastern side of Alabama Street.
- Section EV4.0115(a) (Special Landscaped Streets) to exclude the segment of Alabama Street from the special landscape street requirements, allowing greater flexibility to accommodate landscaping design.
- Section EV4.0125(2) (Setbacks at Intersections) to exclude the intersection of Alabama Street and Barton Road from specific landscaping design requirements

The Conditional Use Permit application includes:

- The approval of a nonresidential use (medical office) in a residential structure.
- Construction of a two-story 1,238 square foot addition to the rear, subject to approval of a Certificate of Appropriateness application upon designation of the property by the City Council.
- Façade improvements, including a new 50 year asphalt shingle roofing material, new decorative corbels at a basement stairway, new simplified turned solid wood architectural columns to differentiate the new columns from the existing columns, new simplified rafter tails on the addition to differentiate the new columns from the existing, similar compatible materials (shingles and siding on addition to match existing materials), a new ADA accessible ramp and guard rail, subject to approval of a Certificate of Appropriateness application upon designation of the property by the City Council.
- Construction of related on-site improvements, including a parking lot and landscaping planters, which will require the removal of an existing accessory building, subject to approval of a subsequent demolition application.

When the Commission reviewed the proposed design in July of 2019, the comments provided included encouragement to keep the asphalt shingle roofing material, as opposed to the metal roofing that was proposed at the time, and to simplify some of the new features on the addition to differentiate them from the existing building. These comments have been integrated into the revised design.

The Variance application includes:

- Reduction in the parking lot setback from 15 feet to 0 feet, adjacent to Alabama Street, with modified parkway standards, to accommodate the adaptive reuse and long-term preservation of the property.
- Reduction in the front yard setback (from 25'0" to 20'2") to allow the encroachment of a ramp to accommodate ADA accessibility.

The property has sat vacant for an extended period of time and residential uses are no longer permitted uses in the underlying land use district. The existing residential use constitutes as legally nonconforming use. Allowing the property to be adaptively reused will encourage historic preservation through the revitalization and rehabilitation of the property, as a favorable alternative to the threat of demolition.

ENVIRONMENTAL REVIEW

The proposed nomination and designation is exempt from the requirements of the California Environmental Quality Act Guidelines pursuant to Section 15061(b)(3). Section 15061(b)(3) is referred as the “general rule” and applies to those projects where it is seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. The Historic Parking Modification application is exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15305 (Minor Alterations in Land Use Limitations) of the CEQA Guidelines.

For informational purposes, the Specific Plan Amendment would be exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the CEQA Guidelines, as there is no possibility of any significant effects on the environment. Conditional Use Permit would be exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities) of the CEQA Guidelines and the Variance would be exempt pursuant to Section 15305 (Minor Alterations in Land Use Limitations) of the CEQA Guidelines.

STAFF RECOMMENDATION

Based on the findings above, staff is recommending that the Historic and Scenic Preservation Commission recommend to the Planning Commission and City Council that the primary structure located at 1605 Calvary Circle be nominated and designated as a Historic Resource per Section 2.62 of the Redlands Municipal Code, and recommend to the Planning Commission approval of Historic Parking Modification No. 31.

MOTION

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

“I move that Historic and Scenic Preservation Commission adopt Resolution No. 2021-14, nominating the primary structure located at 1605 Calvary Circle to be eligible to become a Historic Resource and recommending that the City Council designate the building, and recommending approval of Historic Parking Modification No. 31.”

ATTACHMENT "A"

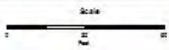
Aerial Photographs and Vicinity Maps



Project site

Aerial

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



RELANDS "AG'Div'Wms"

July 5, 2019

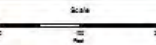
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Aerial

Project site

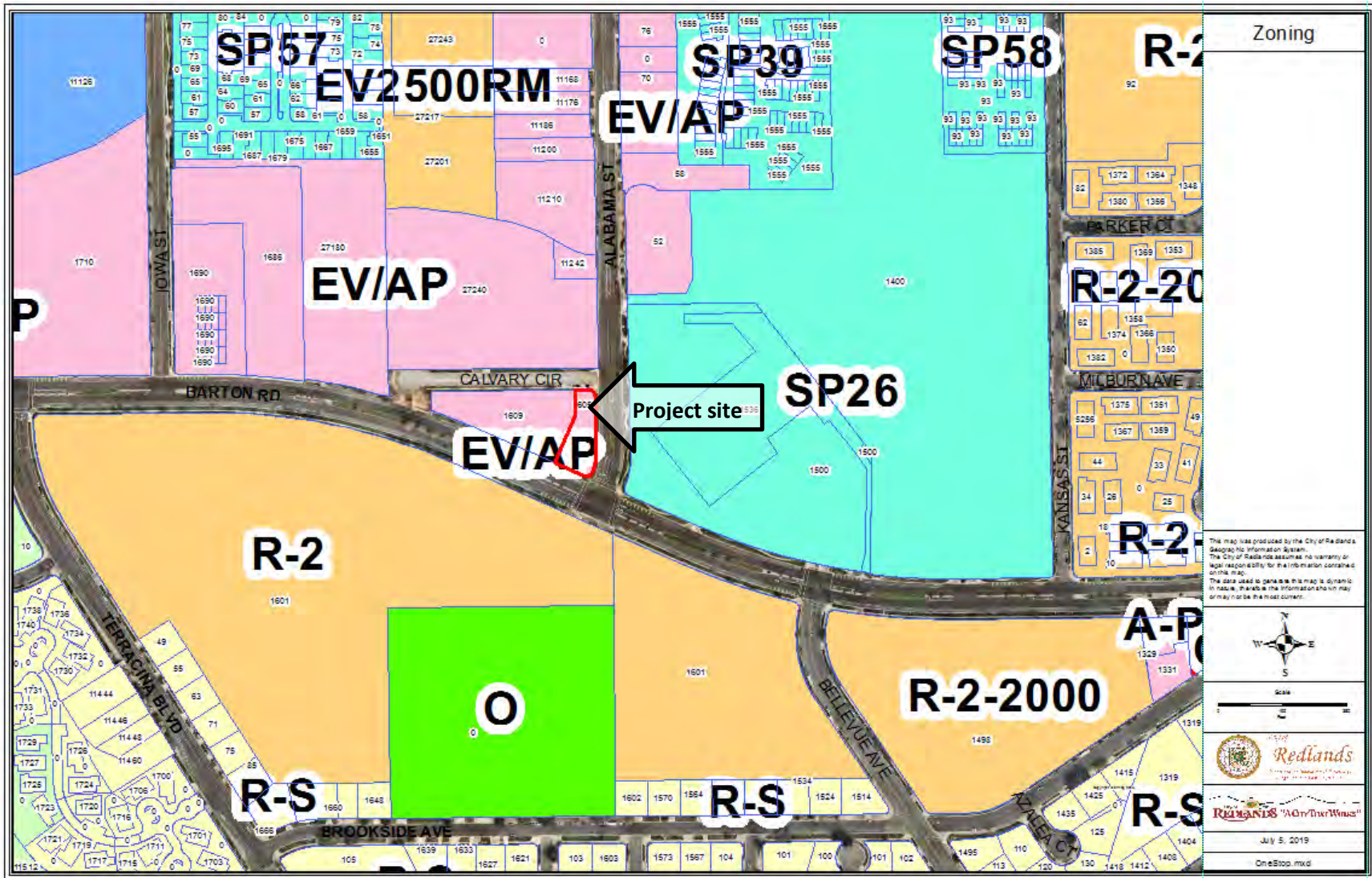
This map was produced by the City of Redlands, Geographic Information System. The City of Redlands assumes no warranty or legal responsibility for the information contained on this map. The data used to generate this map is dynamic in nature, therefore the information shown may or may not be the most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

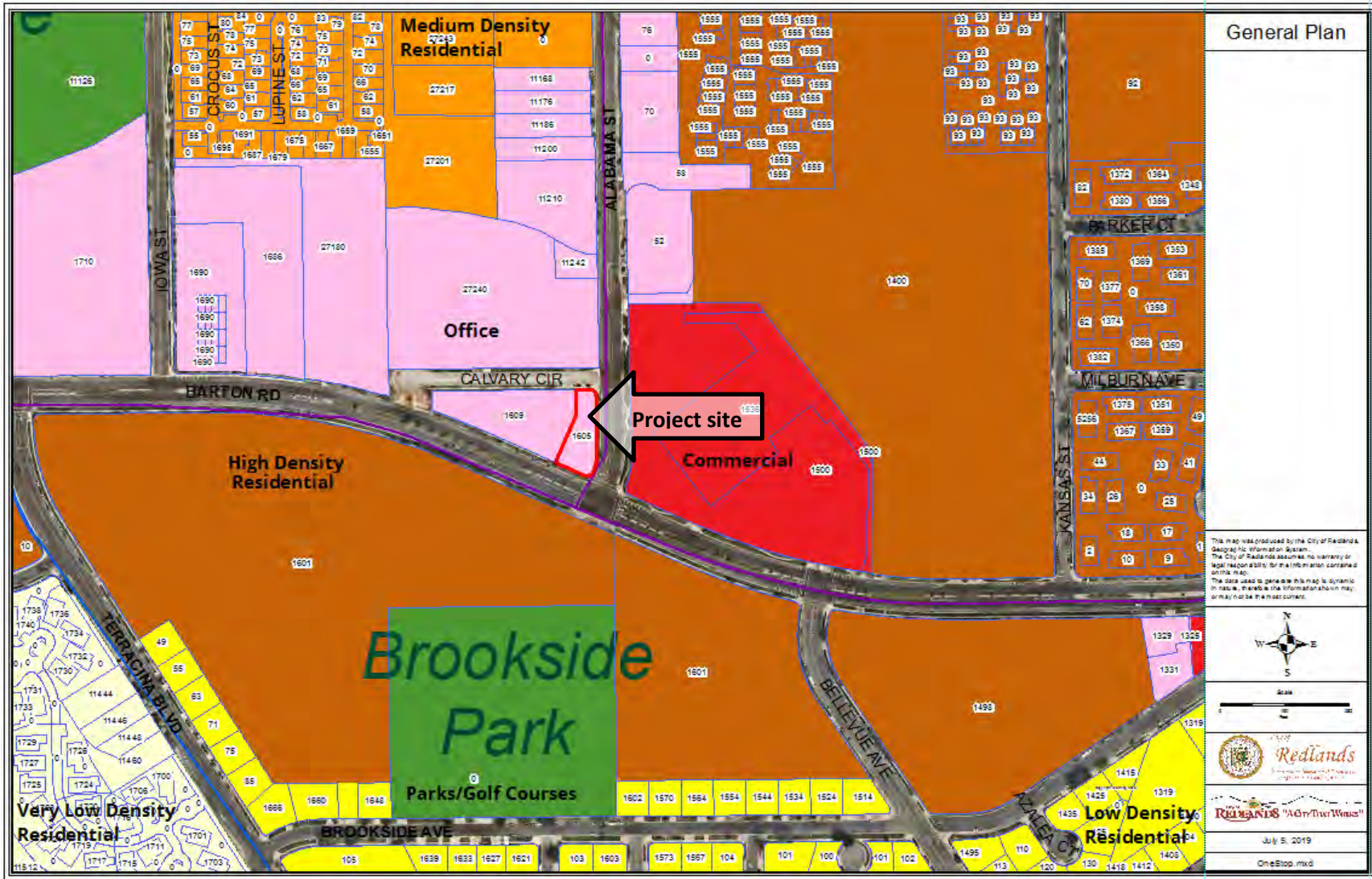


Redlands "Agriculture Wins!"

July 5, 2019

OneStop.mxd





ATTACHMENT "B"

Photographs



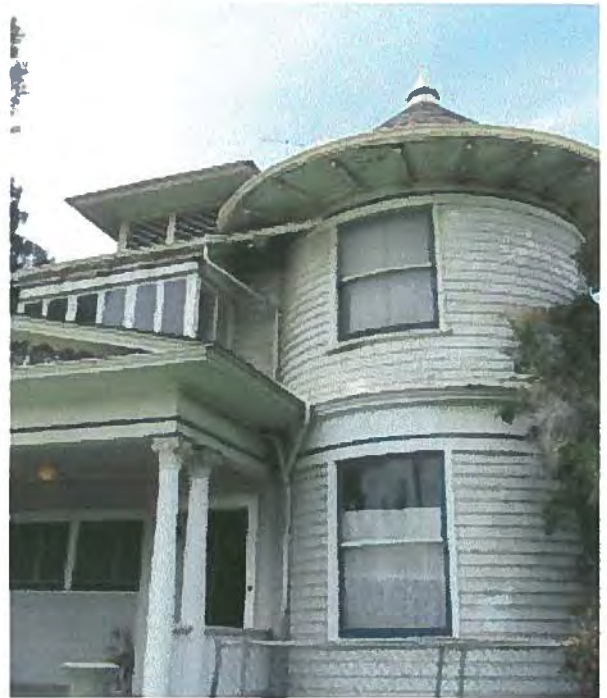
**Three front views of
1605 Calvary Drive
Redlands**





Front porch with columns and Craftsman windows.

Front of tower



Closeup of curved windows on tower.



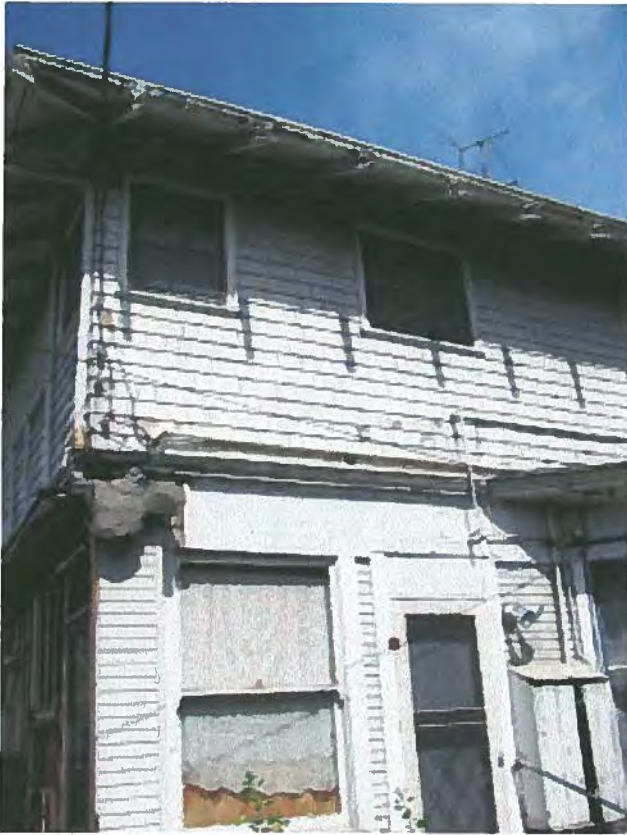
East side; original rock foundation



East-facing porch



Closeup of East-facing porch



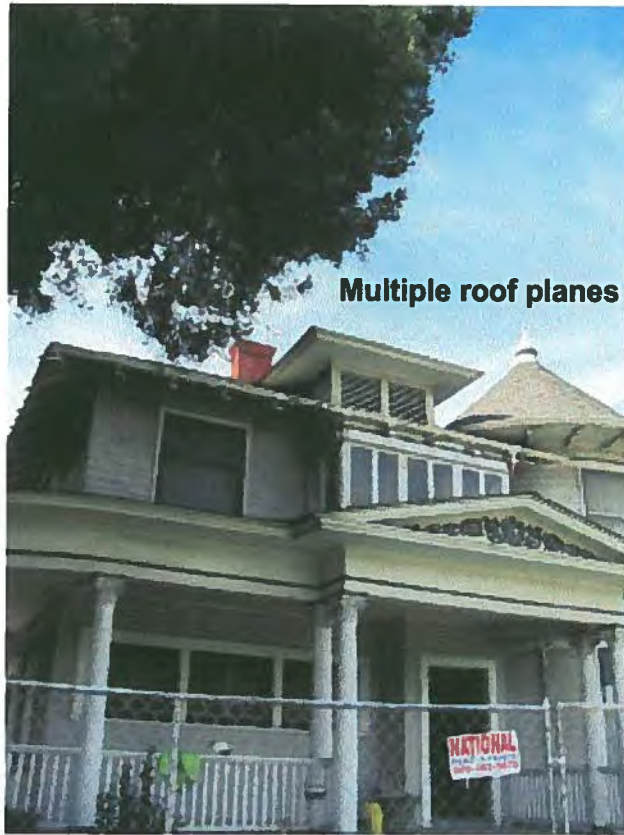
East rear of house



West rear of house



South-facing rear of house



Multiple roof planes

Tower with rafters



West-facing with rafters



ATTACHMENT "C"

DPR Forms (Inventory Sheets)

Other Listings
 Review Code

Reviewer

Date

*Resource Name or #:

P1. Other Identifier: Don Fischer, Shan McNaughton, Architect

***P2. Location:** Not for Publication Unrestricted

***a. County:** San Bernardino

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad:** _____ **Date:** T ; R ; ¼ of ¼ of Sec ; M.D. **B.M.**

c. Address: 1605 Calvary Dr.

City: Redlands

Zip: 92373

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
 The building is a two story structure built on a raised foundation. Architectural style is Queen Anne Victorian with Colonial Revival and Shingle Style details. Commonly, this style is called Transitional, as the building was constructed in the years of overlap between the Victorian and Craftsman periods. The Marshall House is one of several rural residences built along Barton Road at the turn of the century. The house is wood framed with first story walls finished in clapboard siding and the second story walls finished in shingle. The basement walls are locally sourced granite with mortar tooled joints. The building is typical of the Queen Anne style in proportion and form, with rectangular plan and hipped roof. A prominent two story cylindrical tower with conical roof capped with decorative finial provides asymmetrical balance to the building mass.

The wraparound covered porch features ornate Corinthian columns and square picket style railing. Columns are doubled at the entry. A classical pediment with heraldic scroll motif defines the porch entry. The Dining Room features an elegant bay window. The substantial rafter tails feature an elliptical cut with integral gutter. The windows are a combination of double hung, fixed and casement. All are wood sash. A decorative diamond muntin pattern is found in the casement windows and in the upper lite of the center bay double hung window. The original roof was wood shake. The current roof is asphalt shingle. A single chimney with modest detail is located at the center of the building. All original historical character defining details are intact and in relatively good condition.

See addendum *E.O. 11593 Determination of Eligibility Notification, National Register of Historic Places* prepared for the Marshall House 9/13/78 for further information. The State Historic Preservation Officer concludes that the house meets the criteria of eligibility for historic designation per Secretary of Interior Standards.

***P3b. Resource Attributes:** (List attributes and codes) (HP6) Single Family Property

***P4. Resources Present:** Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Front (North) View



P5b. Description of Photo: (View, date, accession #)

***P6. Date Constructed/Age and Sources:** Historic Prehistoric Both

***P7. Owner and Address:**
 Guadalupe Cobonov
 11423 Campus St.
 Loma Linda, CA 92354

***P8. Recorded by:** (Name, affiliation, and address)
 Don Fischer
 Redlands Conservancy
 P.O. Box 855
 Redlands, Ca. 92373

***P9. Date Recorded:** April 22, 2019

***P10. Survey Type:**
 Volunteer effort, to list the building as a local historic resource

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")

None

***Attachments:** NONE Location

PRIMARY RECORD

Primary # _____

HRI # _____

Trinomial _____

Page 2 of 2

Resource Name or #: (Assigned by recorder) _____

- Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):

DPR 523A (1/95)

***Required information**

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder)

- B1. Historic Name:** Marshall House
- B2. Common Name:** Sandefur Mansion
- B3. Original Use:** Residence
- B4. Present Use:** Residence to be converted to Medical Office
- ***B5. Architectural Style:** Queene Anne Victorian with Colonial Revival and Shingle Style Details
- ***B6. Construction History:** (Construction date, alterations, and date of alterations)

The two story house was built in 1905-1906 by Rev. David H. Gillian, who had purchased the 10 acre property to plant an orange grove along Barton Road. Dr. John F. Marshall, a physician associated with sanatoriums and hotels, bought the property in 1909 as a retirement investment. Shortly after moving to the property, Dr. Marshall died. His widow continued to live in the house until her own death in 1932. Her niece, Mrs. D. J. Stewart, moved out to live with her in 1910. Mrs. Stewart lived in the house as a child and again as an adult in the early 1930's. Upon the death of Mrs. Stewart's father in 1936-1937, the house was inherited by Mrs. Marshall's two daughters. By 1976, the house was commonly known as the Floyd M. Sandefur Mansion. The furniture dealer's family had occupied the house for the preceding two decades. No original building permit has been found. The only permits found are for repair work in the 1980's and for the replacement of a septic tank and re-roofing done in the 1990's.

***B7. Moved?** x No Yes Unknown Date: Original Location: Yes: Original Address: 27297 Barton Rd.

***B8. Related Features:**

B9a. Architect: Unknown

b. Builder: Unknown

***B10. Significance: Theme:** Transitional

Area: West Redlands, County of San Bernardino

Period of Significance: 1880-1910

Property Type: Residential **Applicable Criteria** Local

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope.

Also address integrity.)

The Marshall house is a historically significant property associated with pioneer economic and social development of early Redlands. The architectural style is commonly referred to as Transitional.

This style encompasses a relatively brief time period when the Queen Anne Victorian Style (1880-1910) overlapped with the Craftsman period (1905-1930).

The building is Victorian in form, plan, massing and first story detail, but has notable Craftsman detail evident in the exposed and prominent elliptical cut rafter tails. Nearly all historic character defining detail is intact and in relatively good condition.

B11. Additional Resource Attributes: (List attributes and codes)

B12. References:

McAlester, Virginia and Lee, *A Field Guide to American Houses* (New York: Alfred A. Knopf)

E.O. 11593 Determination of Eligibility Notification, National Register of Historic Places

U.S. Dept. of Transportation *Federal Highway Administration* Letter to Dept. of the Interior (9-7-78)

Dept. of Parks and Recreation Letter to Federal Highway Administration (8-31-78)

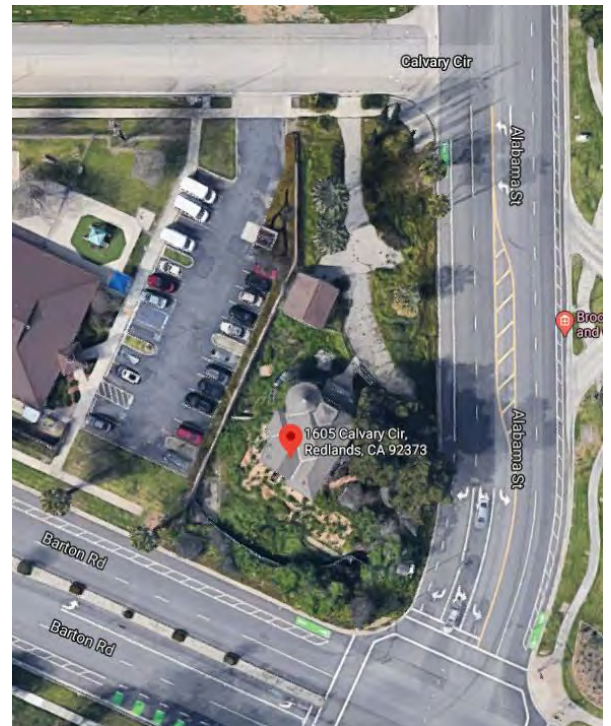
Advisory Council on Historic Preservation letter to Federal Highway Administration (12-18-78)

B13. Remarks:

B14. Evaluator: Don Fischer, Redlands Conservance Volunteer
Shan McNaughton, Architect C-28575

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



*Required information

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

Resource Name or #* (Assigned by recorder) _____

*Date of Evaluation: April 22, 2019

HISTORIC PROPERTY FILE

SINGLE PROPERTY PRINTOUT

04/08/05

Prop.#: 062124 MARSHALL HOUSE

Prim.#: 36-017535

Address:

27297 BARTON RD

REDLANDS

92373

County: SBR

X-Street:

Vicinity: X

Parcel #:

Category: BUILDING

Owner Type: UNDETERMINED

Present Use: UNKNOWN

Other Recognition:

CHL #:

Dates of Construction: 0000 - 0000

Architect:

Builder:

Historic Attributes: UNKNOWN

Eth:

Previous Determinations on this property:

Program	Prog. Ref Number	Eval Crit	Eval-date	Evaluator
HIST.SURV.	2373-0449-0000	2S1	01/01/78	PERSON UNKNOWN

Key to EVAL:

2S1: Determined elig. for separate listing by the Keeper.

Needs data entry

HISTORIC PROPERTY FILE

SINGLE PROPERTY PRINTOUT

04/08/05

Prop.#: 062123 WHITE HOUSE

Prim.#: 36-016640

Address:

26849 BARTON RD

REDLANDS

92373

County: SBR

X-Street:

Vicinity:

Parcel #:

Category: BUILDING

Owner Type: UNDETERMINED

Present Use: UNKNOWN

Other Recognition:

CHL #:

Dates of Construction: -

Architect:

Builder:

Historic Attributes: UNKNOWN

Eth:

Previous Determinations on this property:

Program	Prog. Ref Number	Eval Crit	Eval-date	Evaluator
HIST.SURV.	2373-0448-0000	2S1	01/01/78	PERSON UNKNOWN
PROJ.REVW.		2S1	10/28/77	PERSON UNKNOWN

Key to EVAL:

2S1: Determined elig. for separate listing by the Keeper.



U.S. DEPARTMENT OF TRANSPORTATION
FEDERAL HIGHWAY ADMINISTRATION
REGION NINE
CALIFORNIA DIVISION
P. O. Box 1915
Sacramento, California 95809

ARIZONA
CALIFORNIA
NEVADA
HAWAII
GUAM
AMERICAN SAMOA



September 7, 1978

IN REPLY REFER TO
HD-CA

Reference:
M-R028(3)

Dr. William J. Murtagh
Keeper of the National Register
Heritage Conservation and Recreation Service
Department of the Interior
Washington, D.C. 20240

Dear Dr. Murtagh:

San Bernardino County proposes to widen a portion of Barton Road near Redlands, California with Federal-aid highway funds. An Historic Property Survey has been completed by the State Historic Preservation Office and the State Historic Preservation Officer has determined that there are two properties within the project's area of potential environmental impact that are eligible for inclusion in the National Register of Historic Places: the "Marshall House" and the "White House."

Enclosed is a copy of the SHPO's August 31, 1978 letter and the Determination of Eligibility for each of the two properties. We request your opinion concerning the eligibility of the "Marshall House" and the "White House" for inclusion in the National Register of Historic Places.

Sincerely yours,

For
Omar L. Homme
Division Administrator

Enclosures

DEPARTMENT OF PARKS AND RECREATION

2390

SACRAMENTO 95811

TEL 445-8006



August 31, 1978

Mr. Omar L. Homme
Division Administrator
Federal Highway Administration
P.O. Box 1915
Sacramento, CA 95809

Attention: Richard Lemieux

Dear Mr. Homme:

Enclosed are two reports providing historical and architectural evaluations of the White House and the Marshall House. The two properties are located along Barton Road in the vicinity of Redlands, San Bernardino County.

As the State Historic Preservation Officer for California, I have determined that the two properties are eligible for inclusion in the National Register of Historic Places. The White House and the Marshall House are architecturally significant properties associated with pioneer economic and social development of the Redlands area. The visual quality of the White House is particularly accentuated by formal landscaping. Please consult the attached reports for specific references on significance.

A member of my staff participated in an on-site inspection of the Barton Road project on July 28, 1978. The Federal Highway Administration, Caltrans, County of San Bernardino, and the Office of Historic Preservation tentatively agreed to the boundary lines for the area of potential environmental impact.

The proposed road widening project will have an effect on the Marshall House by reducing the set back. Retention of landscape and redesign of the alignment suggests that the project will not have an adverse effect on the Marshall House.

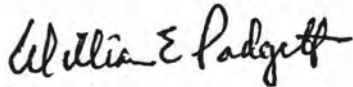
The Barton Road project will adversely affect the White House by physically removing the rock wall located adjacent to the existing road.

Compliance with the Advisory Council Procedures requires that a Preliminary Case Report be prepared. The Case Report should include a description of the proposed project, alternatives to the project, and various mitigation proposals reducing the adverse impact.

War L. Homme
Page Two
August 31, 1978

Please do not hesitate to contact Eugene Itogawa at (916) 322-8701 for further assistance.

Sincerely yours,



Dr. Knox Mellon
State Historic Preservation Officer
Office of Historic Preservation

GI:pbp

cc: Louis S. Wall
Advisory Council on Historic Preservation
P.O. Box 25085
Denver, CO 80225

C. Mac Farlane
Caltrans

Bob Hall
Caltrans

Advisory Council On Historic Preservation

1522 K Street NW.
Washington D.C.
20005

DEC 18 1978

Mr. Omar L. Homme
Division Administrator
California Division, Region 9
Federal Highway Administration
P. O. Box 1915
Sacramento, California 95809

Dear Mr. Homme:

The Executive Director does not object to the Federal Highway Administration's determination that the proposed widening of Barton Road will not adversely affect the Marshall House.

The Council has received your proposal of October 31, 1978, concerning the "White House" and the proposed widening of Barton Road, San Bernardino County, California. We have reviewed the proposal and have determined that it is sufficient. Therefore, pursuant to Section 800.5 of the "Procedures for the Protection of Historic and Cultural Properties" (36 CFR Part 800), the Memorandum of Agreement for the project is enclosed.

Please sign and date this Agreement and forward it, with its attached proposal, to Dr. Knox Mellon, California State Historic Preservation Officer, for his dated signature. Thereafter, it must be returned to the Council's Office in Washington, D.C. for approval by the Chairman of the Council. Ratification by the Chairman will complete the Council's Procedures. A copy of the ratified Agreement will be provided for your records, and it will serve as evidence that you have satisfied your responsibilities pursuant to Section 106 of the National Historic Preservation Act of 1966 (16 U.S.C. 470f, as amended, 90 Stat. 1320).

Thank you for your cooperation.

Sincerely,

Signed

Louis S. Wall
Assistant Director
Office of Review and Compliance, Denver

Enclosures

HCPS:NR
ORC: Oudinn
FILE:CA/BARTON ROAD PROPERTIES/106/THVA/Widening of Road
MCQ:DHS 11-30-78
REWRITTEN: KLEIMAN; UTLEY:lk 12/14/78

cc: Chairman
Ac Member-Kaas
SHP:CA
FLO:DOT-DAVEPORT
DOT-CRECCO

E.O.11593

DETERMINATION OF ELIGIBILITY NOTIFICATION

NATIONAL REGISTER OF HISTORIC PLACES

OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

HERITAGE CONSERVATION AND RECREATION SERVICE

Request submitted by: DOT/FHWA/Omar L. Homme

Date request received: 9/13/78

Name of property: Marshall House State: California

Location: 27297 Barton Road, Vicinity of Redlands, San Bernardino

Opinion of the State Historic Preservation Officer:

Eligible Not eligible No response

Comments:

The Secretary of the Interior has determined that this property is:

Eligible Applicable criteria: C, A

Comments: The Marshall House is significant as a good local example of the late Queen Anne style with Colonial Revival detailing. It is representative of development of the area in the 1890's.

Not eligible

Comments:

Documentation insufficient (see accompanying sheet explaining additional materials required)

(Sgd.) William J. Murtagh

Keeper of the National Register

Date: OCT 20 1978

Determination of Eligibility for Inclusion in the National Register

I.

Agency making request for determination of eligibility: California Division, Federal Highway Administration, Sacramento.

Request is made as a part of the planning for the Barton Road Widening Project, County of San Bernardino.

II.

Property Name

Historic: Marshall House

Original builder/owner unknown. Interview with Mrs. D.J. Stewart, neice of Dr. and Mrs. John F. Marshall, indicated that the original owner's name began with a 'G.' Mrs. Stewart remembers the original owner as a retired minister who purchased the ten acre property to plant an orange grove. Mr. G. built the house on the property.

Dr. John F. Marshall, a physician associated with sanitariums and hotels, bought the property in 1909 as a retirement investment. Shortly after moving to Barton Road, Dr. Marshall died; his widow continued to live in the house until her own death in 1932. Her neice, Mrs. D.J. Stewart, moved out to live with her in 1910. Mrs. Stewart lived in the house as a child and again as an adult in the early 1930's. Upon the death of Mrs. Stewart's father in 1936-1937, the house was inherited by Mrs. Marshall's own two daughters.

Common: Sandefur Mansion

By 1976, the house was commonly known as the Sandefur Mansion. The Sandefurs had occupied the house for the preceding two decades.

III.

Location

27297 Barton Road
Vicinity of Redlands, California
County of San Bernardino

IV.

Classification

Buildings; occupied.
Private ownership.
Restricted accessibility.
Present use: rental.

V.

Ownership

Nonie A. and Dovie R. McAnally
12215 Seventh Street
Yucaipa, California 92399

VI.

Representation in Existing Surveys

None. The 1978 Redlands survey included 400 local properties within the city limits; it did not extend to county rural routes.

VII.

Description

A raised, two and one half story Queen Anne house with Colonial Revival and Shingle Style details, the Marshall House is one of several detached rural residences constructed along Barton Road at the turn of the century. The wood frame house has a first story exterior finish of narrow clapboard and a second story finish of shingles. A local gray speckled granite with flat finish faces the basement; cement mortar binds the individual stones. Typical of the Queen Anne in its proportion and form, the building is rectangular in shape, with a hipped roof. Originally the roof was probably wood shingle; today it appears to be asbestos shingle.

Evocative of Victorian architecture, the ten room Marshall House has several distinctive features. Queen Anne details include a rounded front porch extending to the left of the main facade. To the right of the porch the curvilinear motif is continued by the two story round tower capped with finial. Two types of extended roof rafters, too, are unusual with a curvilinear cut-out at their tips. Colonial Revival details include the classical porch columns with Corinthian capitals - doubled at the entrance, the pediment over the front steps with heraldic scroll motif, the squat, vented dormer above the porch and the leaded windows. Window types are both casement and double-hung. At the left side, double-hung windows are set in a slanted bay, while at the right they are set in a square bay. Above the porch another square bay is completely lined with casement windows. There are two chimnies, one possibly of recent construction.

Mrs. D.J. Stewart indicated in a telephone interview of August 10, 1978, that the house was painted in light and dark green in the early twentieth century - with the upper story one shade and the lower the other. The house is now painted entirely white. The darker colors of the original scheme are more in keeping with the Victorian character of the building.

Stylistically, the house also contains hints of the Shingle Style that would be popular during the first decades of the twentieth century in California. Shingles are of a rectangular cut, not the curved shingle type most frequently found with the Queen Anne. The square bay over the porch with its bank of windows is another element associated with the Shingle Style, as is the granite facing of the basement.

Additions to the house include a flat roofed rear ell to the left of the building with a slatted pergola at its side. This unit would appear to date to the 1920's. A screened porch at the right side of the house also appears to be an addition of the 1920's. A large cinder block fenced-in yard at the rear is of recent construction.

Landscaping includes mature palms, pines and orange trees. Typical of the Redlands area orange grove estates, a semi-circular granite curbed drive with a side extension leading to rear outbuildings exists at the front of the house. Two barns, apparently of ca.1910-1920 construction, stand behind the main structure.

The Marshall House is in excellent condition.

VIII.

Significance

Period: ca.1898

Area(s) of significance: Exploration/Settlement
Architecture

Builder/Architect: Unknown

Justification for Dating: Both in overall form and detail the Marshall House is similar to ones appearing in Illustrated Redlands, a lavishly illustrated booklet of Redlands houses published in 1897. The house also appears on the first edition of the U.S.G.S. Redlands quadrangle map dated August 1901. This would indicate that the structure was completed no later than 1900.

Water, oranges, climate, transportation and civic amenities each played a key role in the development of the Redlands area. Initiated by the formation of the Redlands Water Company in 1881, growth began with the purchase and subdivision of land. During the early 1880's, some city buildings were erected and acreage was planted with fruit trees. To meet crucial irrigation needs the Bear Valley Dam was constructed in 1883-1885. During 1886 a railroad boom increased Redlands population. Formally platted in March 1887, "The Town of Redlands" came into existence. By 1889 orange growing had assumed a prominent place in the region's economy: the Redlands Fruit Growers' Association, the Redlands Orange Grove and Water Company and the Chamblin Warehouse and Haight Fruit Company were formed in this year. By 1897 Redlands had its own cannery. In conjunction with the development of the fruit industry, a second phenomenon occurred in the region. Redlands and vicinity attained a reputation as an extremely healthful environment, attracting numbers of wealthy retirees from the Eastern United States. During the 1890's Redlands gained many citizens and witnessed significant civic improvements.

The rapid development of the city of Redlands was based in large measure upon the previous growth of a group of outlying settlements. The three earliest of these were the Mission district near the Asistencia, Crafton to the East and Lugonia to the South. These settlements had one thing in common: they were dependent upon the zanja, the irrigation system built by the Spanish in 1820 to draw water from Mill Creek. The Mission district was the first to grow oranges in the area. Located only several hundred feet from the Asistencia, the Marshall House on Barton Road is thus situated in the very early settlement area for rural "Redlands."

The Marshall House is also part of a mini-building boom that occurred along Barton Road during the 1890's. Dr. Benjamin Barton, owner of a large parcel of property surrounding the Asistencia, had sold 1,100 acres to a Los Angeles syndicate for subdivision in 1886. By 1890 this acreage was entitled the Barton Tract and was parcelled into forty acre lots of orange groves. Streets platted East-West were Barton, Orange, Citrus, Park and Colton; North-South were California, New Jersey, Nevada, Iowa, Alabama, Kansas, Tennessee, New York and Texas. Between 1890 and 1900 Terracina Avenue was added south of Barton Road near the Asistencia. A hotel was built (burned 1895) and a street car system was planned to run out from Redlands. An actual townsite of Terracina was auctioned off, but never formally developed. This early street system with seven houses located on Barton and Terracina is shown on the U.S.G.S. Redlands quadrangle of 1901. Of this cluster, four remain today: the 1860's Barton House near the Asistencia, the Marshall House and one across from it, and the White House at the corner of Barton and San Timeteo Canyon Road. Set among the orange groves, these houses presented a poignant picture: "When Redlands was a youngster, houses were few - orange groves were lonesome."

Architecturally, the Marshall House is a good example of the Queen Anne style adapted to the locale. The structure is raised, undoubtedly adapted to meet the conditions of the zanja flood plain. Its intricate details, including Corinthian capitals, heraldic scroll motif, tower and leaded windows set it apart from its more simply styled neighbor across Barton Road (also Colonial Revival in detail). Redlands health consciousness has also affected the design of the Marshall House: the extensive front porch, the dormers and the banks of windows are in part an environmental adaptation designed to take advantage of the area's famed sunshine.

IX.

Bibliography

"Alabama Intersection Revised: New Routing for Barton Road Mapped," Redlands Daily Facts, June 5, 1976, 3.

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Brown, John Jr. and Boyd, James, History of San Bernardino and Riverside Counties, Chicago, 1922, I.

Redlands Daily Facts, Illustrated Redlands, Redlands, 1897.

Grace, Katherine Ann, "Development of the Redlands Area to 1900," Senior Thesis, University of California, Riverside, History Department, 1966.

Hinckley, Edith Parker, On the Banks of the Zanja: The Story of Redlands, Claremont, California, 1951.

"More Funding Sought for Barton Road Work," Redlands Daily Facts, January 26, 1977.

Nelson, Lawrence Emerson, Only One Redlands; Changing Patterns in a Southern California Town, Redlands, 1963.

*

United States Geological Survey, Redlands Quadrangle Map, Surveyed 1898-1899, Edition of August 1901. (A.K. Smiley Library, Redlands: Map E 120:4)

Water Connection Date: January 13, 1927. City Hall Records, Redlands.

X.

Geographical Data, Maps, and Acreage

Acreage: Approximately 1^{1/2} acres.

Quadrangle Name: Redlands

Quadrangle Scale: 1:24,000

UTM References: Zone 10

Easting: 480800

Northing: 3766265

Verbal Boundary Description: The Marshall House is located directly at the southern terminus of Alabama Street on Barton Road.

Maps: See attached.

XI.

Photographs

See attached.

XII.

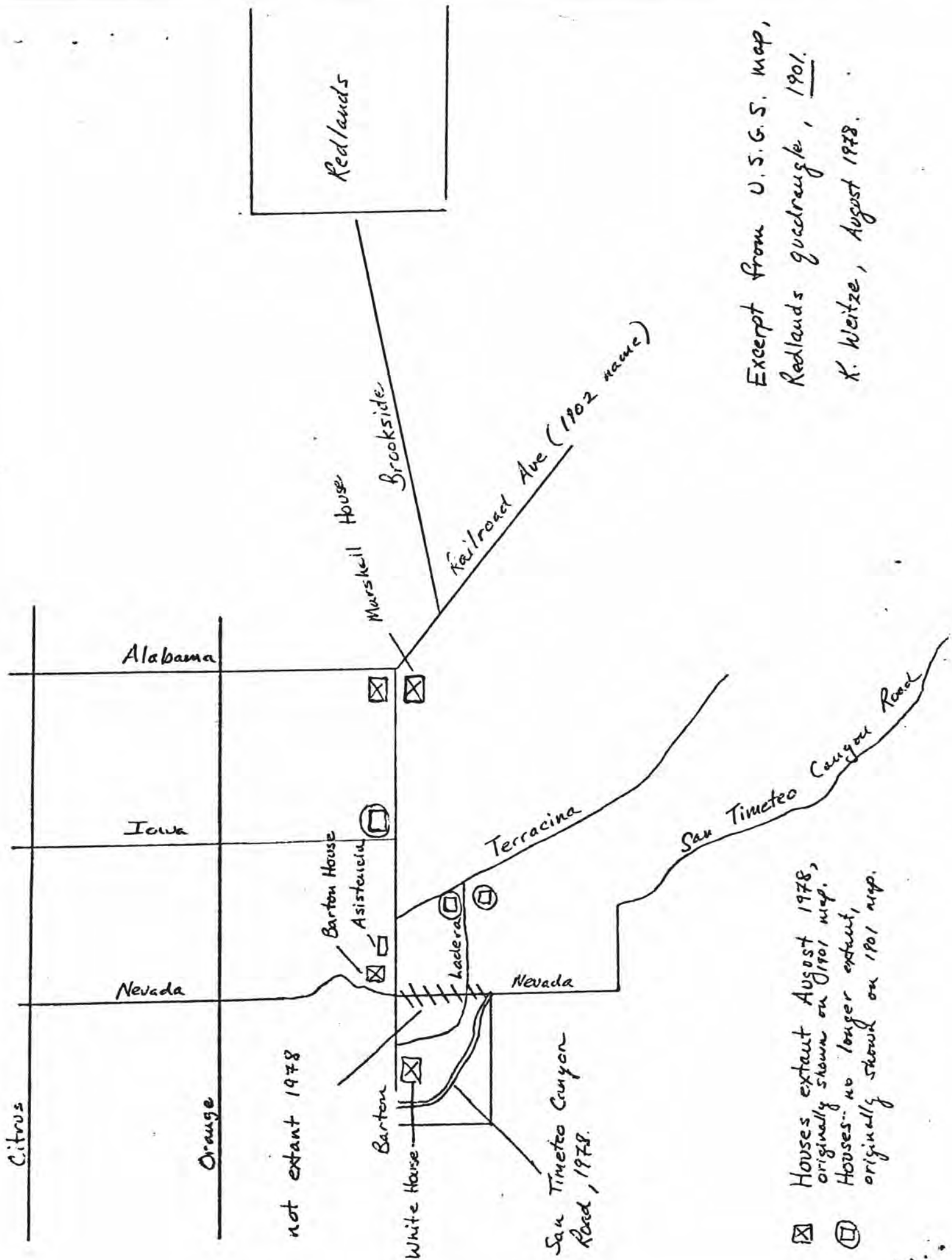
Individual Compiling Documentation

Dr. Karen J. Weitze, Architectural Historian
Office of Historic Preservation
1220 K Street (P.O. Box 2390)
Sacramento, California 95811

(916)-322-8708

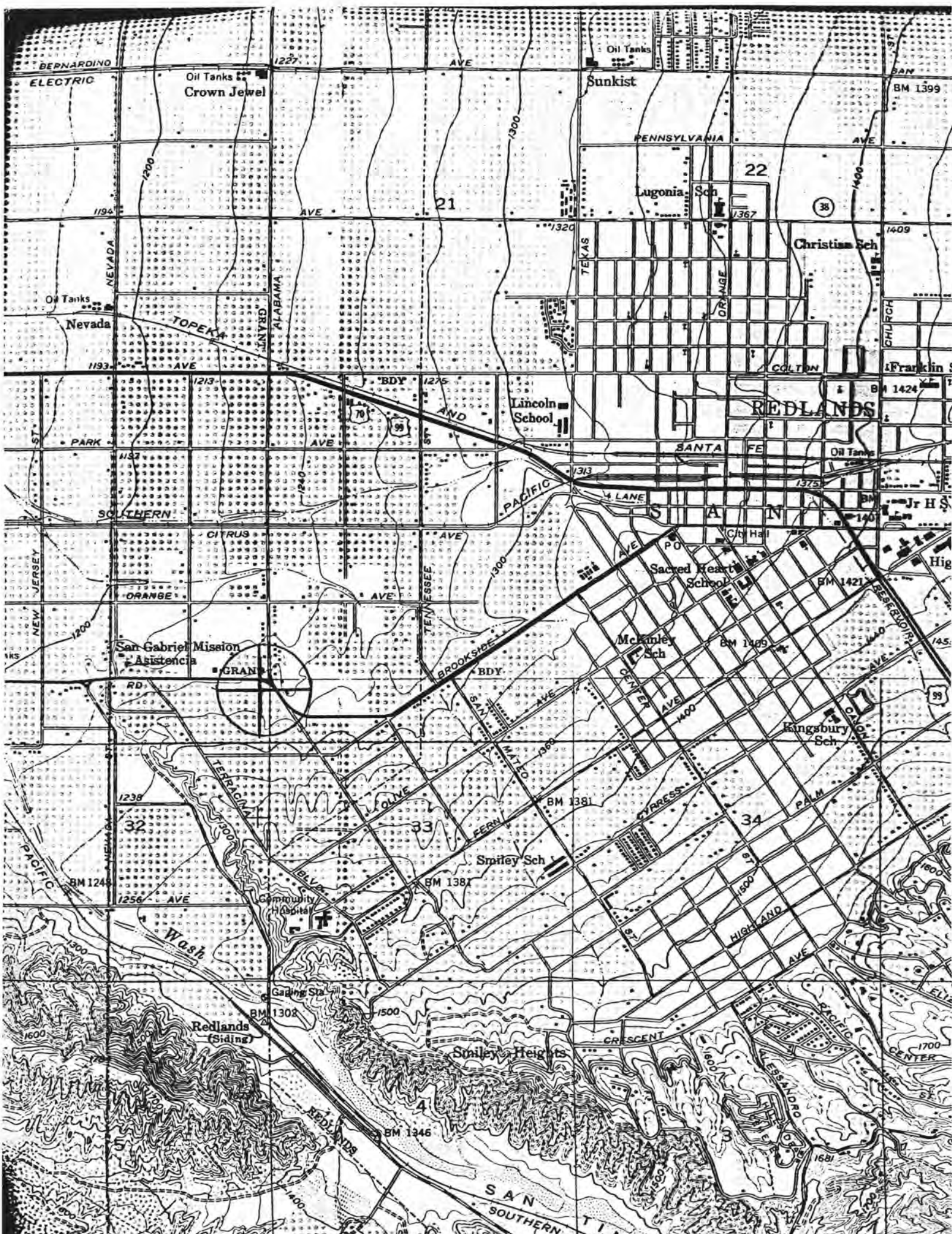
Site Inspection and Research: August 4, 1978
August 9 and 10, 1978
Documentation Prepared: August 11 - August 29, 1978

*Interview with Mrs. D.J. Stewart, August 9 and 10, 1978.



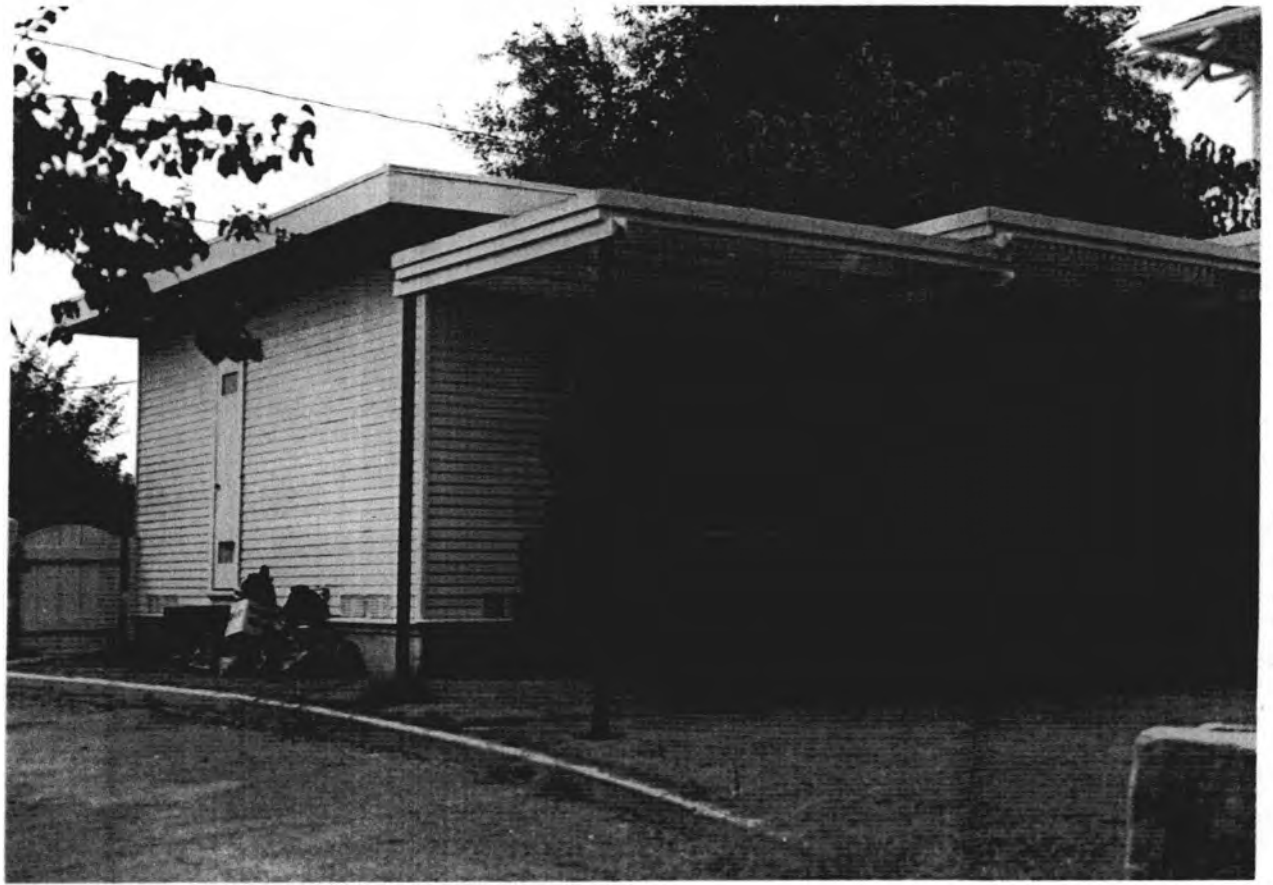
Excerpt from U.S.G.S. map, Redlands quadrangle, 1901.
 K. Weitze, August 1978.

☒ Houses extant August 1978, originally shown on 1901 map.
 ☐ Houses no longer extant, originally shown on 1901 map.











E.O. 11593

DETERMINATION OF ELIGIBILITY NOTIFICATION

NATIONAL REGISTER OF HISTORIC PLACES

OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

HERITAGE CONSERVATION AND RECREATION SERVICE

Request submitted by: DOT/FHWA/Omar L. Homme

Date request received: 9/13/78

Name of property: White House State: California

Location: 26849 Barton Road, Vicinity of Redlands, San Bernardino County

Opinion of the State Historic Preservation Officer:

Eligible Not eligible No response

Comments:

The Secretary of the Interior has determined that this property is:

Eligible Applicable criteria: C

Comments: The White House is a locally significant structure of transitional, eclectic design, important both for its architectural value and its representation of early residential development. Architectural details are drawn from the Colonial Revival, Craftsman/Western Stick, and Shingle styles popular at the turn of the century.

Not eligible

Comments:

Documentation insufficient (see accompanying sheet explaining additional materials required)

(Sgd.) William J. Murtagh

Keeper of the National Register

Date: OCT 20 1978

Determination of Elegibility for Inclusion in the National Register

I.

Agency making request for determination of elegibility: California Division, Federal Highway Administration, Sacramento.

Request is made as a part of the planning for the Barton Road Widening Project, County of San Bernardino.

II.

Property Name

Historic: Unknown

Common: White House

III.

Location

26849 Barton Road
Vicinity of Redlands, California
County of San Bernardino

IV.

Classification

Buildings; unoccupied.
Private ownership.
Restricted accessibility.
Present Use: unknown

V.

Ownership

Elizabeth White
26849 Barton Road
Redlands, California

VI.

Representation in Existing Surveys

None. The 1978 Redlands survey included 400 local properties within the city limits; it did not extend to county rural routes.

VII.

Description

A raised, two and one half story wood frame house with basement and porch supports faced with gray speckled granite. First story exterior finish is narrow clapboard; second story finish is wide clapboard. A slanted bay projects from the right side of the house, while a shingled square bay projects from the left side. Individual granite stones are flat finished and bound together by cement mortar. Architectural details are drawn from the Colonial Revival, Craftsman/Western Stick and Shingle Styles popular at the turn of the

century. The house at 26849 Barton Road also incorporates features distinctively adapted to the climate of Southern California.

Colonial Revival details include three squat, horizontally proportioned roof dormers positioned at the centers of front and side facades, a pediment motif at the left side, several casement windows with leaded patterns and front door bracketed by coffered panels. None of these details are accentuated, leading one to assume that these motifs are holdovers of an architectural style undergoing transition. The Colonial Revival, with lavish rendition of columns, pediments and decorative scrolls, was very popular in the Redlands vicinity ca. 1895-1898. By 1900, other styles had begun to dominate the scene, often-times incorporating less florid details - such as the squat dormer - in a transition away from nineteenth century revivalism.

The most distinctive details at 26849 Barton Road are those drawn from the Craftsman/Western Stick and Shingle Styles. A curvilinear front porch - itself somewhat of a holdover from the Queen Anne - is supported by granite faced pillars and has a polished natural wood underceiling. Pillars are visually supported by massive bases extending through the height of the granite faced basement below the porch. A simple Stick Style wood railing complements the design. The entire treatment is characteristic of that often found in the Craftsman/Western Stick and Shingle Styles. Two granite faced chimneys at the right and rear, as well as a 250 foot granite rock wall with lamp standards setting off the entry steps in front of the house, continues the rough-hewn motif.

Elements more strictly drawn from the Shingle and Western Stick Styles are also present. In the side pediment at the left is a crisp, variegated shingle pattern characteristic of the style, while an even more complicated shingle pattern sets off the second story porch on the facade. The treatment of this porch unit has a Japanese flavor about it, with accentuated post and lintel system and slightly hipped roof. The angularity of the design, combined with the extended roof rafters of the entire upper story, denote the innovative Western Stick Style elements of the house design.

Other features of interest are the window units. Both double-hung and casement types mark the building. Evocative of progressive architectural trends is the banding of individual units in dormers, bays and rear, as well as side, porches. Porch treatment also demonstrates how climate can cause regional design innovation: the rear first and second story enclosed porches are banded by casement windows, virtually sheathing the whole in glass. Here providing maximum southern exposure, the porch unit is typical of a local fascination with the recuperative powers of dry heat and sunshine. Going one step further, the upper story porch continues around the corner to the east side. To temper the exposure on this side casement windows alternate with panels of vertical siding. As one Redlands historian has noted: "Search for health developed outdoor sleeping, large windows, glass porches, airy parlors..." (Nelson, Only One Redlands, 11.)

Additions to the house include a ca.1920 enclosed upper story porch at the rear with a band of twelve casement windows, a ca.1920 square bay also with banded windows above the front porch on the left side and a first story rear aluminum screen porch of recent construction. The earlier additions are in keeping with the original design, while the new porch has merely been tacked on to the house without disturbing any of the original exterior wall surface. An asbestos roof has replaced the original.

The landscaping and outbuilding plan for the property is particularly effective. This complex is evocative of the orange grove estate publicized in Southern California promotional literature. A granite faced bearing wall separates the estate from Barton Road with a centered set of steps leading up to the front walkway. Two mature palm trees along with two sets of granite faced standards offset the steps, literally announcing the house that exists behind. The set of palm trees was commonly illustrated in trade literature and advertisements for the orange industry. A narrow drive exists to the left of the house, curving around to a rear garage. The garage probably originally housed a carriage. Finished in narrow clapboard with a sliding barn door, the structure appears to be contemporary with the house, ca.1900. Another outbuilding, probably originally quarters for ranch hands, sets off to the right at the rear of the house. It may date to the 1920's. The drive itself is finished with granite curb and is of narrow width. A small grove of mature orange trees remains to the left of the drive, with pine, palm and cactus as a part of the landscaping. A tall hedge defines the right edge of the front and rear yards.

The White House was meant to be viewed from two perspectives: a main view from Barton Road and a secondary view from Ladera Street to the East. While the formal definition of the estate was undoubtedly the Barton Road facade, the Ladera Street view was also significant. This view included the east side of the front porch and the shingled pediment - a more finished facade than that of the other two sides of the house. Designing a house to be viewed from two perspectives is another feature of the Western Stick/Shingle Style. One must remember, too, that San Timeteo Canyon Road did not exist on the U.S.G.S. map of 1901. This road, which is now to the immediate right of the property, must be imagined away to understand the impact of the estate in 1900. The granite wall rounded a corner to a rear dirt drive at the right of the estate and then wound up to the rear outbuildings as an informal entrance.

The house is now painted green with beige trim, a color scheme which is possibly original.

The White House is in excellent condition.

VIII.

Significance

Period: ca.1900

Area(s) of significance: Architecture

Exploration/Settlement

Builder/Architect: Unknown

Justification for Dating: Both in form and detail the house at 26849 Barton Road is similar to ones appearing in Illustrated Redlands, published in 1897. The house also appears on the first edition of the U.S.G.S. Redlands quadrangle map dated August 1901. It is more innovative than the Queen Anne house at 27297 Barton Road, thus probably of later construction (post 1898). A reasonable date would be ca.1900.

The significance of the estate at 26849 Barton Road is nearly identical to that of the Marshall House previously discussed. Along with the Marshall House, the White House represents an early phase of residential development on the rural outskirts of Redlands. 26849 Barton Road is close to the Asistencia and to the 1860's Barton Mansion. It is also a major landmark of the 1900 road network. The granite faced bearing wall and the granite curbstones are furthermore evocative of the civic aesthetics of turn of the century Redlands. (It might be noted that the remains of another rock wall exists at the corner of Terracina and Ladera. This site, too, dates to the mini-building boom following the subdivision of the Barton Ranch.)

Architecturally, the White House is of greater significance than the Marshall House. Designed on a larger scale, it is a telling historical example of an orange grove estate. It also represents a vernacular rural pattern in the Redlands vicinity; many such houses dotted the locale, serving as talismen for the sea of groves. As an example of a transition between architectural styles, the design of the house at 26849 Barton Road is particularly noteworthy: the strongly innovative simplicity of the design makes an important contrast with the Queen Anne Marshall House further down the road. Architectural details adapted to climatic conditions also set this house apart qualitatively from many of its fellows.

IX.

Bibliography

Barton Tract, Redlands, ca.1890. (Pamphlet, A.K. Smiley Library, Redlands.)

Brown, John Jr. and Boyd, James, History of San Bernardino and Riverside Counties, Chicago, 1922, I.

Redlands Daily Facts, Illustrated Redlands, Redlands, 1897.

Grace, Katherine Ann, "Development of the Redlands Area to 1900," Senior Thesis, University of California, Riverside, History Department, 1966.

Hinckley, Edith Parker, On the Banks of the Zanja: The Story of Redlands, Claremont, California, 1951.

Nelson, Lawrence Emerson, Only One Redlands; Changing Patterns in a Southern California Town, Redlands, 1963.

- 5 United States Geological Survey, Redlands Quadrangle Map, Surveyed 1898-1899, Edition of August 1901. (A.K. Smiley Library, Redlands, Map E 120:4.)

Water Connection Date: January 21, 1925.

X.

Geographical Data, Maps, and Acreage

Acreage: Approximately $1\frac{1}{2}$ acres.
Quadrangle Name: Redlands
Quadrangle Scale: 1:24,000
UTM References: Zone 10
Easting: 479960
Northing: 3767300

Verbal Boundary Description: The White House is located on Barton Road between the termini of Ladera Street and San Timeteo Canyon Road.

Maps: See attached.

XI.

Photographs

See attached.

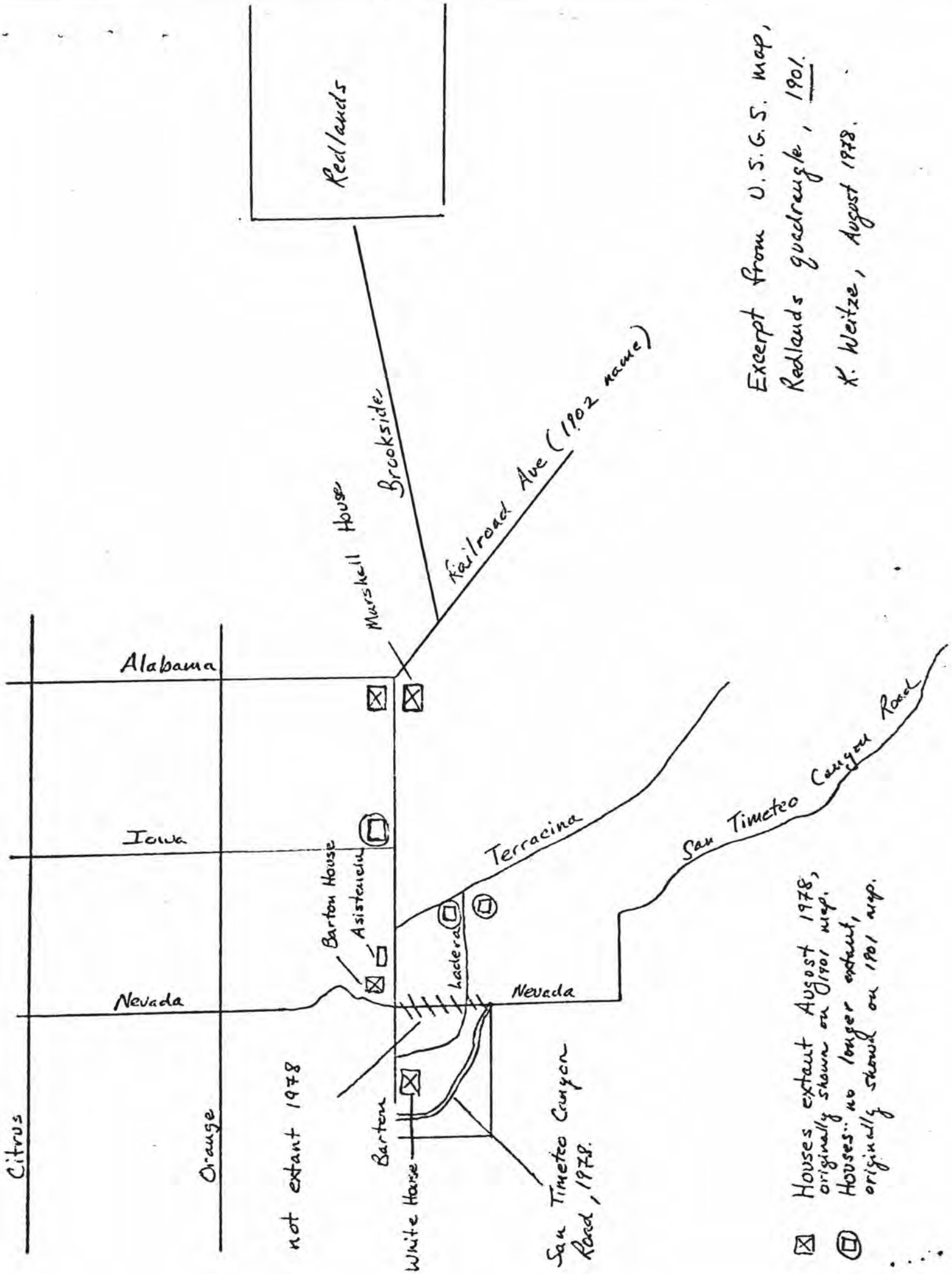
XII.

Individual Compiling Documentation

Dr. Karen J. Weitze, Architectural Historian
Office of Historic Preservation
1220 K Street (P.O. Box 2390)
Sacramento, California 95811

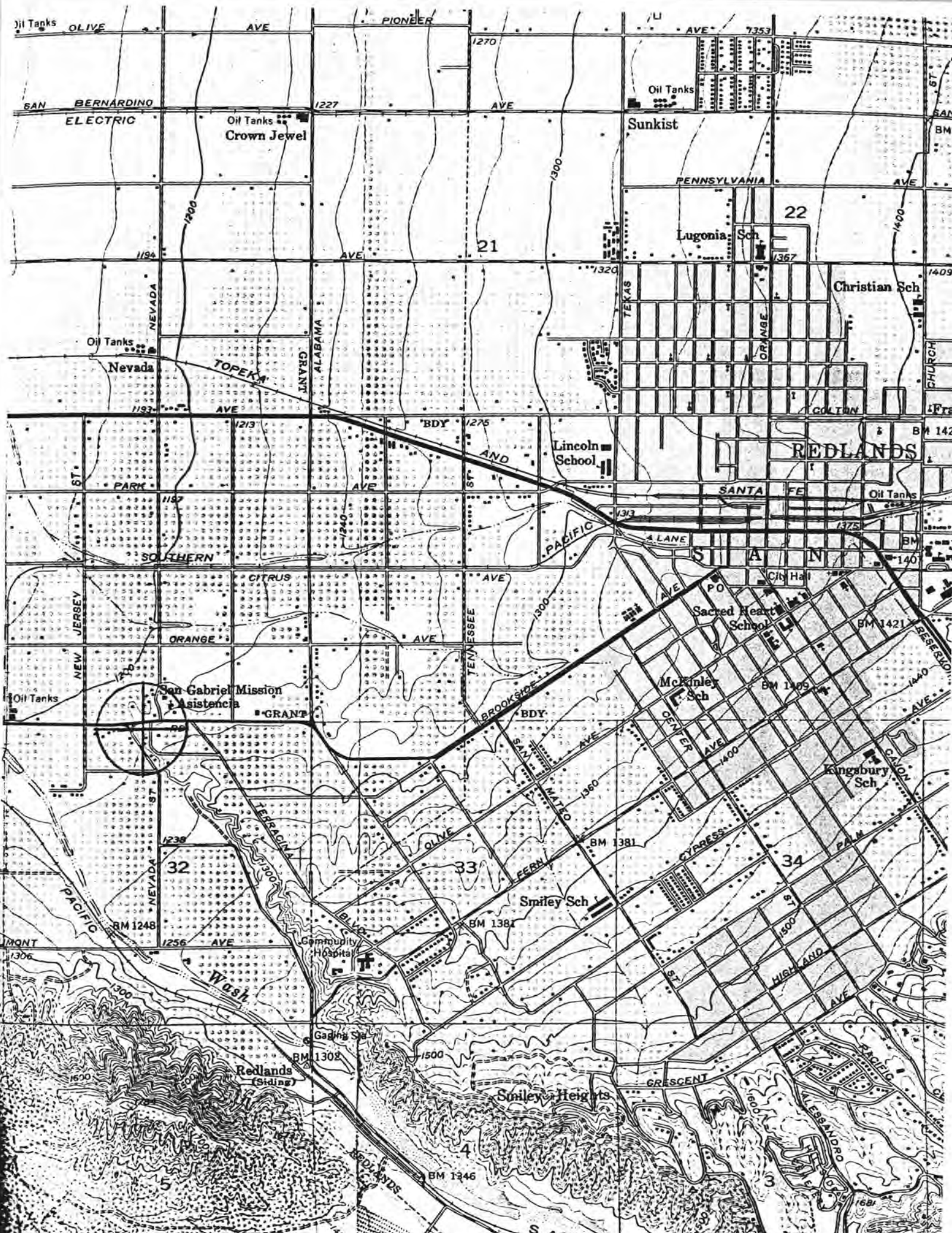
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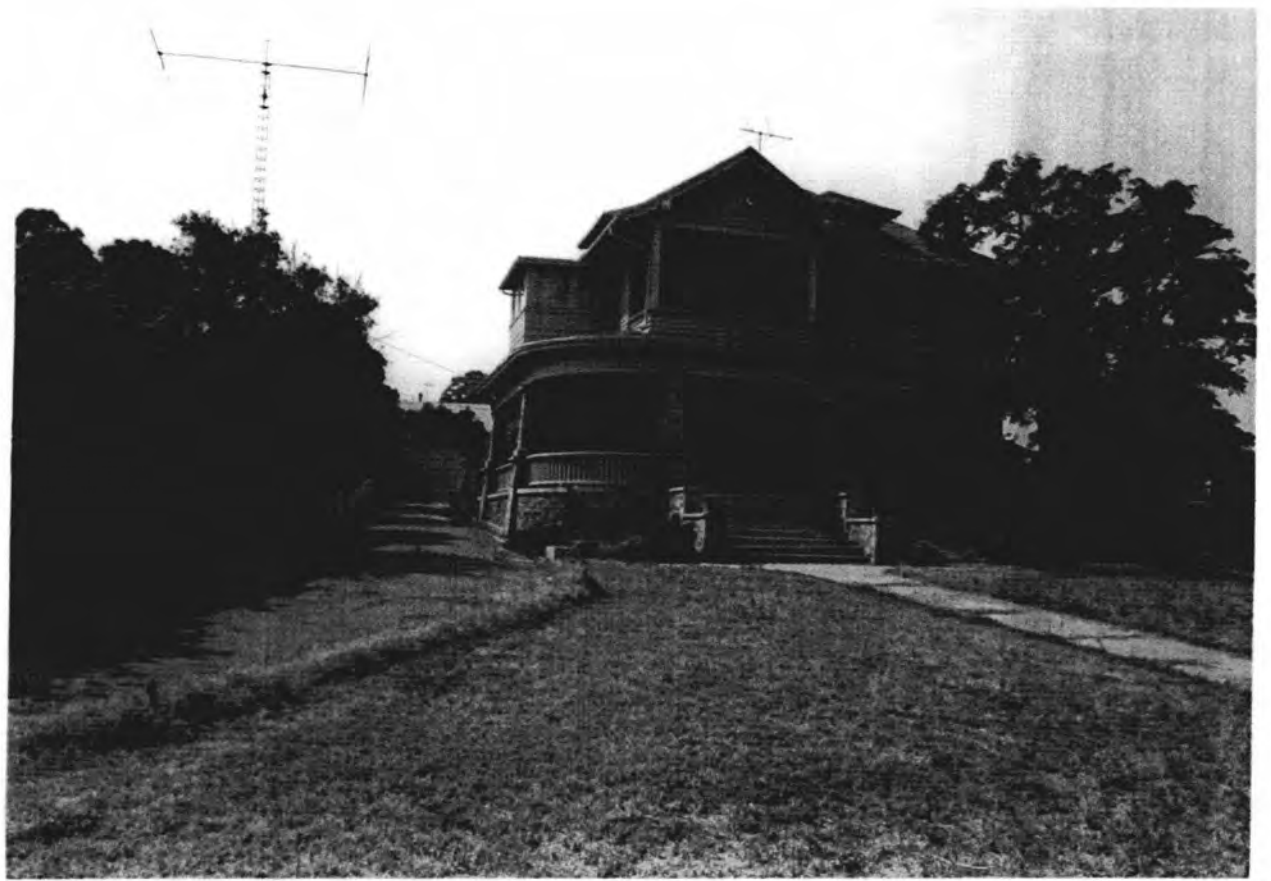
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August 9 and 10, 1978
Documentation Prepared: August 11 - August 29, 1978

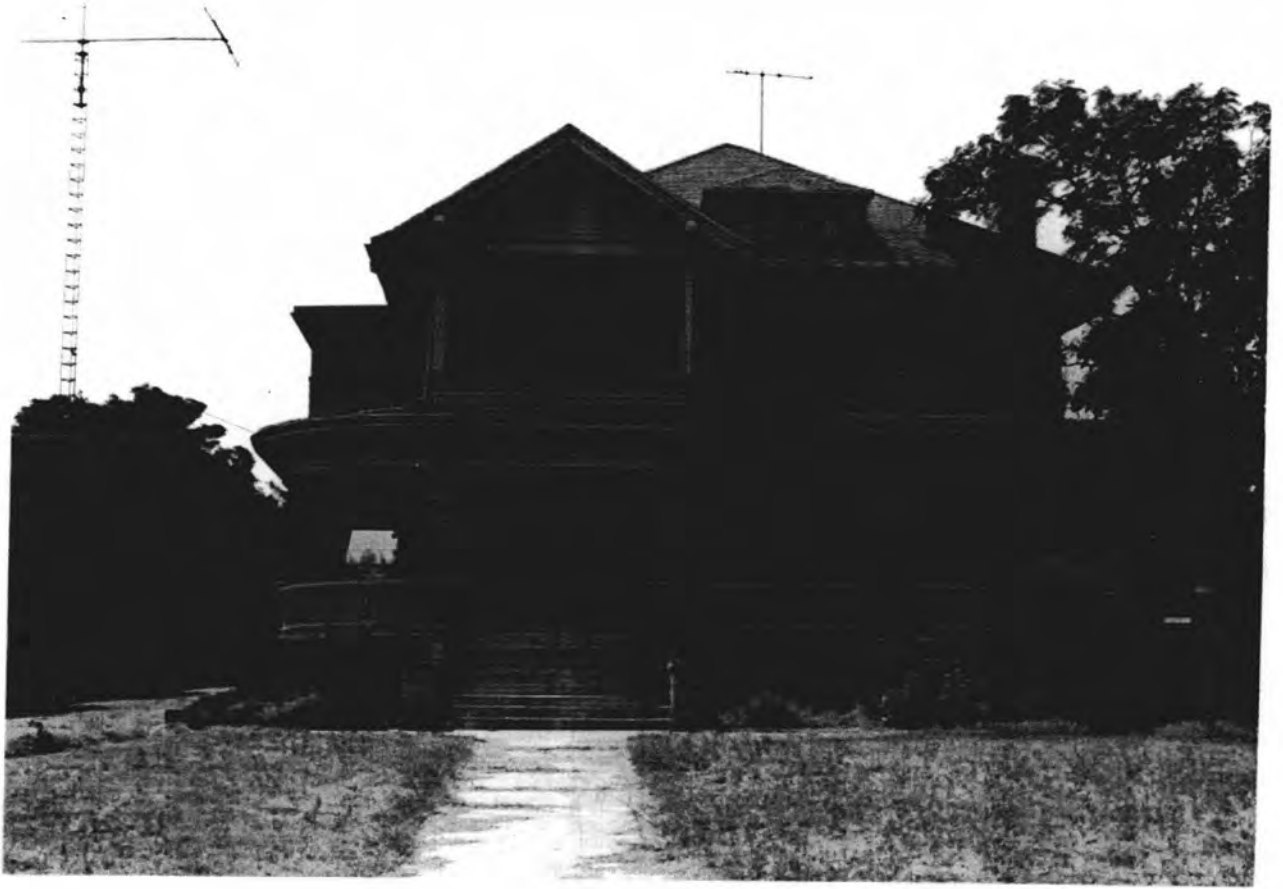


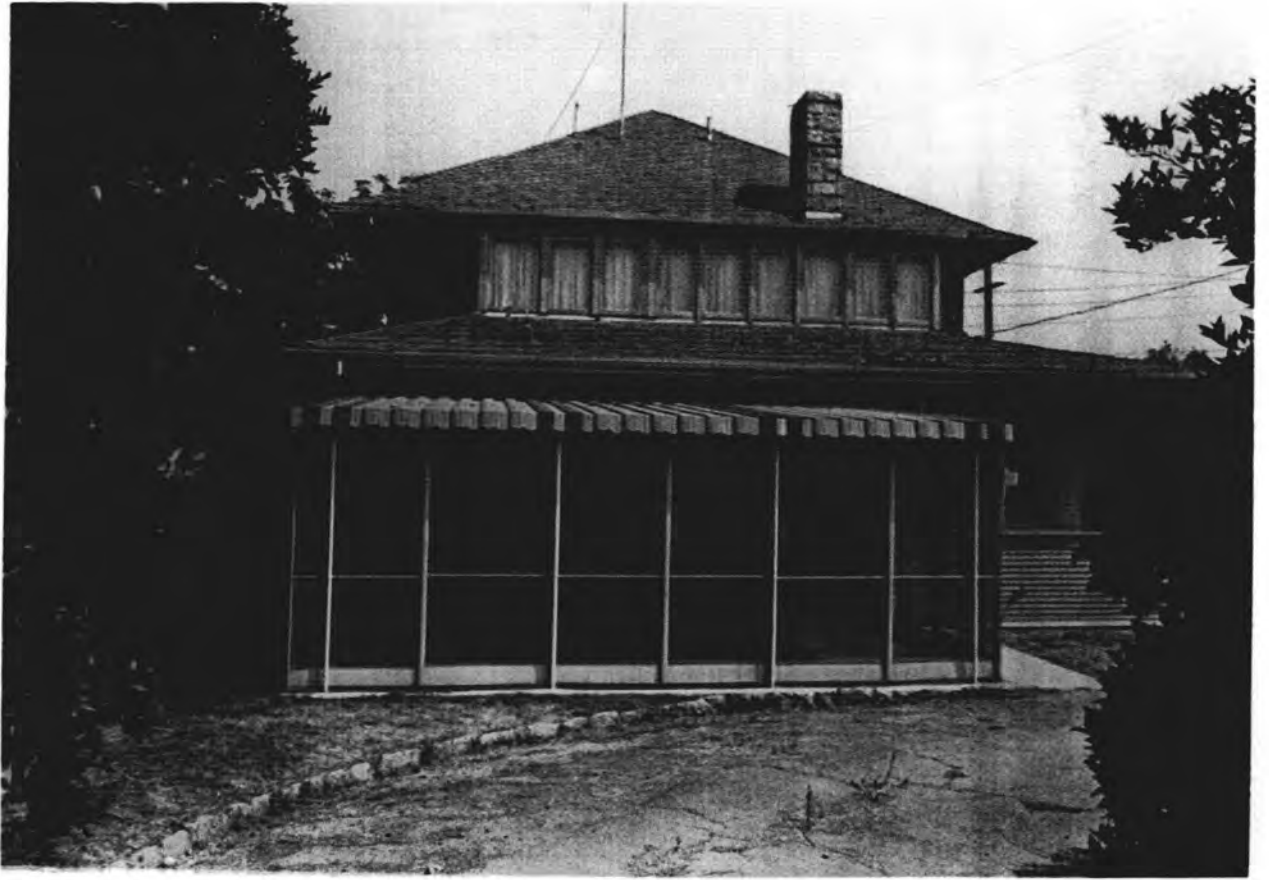
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 K. Weitze, August 1978.

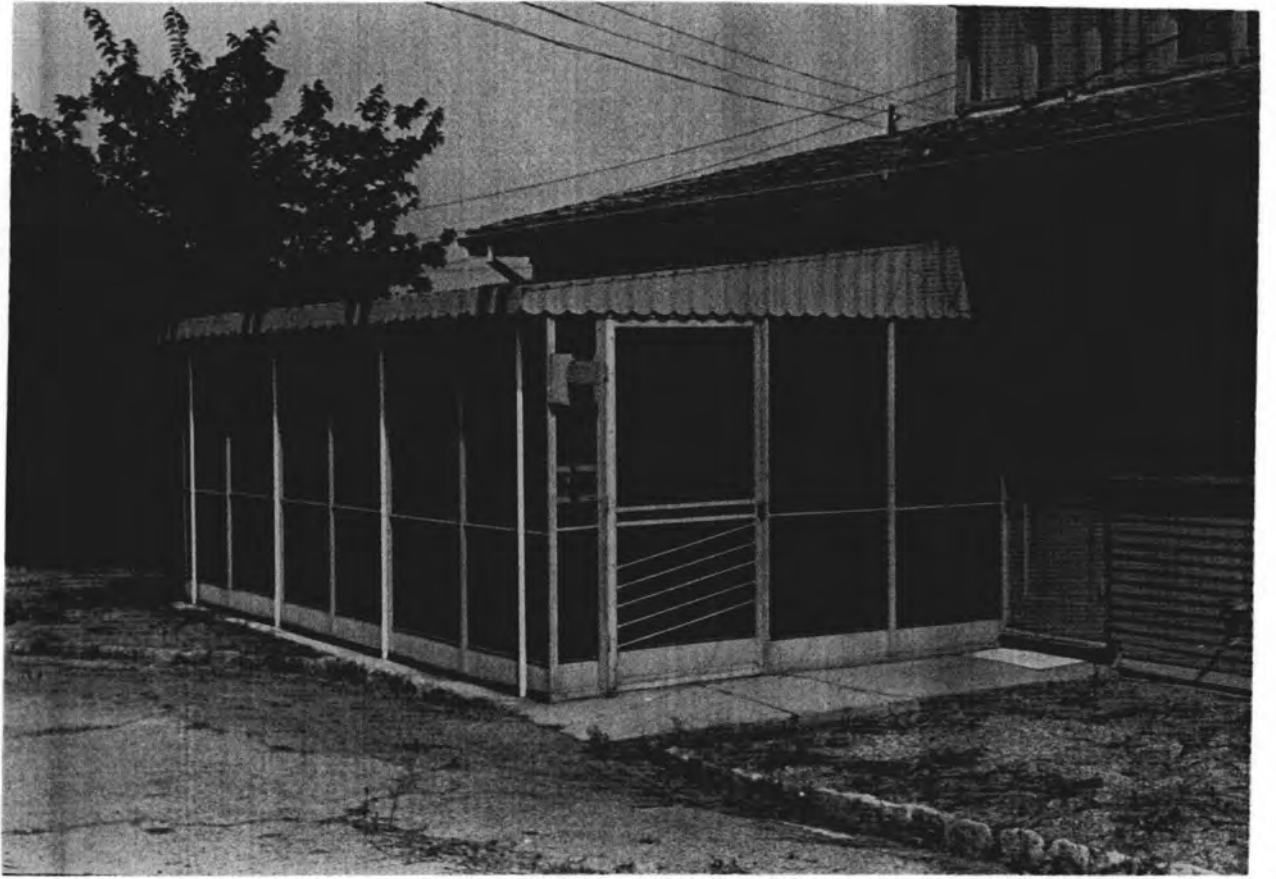
☒ Houses extant August 1978,
 originally shown on 1901 map.
 ☐ Houses no longer extant,
 originally shown on 1901 map.



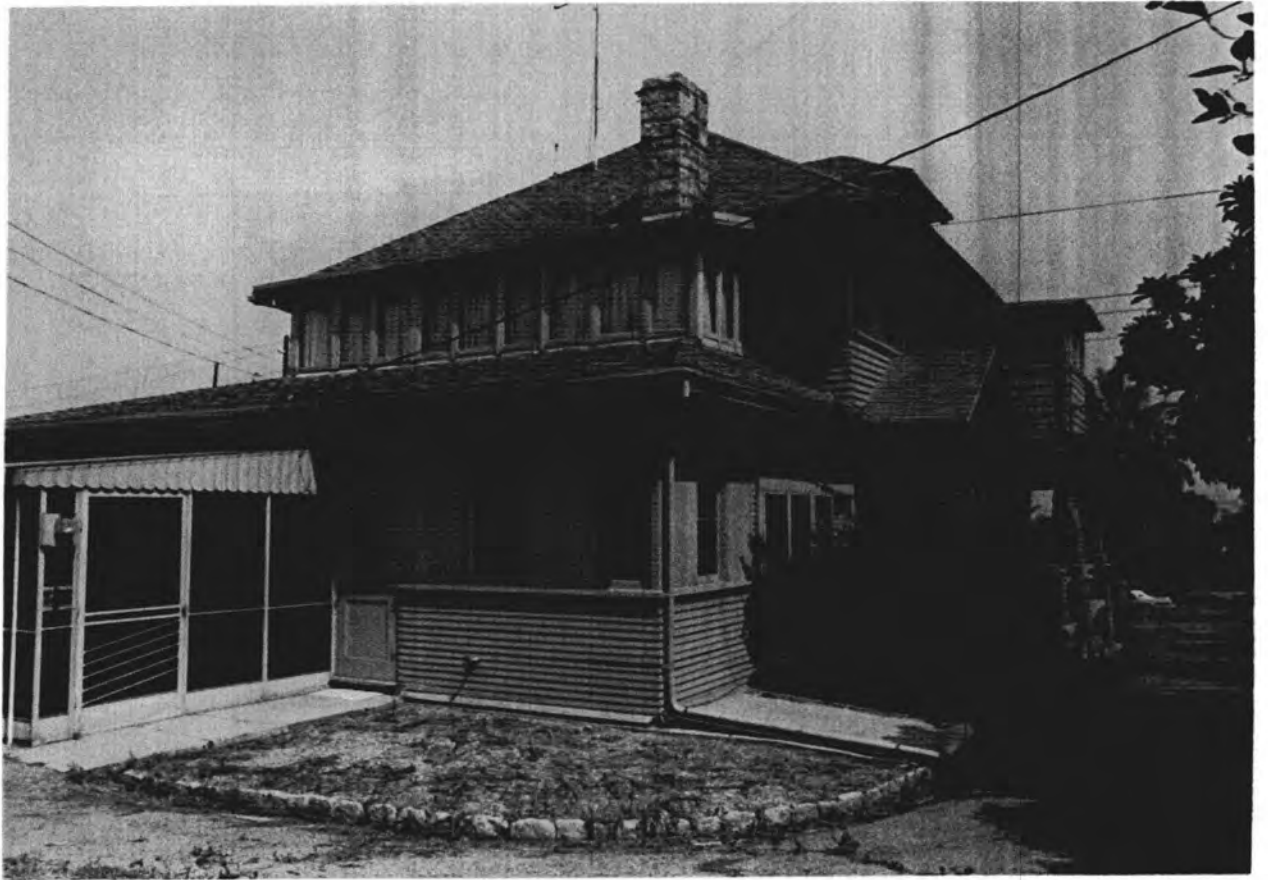






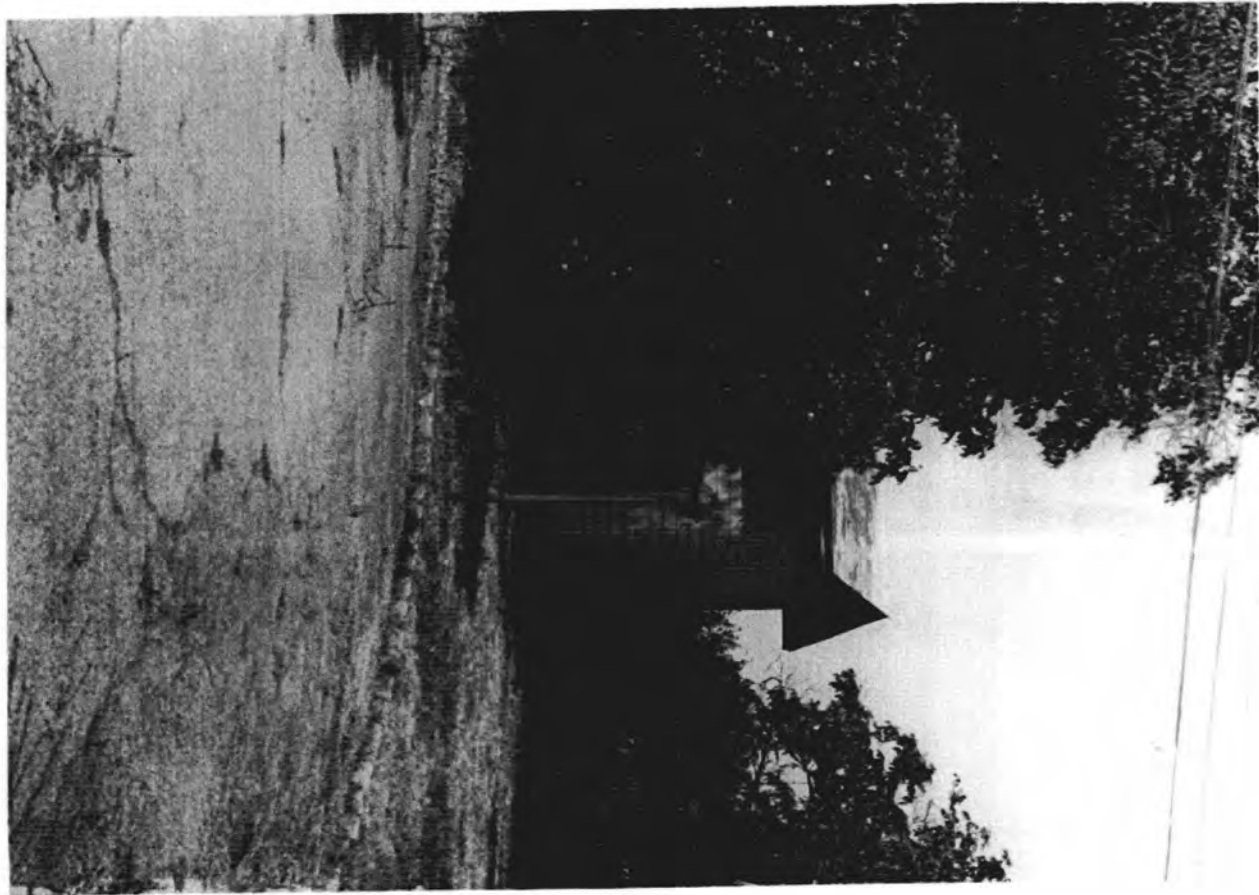






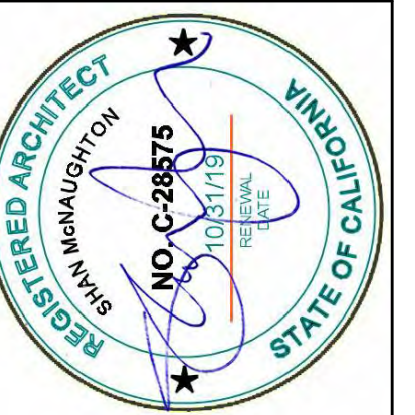






ATTACHMENT "D"

Site Plans, Floor Plans, Elevations



Architect:
MCNAUGHTON ARCHITECTURE, INC.
 SHAN MCNAUGHTON, AIA
 300 E. STATE ST., SUITE 360, REDLANDS, CA 92373
 PHONE: (909) 557-7958
 www.mna-pc.com

Owner:
 GUADALUPE AND JENNIFER COBANOV
 (310) 896-6545 / (909) 647-5763
 jennifercobanov@gmail.com
 1605 CALVARY CIRCLE, REDLANDS, CA 92373

Job Title:
 HISTORIC RESTORATION / ADAPTIVE USE
 1605 CALVARY CIRCLE, REDLANDS, CA

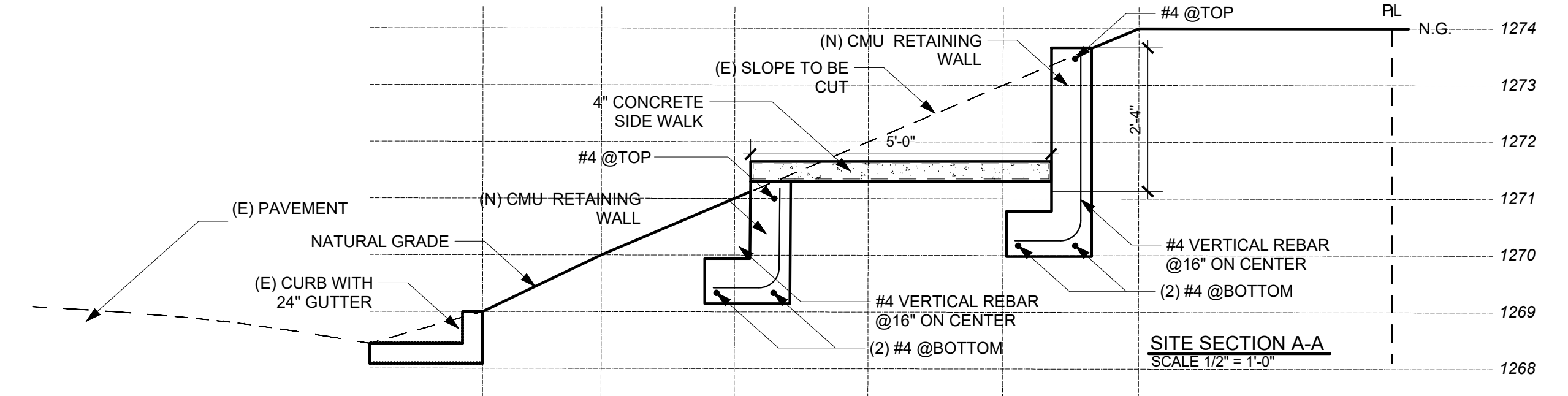
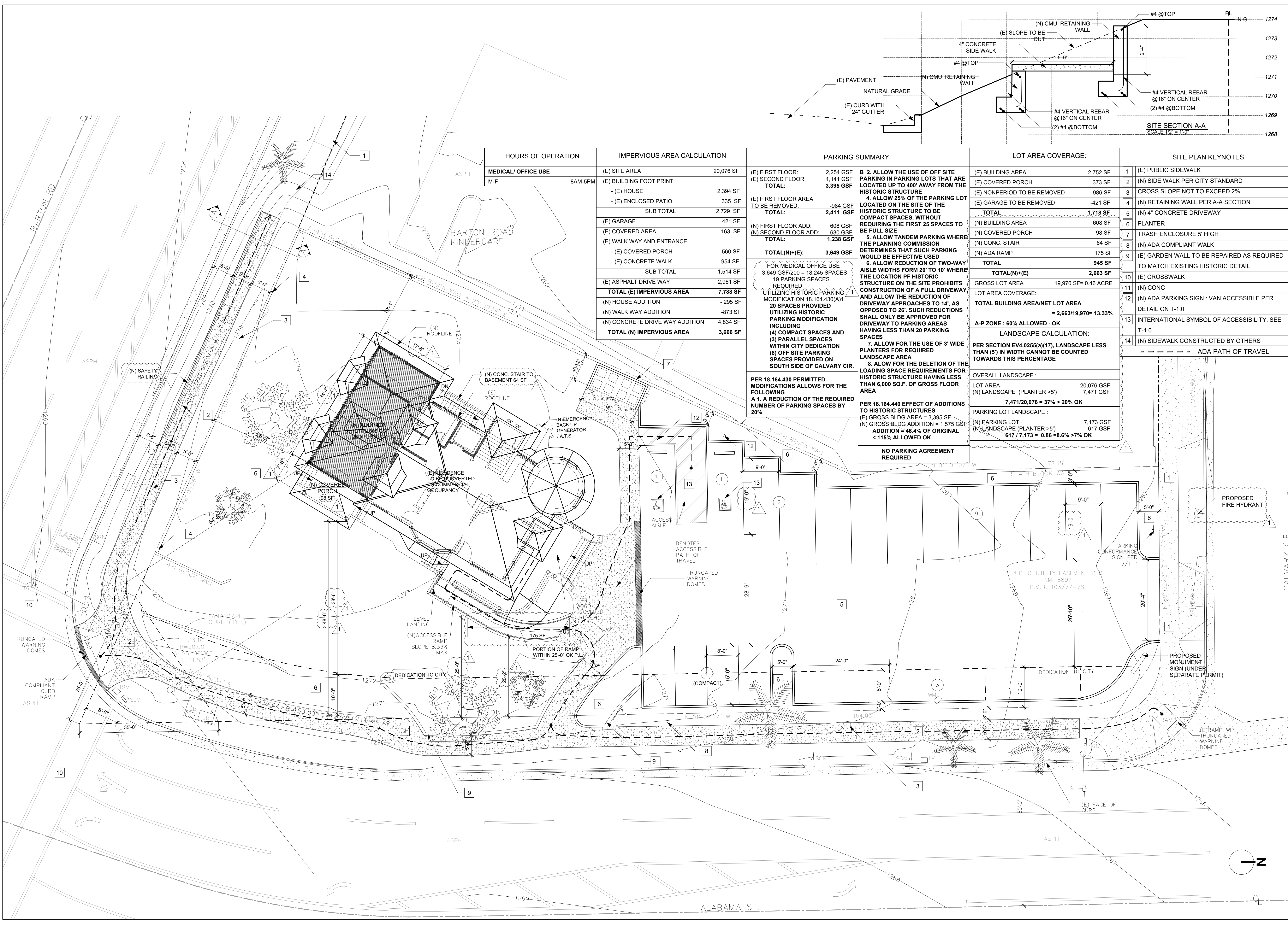
Sheet Title:
 ARCHITECTURAL SITE PLAN

Revisions:

1 CITY COMMENTS
 2/18/21

Scale: 1" = 10'
 Date: 11/10/20
 Drawn By: Thanyamon Locharoenrat, AIA
 Checked By: Shan McNaughton, AIA
 Sheet Number

T-1.1



HOURS OF OPERATION	IMPERVIOUS AREA CALCULATION	PARKING SUMMARY
MEDICAL/ OFFICE USE M-F 8AM-5PM	(E) SITE AREA 20,076 SF	(E) FIRST FLOOR: 2,254 GSF (E) SECOND FLOOR: 1,141 GSF TOTAL: 3,395 GSF
	(E) BUILDING FOOT PRINT - (E) HOUSE 2,394 SF - (E) ENCLOSED PATIO 335 SF SUB TOTAL 2,729 SF	(E) FIRST FLOOR AREA TO BE REMOVED: -984 GSF TOTAL: 2,411 GSF
	(E) GARAGE 421 SF (E) COVERED AREA 183 SF (E) WALK WAY AND ENTRANCE - (E) COVERED PORCH 560 SF - (E) CONCRETE WALK 954 SF SUB TOTAL 1,514 SF	(N) FIRST FLOOR ADD: 608 GSF (N) SECOND FLOOR ADD: 630 GSF TOTAL: 1,238 GSF
	(E) ASPHALT DRIVE WAY 2,961 SF TOTAL (E) IMPERVIOUS AREA 7,788 SF	TOTAL(N)+(E): 3,649 GSF
	(N) HOUSE ADDITION -295 SF (N) WALK WAY ADDITION -873 SF (N) CONCRETE DRIVE WAY ADDITION 4,834 SF TOTAL (N) IMPERVIOUS AREA 3,666 SF	

FOR MEDICAL OFFICE USE
 3,649 GSF/200 = 18.245 SPACES
 19 PARKING SPACES REQUIRED
 UTILIZING HISTORIC PARKING MODIFICATION 18.164.430(A)1
 20 SPACES PROVIDED
 UTILIZING HISTORIC PARKING MODIFICATION INCLUDING
 (4) COMPACT SPACES AND
 (3) PARALLEL SPACES WITHIN CITY DEDICATION
 (8) OFF SITE PARKING SPACES PROVIDED ON SOUTH SIDE OF CALVARY CIR.

PER 18.164.440 PERMITTED MODIFICATIONS ALLOWS FOR THE FOLLOWING
 A 1. A REDUCTION OF THE REQUIRED NUMBER OF PARKING SPACES BY 20%

B 2. ALLOW THE USE OF OFF SITE PARKING IN PARKING LOTS THAT ARE LOCATED UP TO 400' AWAY FROM THE HISTORIC STRUCTURE
 4. ALLOW 25% OF THE PARKING LOT LOCATED ON THE SITE OF THE HISTORIC STRUCTURE TO BE COMPACT SPACES, WITHOUT REQUIRING THE FIRST 25 SPACES TO BE FULL SIZE
 5. ALLOW TANDEM PARKING WHERE THE PLANNING COMMISSION DETERMINES THAT SUCH PARKING WOULD BE EFFECTIVE USED
 6. ALLOW REDUCTION OF TWO-WAY AISLE WIDTHS FROM 20' TO 10' WHERE THE LOCATION OF HISTORIC STRUCTURE ON THE SITE PROHIBITS CONSTRUCTION OF A FULL DRIVEWAY, AND ALLOW THE REDUCTION OF DRIVEWAY APPROACHES TO 14', AS OPPOSED TO 26'. SUCH REDUCTIONS SHALL ONLY BE APPROVED FOR DRIVEWAY TO PARKING AREAS HAVING LESS THAN 20 PARKING SPACES
 7. ALLOW FOR THE USE OF 3' WIDE PLANTERS FOR REQUIRED LANDSCAPE AREA
 8. ALLOW FOR THE DELETION OF THE LOADING SPACE REQUIREMENTS FOR HISTORIC STRUCTURE HAVING LESS THAN 6,000 SQ.F. OF GROSS FLOOR AREA

PER 18.164.440 EFFECT OF ADDITIONS TO HISTORIC STRUCTURES
 (E) GROSS BLDG AREA = 3,395 SF
 (N) GROSS BLDG ADDITION = 1,575 GSF
 ADDITION = 46.4% OF ORIGINAL < 115% ALLOWED OK

NO PARKING AGREEMENT REQUIRED

LOT AREA COVERAGE:	
(E) BUILDING AREA	2,752 SF
(E) COVERED PORCH	373 SF
(E) NONPERIOD TO BE REMOVED	-986 SF
(E) GARAGE TO BE REMOVED	-421 SF
TOTAL	1,718 SF
(N) BUILDING AREA	608 SF
(N) COVERED PORCH	98 SF
(N) CONC. STAIR	64 SF
(N) ADA RAMP	175 SF
TOTAL	945 SF
TOTAL(N)+(E)	2,663 SF
GROSS LOT AREA	19,970 SF = 0.46 ACRE
LOT AREA COVERAGE:	
TOTAL BUILDING AREA/NET LOT AREA	= 2,663/19,970 = 13.33%
LANDSCAPE CALCULATION:	
PER SECTION EV4.0255(a)(17), LANDSCAPE LESS THAN (5) IN WIDTH CANNOT BE COUNTED TOWARDS THIS PERCENTAGE	
OVERALL LANDSCAPE:	
LOT AREA	20,076 GSF
(N) LANDSCAPE (PLANTER >5')	7,471 GSF
	7,471/20,076 = 37% > 20% OK
PARKING LOT LANDSCAPE:	
(N) PARKING LOT	7,173 GSF
(N) LANDSCAPE (PLANTER >5')	617 GSF
	617 / 7,173 = 0.86 = 8.6% > 7% OK

SITE PLAN KEYNOTES	
1	(E) PUBLIC SIDEWALK
2	(N) SIDE WALK PER CITY STANDARD
3	CROSS SLOPE NOT TO EXCEED 2%
4	(N) RETAINING WALL PER A-A SECTION
5	(N) 4" CONCRETE DRIVEWAY
6	PLANTER
7	TRASH ENCLOSURE 5' HIGH
8	(N) ADA COMPLIANT WALK
9	(E) GARDEN WALL TO BE REPAIRED AS REQUIRED TO MATCH EXISTING HISTORIC DETAIL
10	(E) CROSSWALK
11	(N) CONC
12	(N) ADA PARKING SIGN: VAN ACCESSIBLE PER DETAIL ON T-1.0
13	INTERNATIONAL SYMBOL OF ACCESSIBILITY. SEE T-1.0
14	(N) SIDEWALK CONSTRUCTED BY OTHERS

ADA PATH OF TRAVEL



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Job Title:
 HISTORIC RESTORATION / ADAPTIVE USE
 1605 CALVARY CIRCLE, REDLANDS, CA
 Sheet Title:
 ARCHITECTURAL CONTEXT PLAN

Revisions:

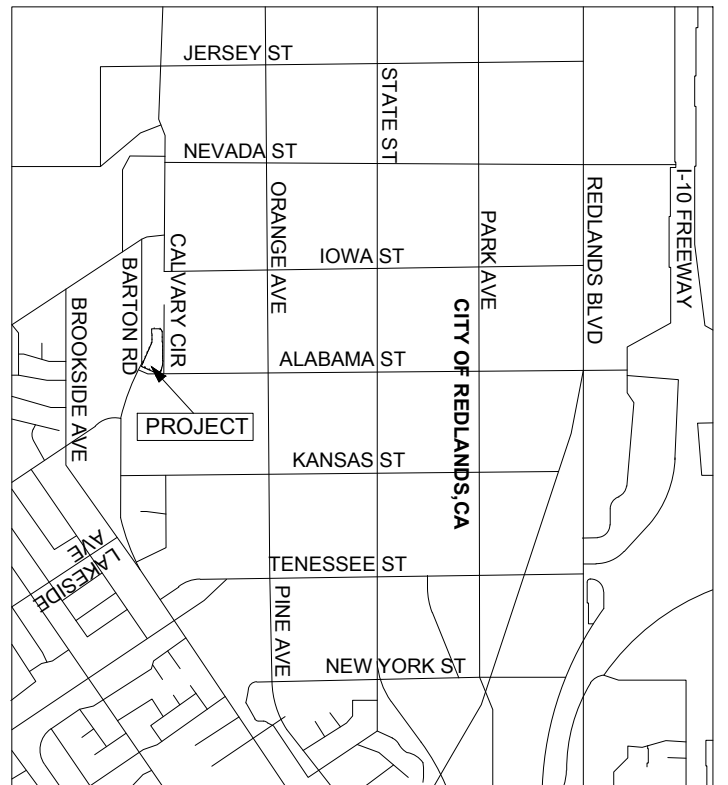
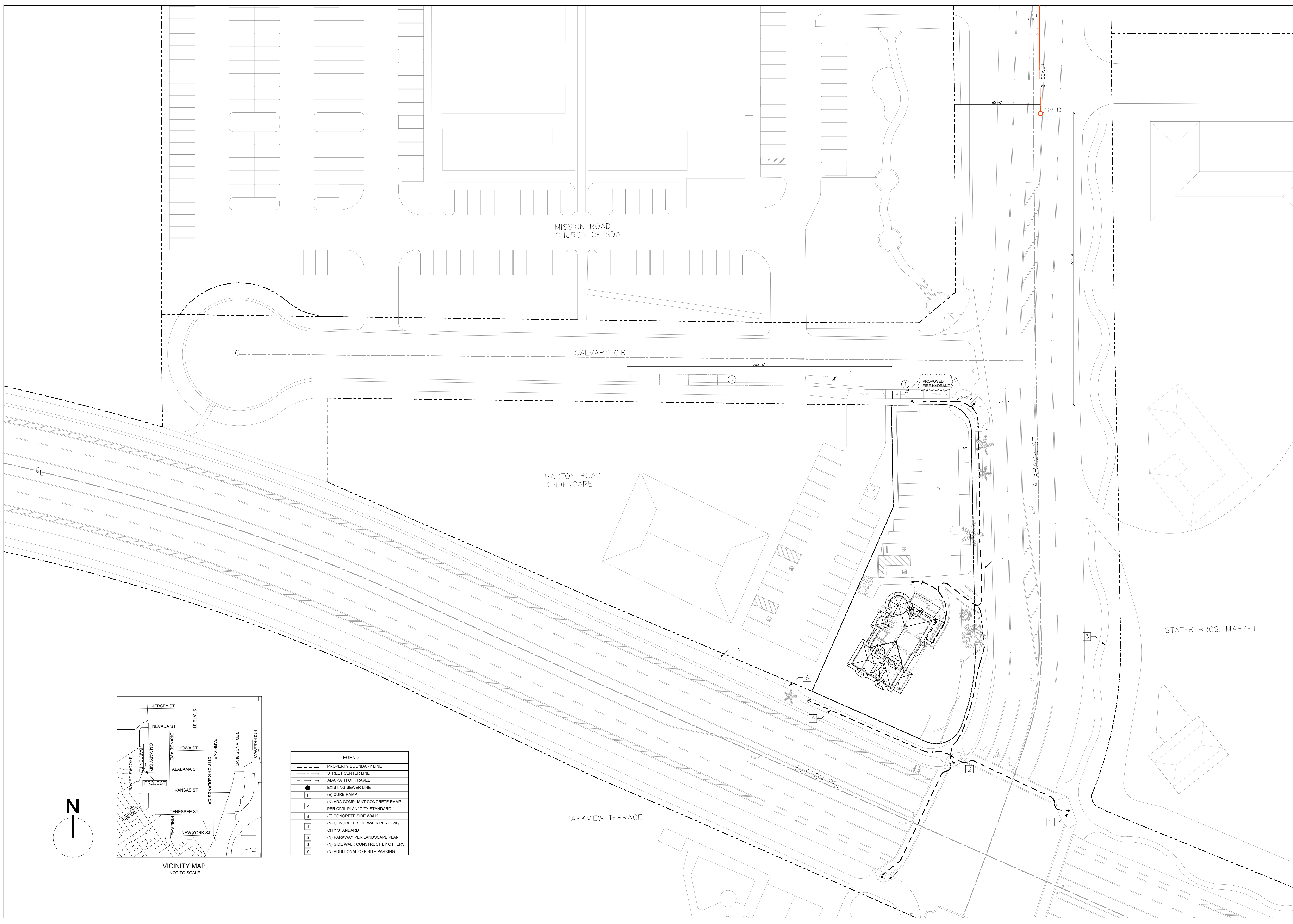
1	CITY COMMENTS
	2/18/21

Scale: 1" = 30'

Date: 12/21/20

Drawn By:
 Thunyanon Locharoenrat, AIA
 Checked By:
 Shan McNaughton, AIA
 Sheet Number

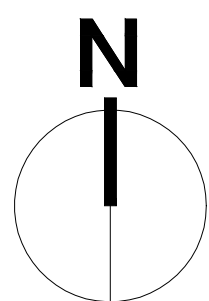
T-1.2

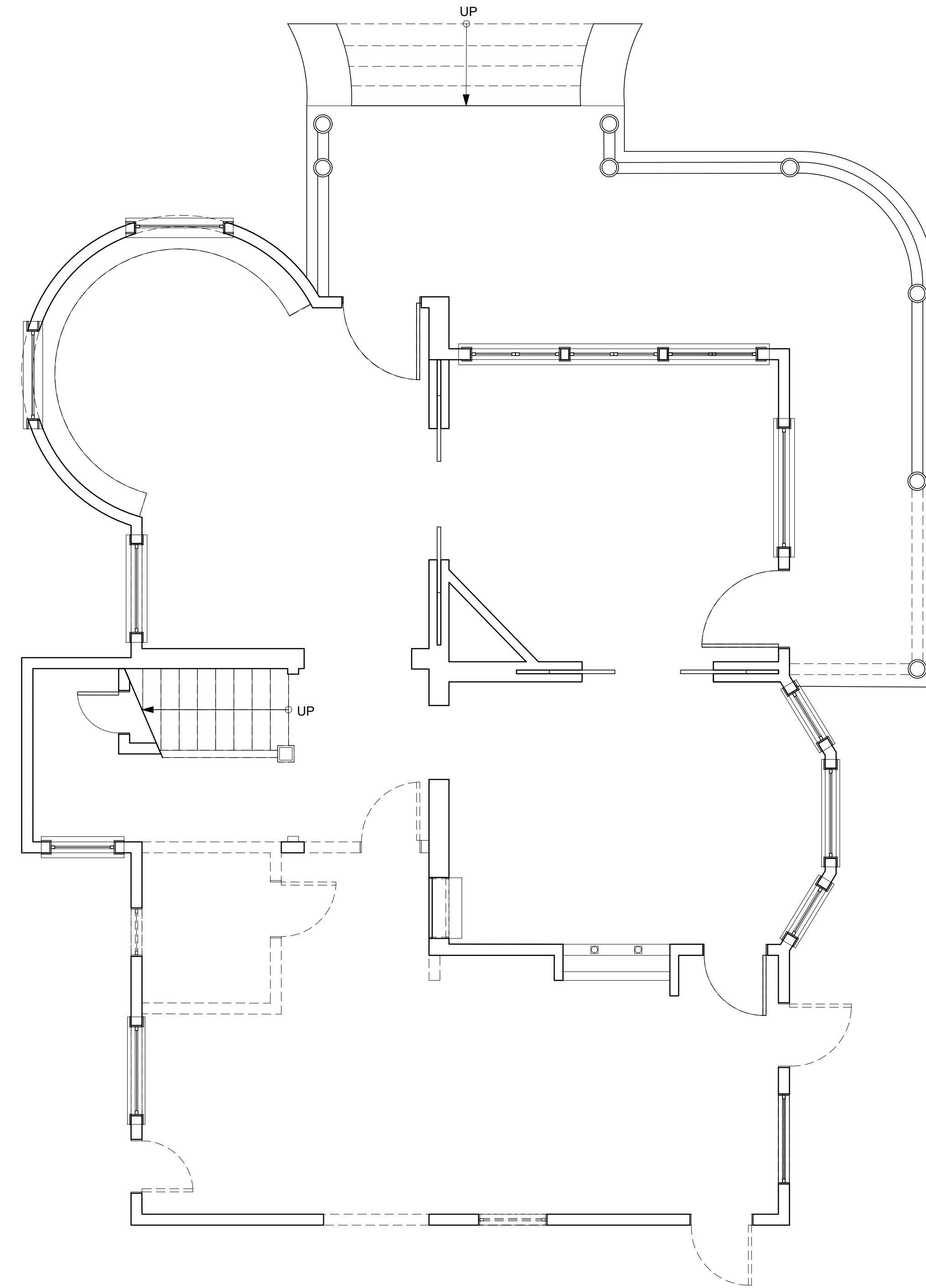
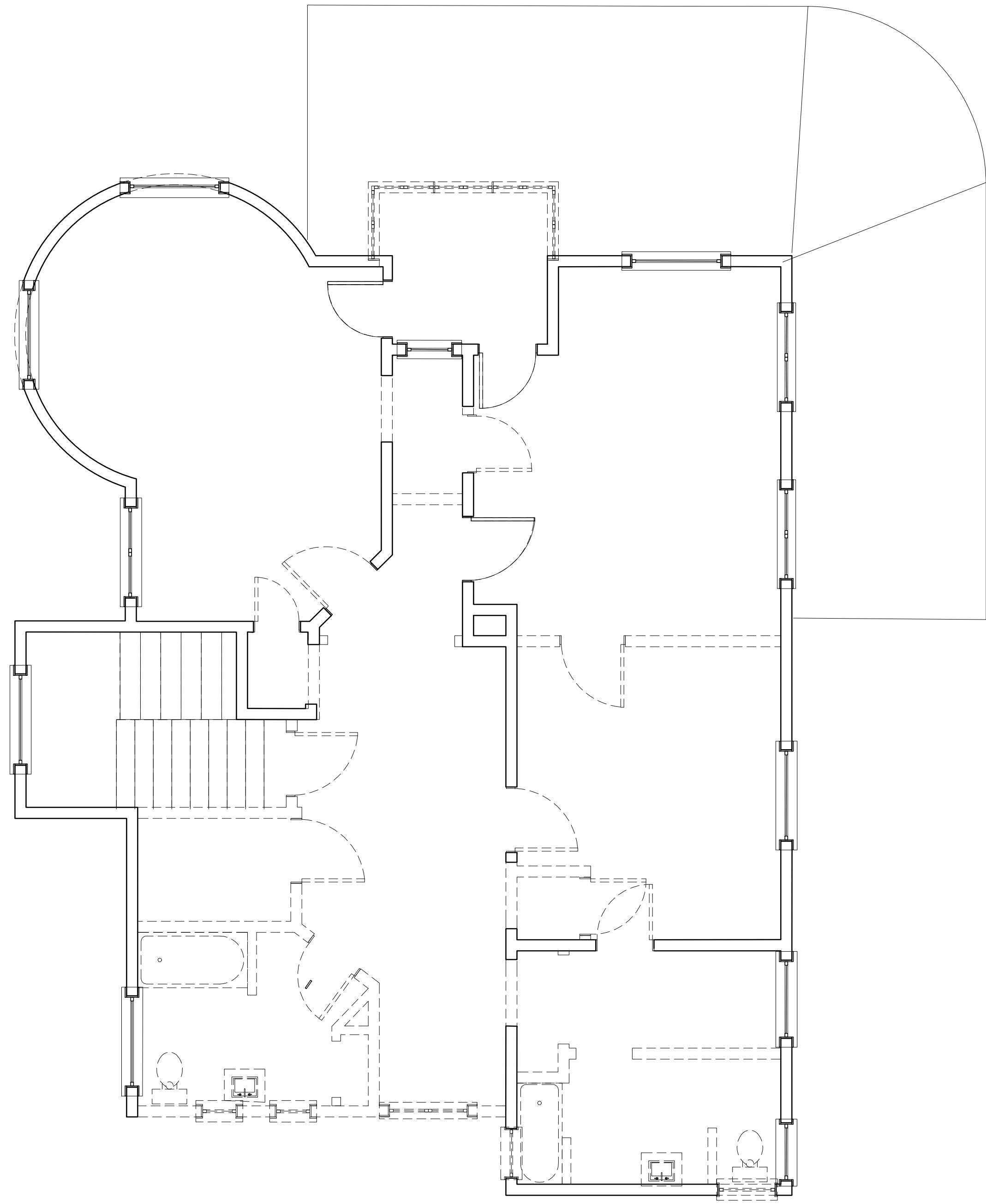


VICINITY MAP
 NOT TO SCALE

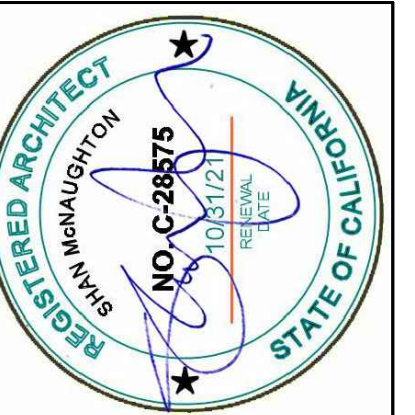
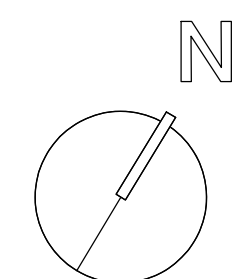
LEGEND

---	PROPERTY BOUNDARY LINE
---	STREET CENTER LINE
---	ADA PATH OF TRAVEL
---	EXISTING SEWER LINE
1	(E) CURB RAMP
2	(N) ADA COMPLIANT CONCRETE RAMP PER CIVIL PLAN/ CITY STANDARD
3	(E) CONCRETE SIDE WALK
4	(N) CONCRETE SIDE WALK PER CIVIL/ CITY STANDARD
5	(N) PARKWAY PER LANDSCAPE PLAN
6	(N) SIDE WALK CONSTRUCT BY OTHERS
7	(N) ADDITIONAL OFF-SITE PARKING





DEMO SCHEDULE	
	(E) WALL TO REMAIN
	(E) WALL TO BE REMOVE
	ROUGH OPENING FOR
	(N) DOOR/ WINDOW
	REMOVE DOOR/ WINDOW



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 HISTORIC RESTORATION / ADAPTIVE USE
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Sheet Title:
 EXISTING / DEMO PLAN

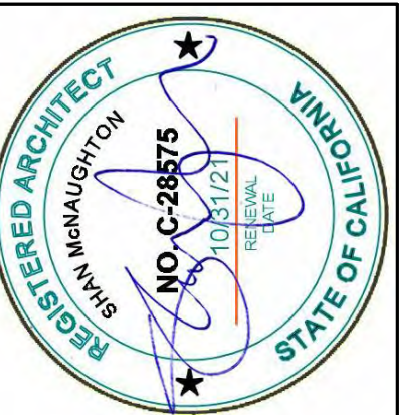
Revisions:

Scale: 1/4" = 1'-0"

Date: 11/6/20

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A-1.0



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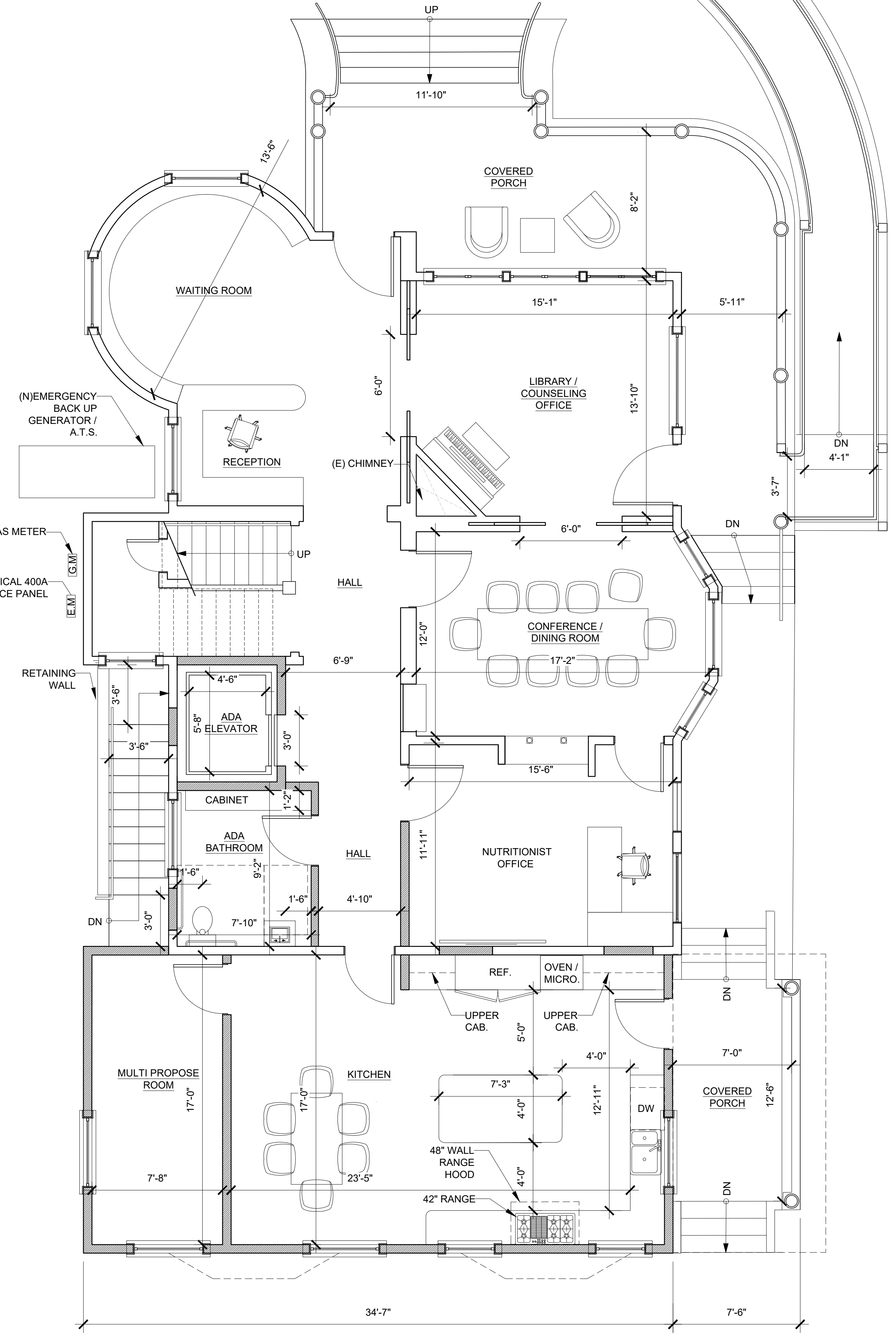
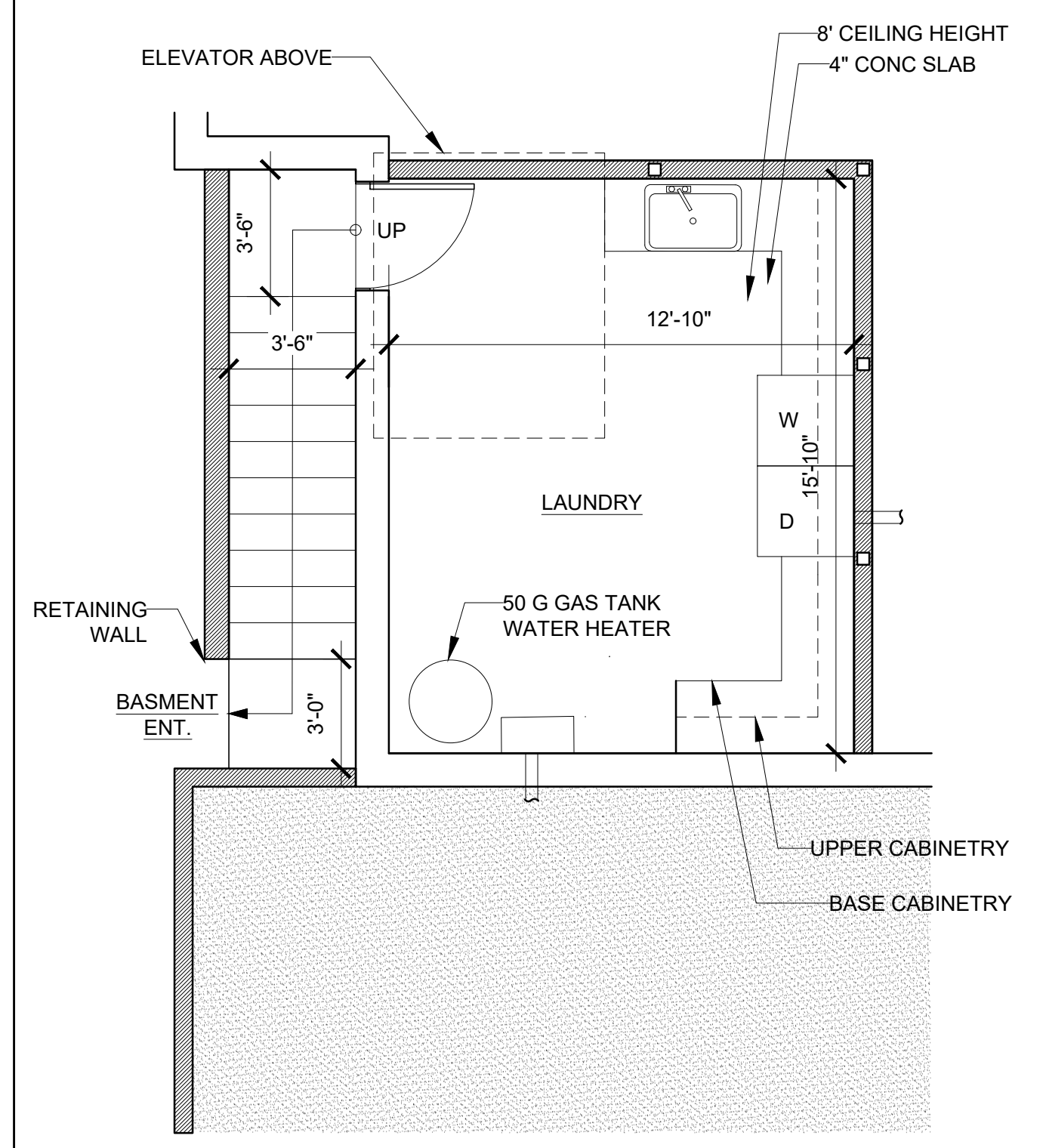
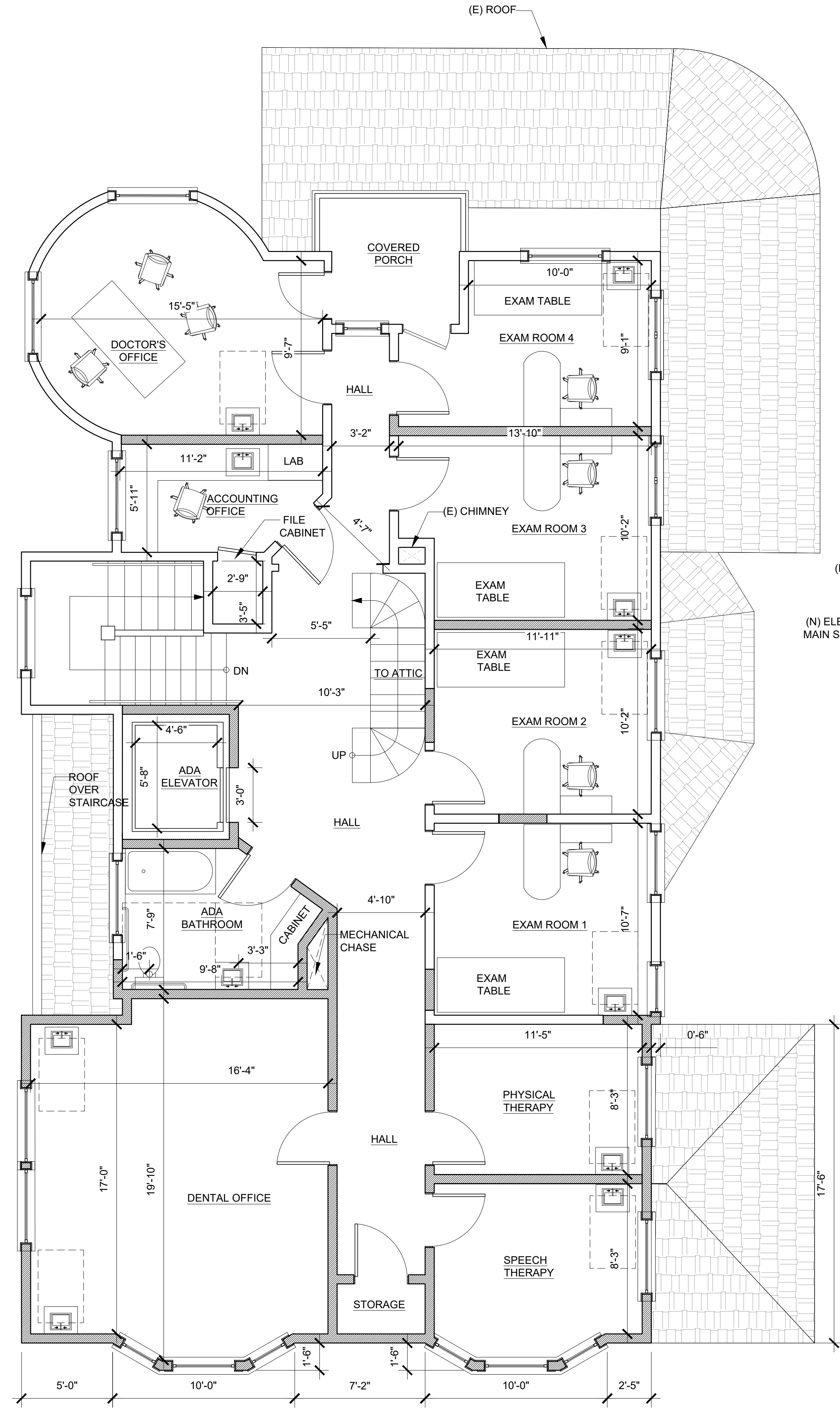
Job Title:
 HISTORIC RESTORATION / ADAPTIVE USE
 1605 CALVARY CIRCLE, REDLANDS, CA

Sheet Title:
 ARCHITECTURAL FLOOR PLAN

Revisions:

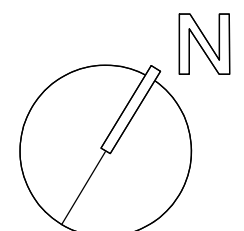
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 Date: 11/6/20
 Drawn By: Thuryamon Locharoenrat, AIA
 Checked By: Shan McNaughton, AIA
 Sheet Number

A-2.0



WALL LEGEND

(Solid line)	(E) WALL TO REMAIN
(Dashed line)	(E) WALL TO BE REMOVED
(Thick solid line)	NEW WALL





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Job Title:
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Sheet Title:
 ROOF / ATTIC PLAN

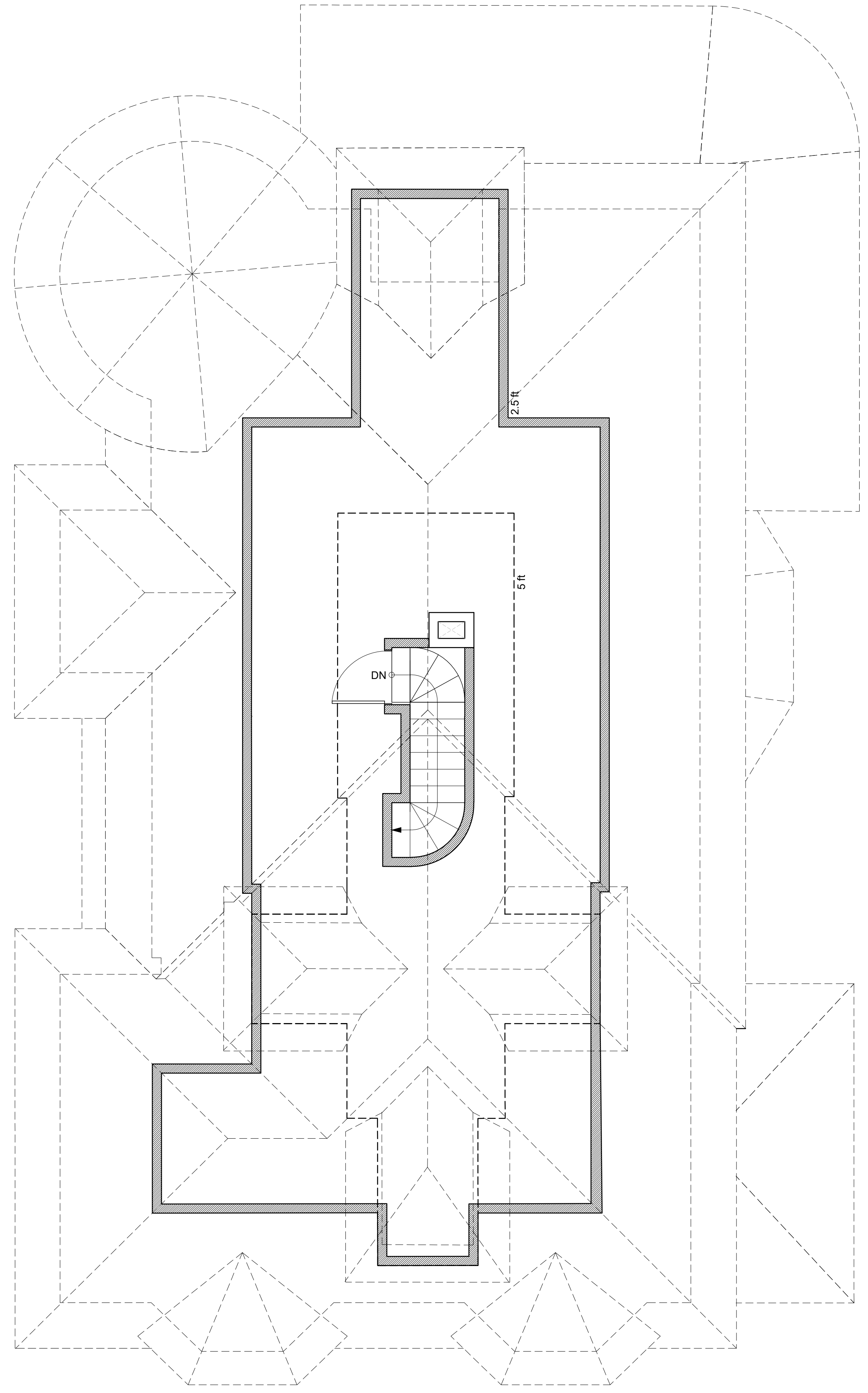
Revisions:

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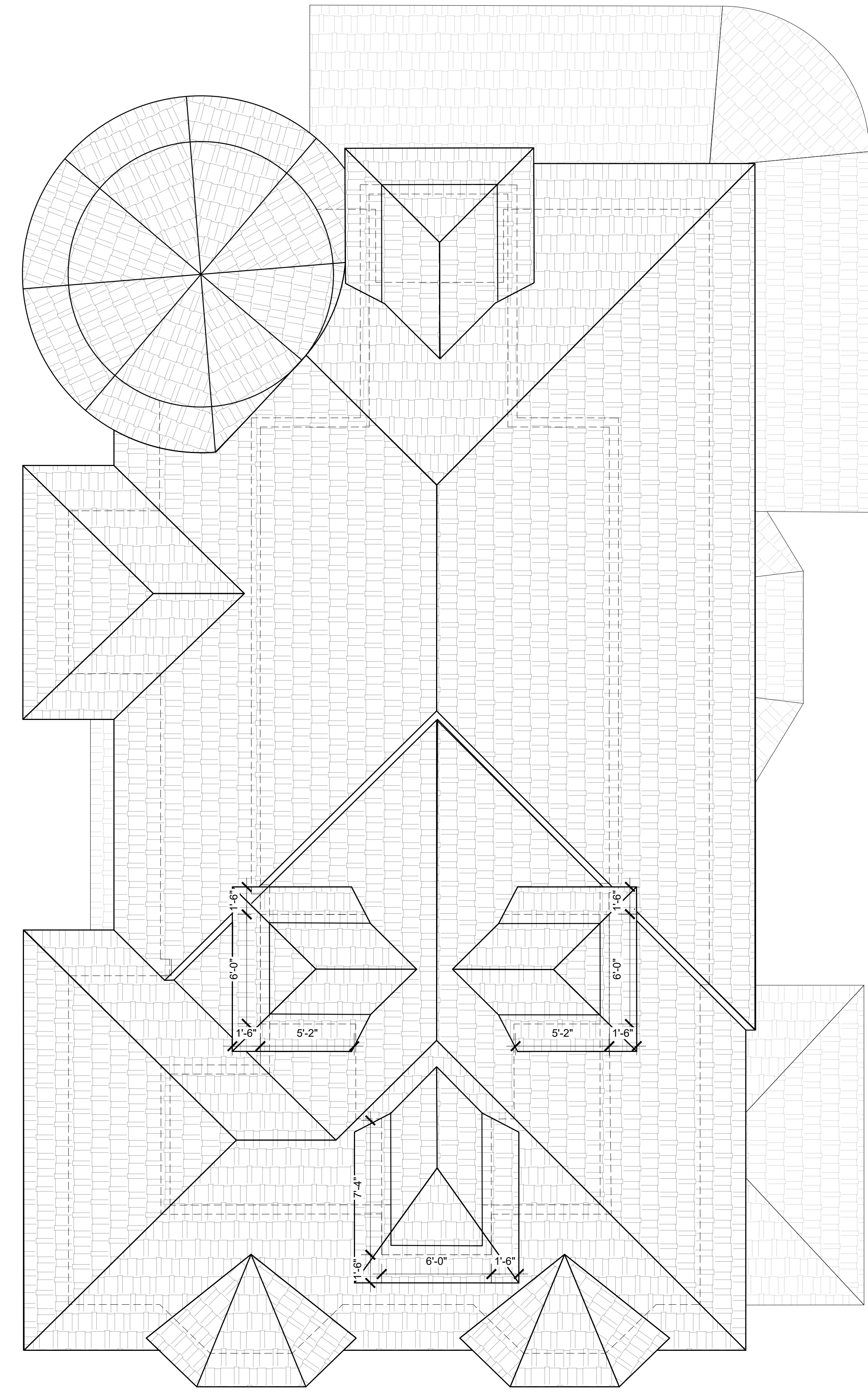
Date: 11/6/20

Drawn By:
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 Sheet Number

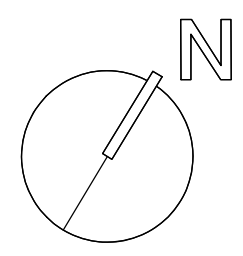
A-3.0



2 ATTIC PLAN SCALE 1/4"= 1'-0"



1 ROOF PLAN SCALE 1/4"= 1'-0"





ELEVATIONS KEYNOTES	
1	(N) 50 YEAR ASPHALTIC SHINGLE ROOFING
2	(N) CEDAR SHINGLE - COLOR : ARGOS (NC04)
3	(E) SHINGLE (N) PAINT FINISH - RESTORE AS REQUIRED
4	(E) WOOD HORIZONTAL SIDING (N) PAINT FINISH - RESTORE AS REQUIRED
5	(N) WOOD HORIZONTAL SIDING TO MATCH (E)
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10	(E) GUARDRAIL (N) PAINT FINISH
11	(N) GUARDRAIL TO MATCH (E)
12	(N) CONCRETE ADA COMPLIANT RAMP SLOPE NOT TO EXCEED 8.3%
13	(E) RAFTER TAIL (N) PAINT FINISH
14	(N) RAFTER TAIL TO MATCH (E)
15	(E) ROOF BRACKET (N) PAINT FINISH
16	(N) DECORATIVE CORBEL
17	(E) FINIAL TO REMAIN

2 NORTH ELEVATION

SCALE 1/4"= 1'-0"



1 EAST ELEVATION

SCALE 1/4"= 1'-0"



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Sheet Title:
 ELEVATIONS

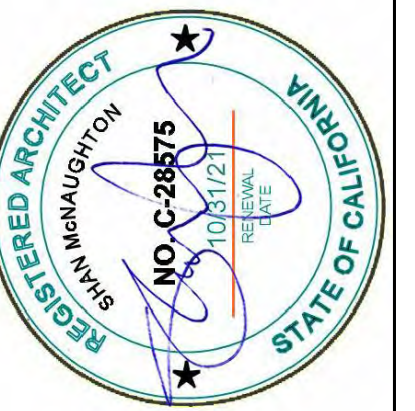
Revisions:

Scale: 1/4" = 1'-0"

Date: 11/6/20

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 Checked By:
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A-4.0



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 HISTORIC RESTORATION / ADAPTIVE USE
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Sheet Title:
 ELEVATIONS

Revisions:

Scale: 1/4" = 1'-0"
 Date: 11/6/20
 Drawn By: Thunyamon Locharoenrat, AIA
 Checked By: Shan McNaughton, AIA
 Sheet Number



2 WEST ELEVATION

SCALE 1/4" = 1'-0"



1 SOUTH ELEVATION

SCALE 1/4" = 1'-0"

ELEVATIONS KEYNOTES	
1	(N) 50 YEAR ASPHALTIC SHINGLE ROOFING
2	(N) CEDAR SHINGLE - COLOR : ARGOS (NC04)
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13	(E) RAFTER TAIL (N) PAINT FINISH
14	(N) RAFTER TAIL TO MATCH (E)
15	(E) ROOF BRACKET (N) PAINT FINISH
16	(N) DECORATIVE CORBEL
17	(E) FINIAL TO REMAIN

A-5.0



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Job Title:
 HISTORIC RESTORATION / ADAPTIVE USE
 1605 CALVARY CIRCLE, REDLANDS, CA

Sheet Title:
 PERSPECTIVES

Revisions:

Scale: NO SCALE
 Date: 11/6/20
 Drawn By: Thunyamon Locharoenrat, AIA
 Checked By: Shan McNaughton, AIA
 Sheet Number

PERSPECTIVE KEYNOTES	
1	(N) 50 YEAR ASPHALTIC SHINGLE ROOFING
2	(N) CEDAR SHINGLE - COLOR : ARGOS (NC04)
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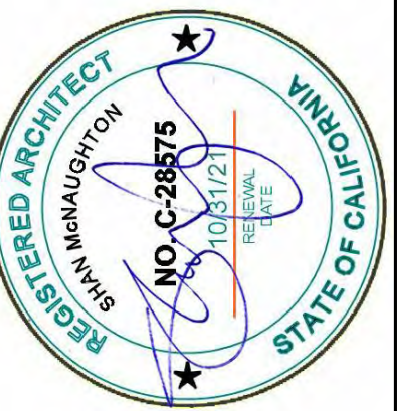
2 | NORTHEAST PERSPECTIVE VIEW FROM ALABAMA ST.

NO SCALE



1 | SOUTHEAST PERSPECTIVE VIEW FROM BARTON RD.

NO SCALE



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 1605 CALVARY CIRCLE, REDLANDS, CA
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Revisions:

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 Checked By: Shan McNaughton, AIA
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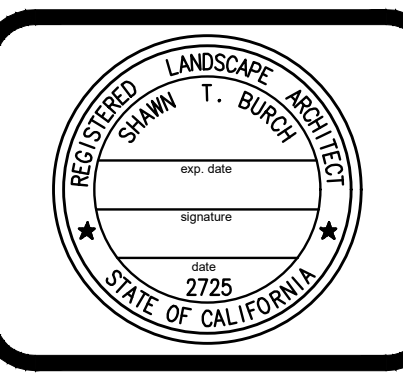
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PERSPECTIVE KEYNOTES	
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17	(E) FINIAL TO REMAIN

1 | SOUTHWEST PERSPECTIVE VIEW

NO SCALE



CONCEPTUAL LANDSCAPE PLAN

CALVARY CIRCLE PROFESSIONAL BUILDING REDLANDS, CA

NO.	REVISIONS

DRAWN BY	CAD
DESIGNED BY	S.T.B.
CHECKED BY	C.R.
DATE	1/20/21
JOB NO.	18-50
SCALE	1"=10'
SHEET	1

California Water Conservation Ordinance					
Eto = 55.6					
Domestic Water					
MAWA	Eto	Sq. Ft.	% of ET	gallon conversion	total gallons
landscape area	55.6	11949	0.45	0.62	195,357.77
Special Landscape Area	55.6	1261	1	0.62	43,434.72
		13209			MAWA = 238,792.49
EAWU					
	Eto	Sq. Ft.	PF % of ET	gallon conversion	I.E. total gallons
Turf spray	55.6	0	0.8	0.62	0.65 0.00
Turf rotor	55.6	0	0.7	0.62	0.8 0.00
Turf Drip	55.6	2117	0.7	0.62	0.9 64,803.63
Shrub spray	55.6	0	0.4	0.62	0.65 0.00
Shrub rotor	55.6	0	0.4	0.62	0.8 0.00
Tree Bubbler	55.6	0	0.4	0.62	0.9 0.00
Drip	55.6	10792	0.2	0.62	0.9 82,671.52
		13209			EAWU = 147,475.05

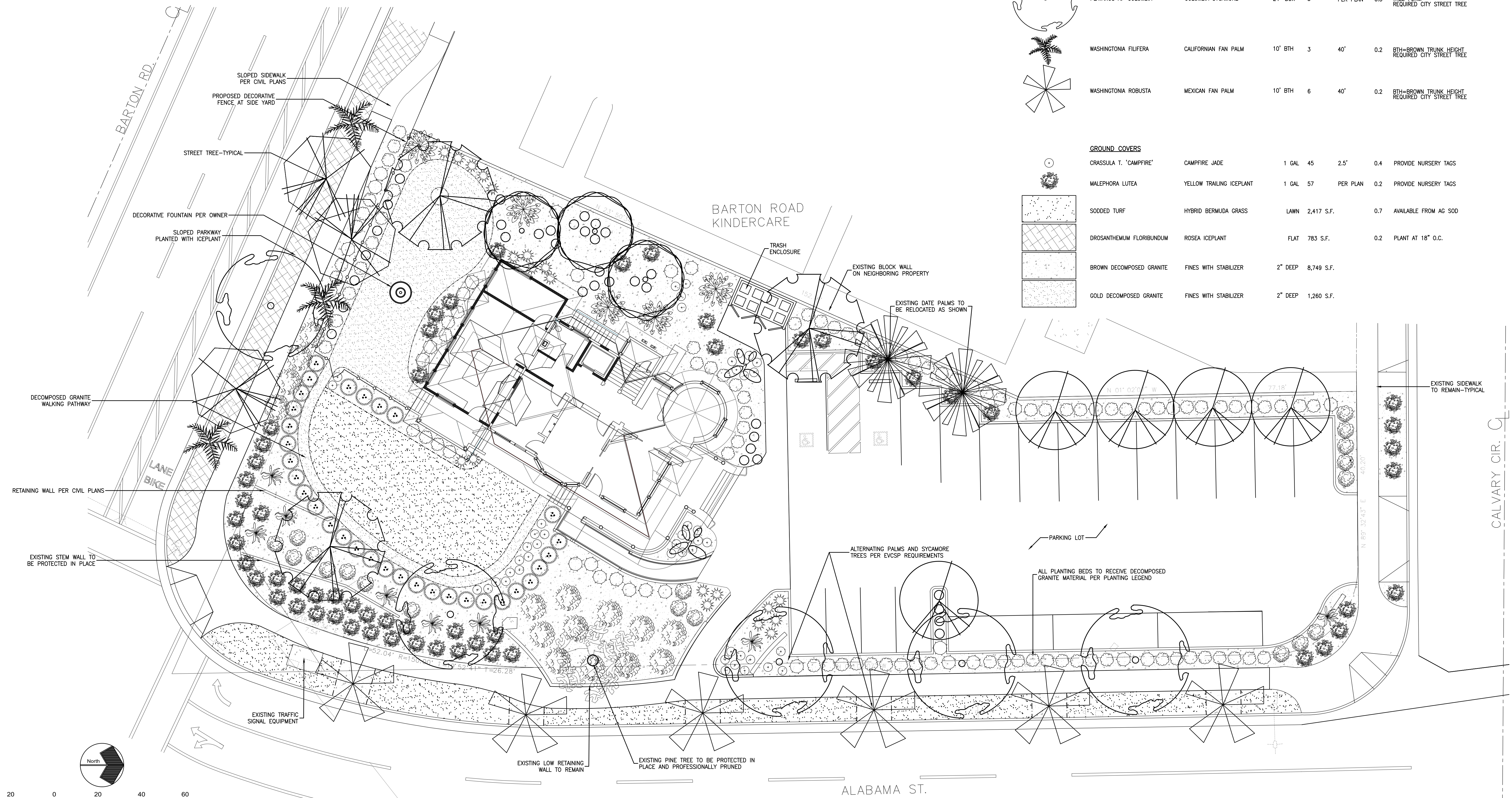
ETAF = Evapotranspiration Adjustment Factor	Plant Factor (WUCOLS)
55 Residential	Water Use Classification of Landscape Species
45 Commercial	0 - 0.1 = Very Low Water Use Plants
1 Recycled Water	0.1 - 0.3 = Low Water Use Plants
	0.4 - 0.6 = Moderate Water Use Plants
	0.7 - 1.0 = High Water Use Plants

I.E. = Irrigation Efficiency	
spray	0.65
rotor	0.8
drip / bubbler	0.9

WATER CONSERVATION STATEMENT:
 FINAL LANDSCAPE PLANS MEET ALL WATER CONSERVATION REQUIREMENTS SET FORTH IN BOTH THE CITY AND STATE ORDINANCES. THE FINAL PLANS WILL ACHIEVE THESE GOALS THROUGH THE USE OF HIGHLY EFFICIENT DRIRLINES AND/OR EMITTERS AND TREE BUBBLERS TO ALL PLANTED AREAS, COMBINED WITH A "SMART" E.T. BASED CONTROLLER AND RAIN SHUT-OFF DEVICE. THE CONTROLLER WILL RECEIVE E.T. INFORMATION THAT WILL ALLOW THE CONTROLLER TO UP-DATE R.C.V. RUN TIMES ON A DAILY BASIS THEREBY REDUCING THE NEED FOR MANUALLY ADJUSTING THE CONTROLLER FOR WEEKLY OR SEASONAL WEATHER CHANGES

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUAN	SPACING	WUCOLS#	NOTES
SHRUBS							
	AGAVE CELSII ALBICANS	WHITE AGAVE	15 GAL	8	PER PLAN	0.2	PROVIDE NURSERY TAGS
	ALOE BREVIFOLIA	SHORT-LEAF ALOE	5 GAL	35	2.5'	0.2	PROVIDE NURSERY TAGS
	ALOE NOBILIS	GOLD-TOOTHED ALOE	5 GAL	20	2.5'	0.2	PROVIDE NURSERY TAGS
	BOUGAINVILLEA 'RASPBERRY ICE'	DWARF VARIEGATED BOUGAINVILLEA	5 GAL	19	4'	0.2	PROVIDE NURSERY TAGS
	BUXUS M. J. 'GREEN BEAUTY'	GREEN BEAUTY BOXWOOD	1 GAL	5	PER PLAN	0.3	PROVIDE NURSERY TAGS
	COTONEASTER D. 'CORAL BEAUTY'	CORAL BEAUTY COTONEASTER	1 GAL	15	8'	0.3	PROVIDE NURSERY TAGS
	CRASSULA O. 'TRICOLOR'	TRICOLOR JADE	5 GAL	92	3.5'	0.2	PROVIDE NURSERY TAGS
	ECHIUM CANDICANS	PRIDE OF MADEIA	1 GAL	3	PER PLAN	0.2	PROVIDE NURSERY TAGS
	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL	30	PER PLAN	0.2	PROVIDE NURSERY TAGS

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUAN	SPACING	WUCOLS#	NOTES
TREES							
	BAUHINIA VARIEGATA	PURPLE ORCHID TREE	24" BOX	3	30'±	0.3	TREE FORM REQUIRED CITY STREET TREE
	BEAUCARNEA RECURVATA	BOTTLE PALM	24" BOX	2	PER PLAN	0.1	NATURAL MULTI-STEM-MIN. 3 TRUNKS
	HYMENOSPORUM FLAVUM	SWEETSHADE	24" BOX	5	20'	0.2	LOW BRANCHED
	JACARANDA MIMOSIFOLIA	JACARANDA	48" BOX	3	PER PLAN	0.3	NATURAL MULTI-STEM-MIN. 3 TRUNKS
	PHOENIX CANARIENSIS (EXISTING)	CANARY ISLAND DATE PALM	25± 8TH	2	PER PLAN	0.2	RELOCATE WHERE INDICATED FROM ON-SITE LOCATION
	PITTOSPORUM PHILLYREOIDES	DESERT WILLOW	15 GAL	3	PER PLAN	0.2	LOW BRANCHED
	PLATANUS A. 'COLUMBIA'	COLUMBIA SYCAMORE	24" BOX	5	PER PLAN	0.3	TREE FORM REQUIRED CITY STREET TREE
	WASHINGTONIA FLUFIFERA	CALIFORNIAN FAN PALM	10" BTH	3	40'	0.2	BTH=BROWN TRUNK HEIGHT REQUIRED CITY STREET TREE
	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	10" BTH	6	40'	0.2	BTH=BROWN TRUNK HEIGHT REQUIRED CITY STREET TREE
GROUND COVERS							
	CRASSULA T. 'CAMPFIRE'	CAMPFIRE JADE	1 GAL	45	2.5'	0.4	PROVIDE NURSERY TAGS
	MALEPHORA LUTEA	YELLOW TRAILING ICEPLANT	1 GAL	57	PER PLAN	0.2	PROVIDE NURSERY TAGS
	SODDED TURF	HYBRID BERMUDA GRASS	LAWN	2,417 S.F.		0.7	AVAILABLE FROM AG SOD
	DROSANTHEMUM FLORIBUNDUM	ROSEA ICEPLANT	FLAT	783 S.F.		0.2	PLANT AT 18" O.C.
	BROWN DECOMPOSED GRANITE	FINES WITH STABILIZER	2" DEEP	8,749 S.F.			
	GOLD DECOMPOSED GRANITE	FINES WITH STABILIZER	2" DEEP	1,260 S.F.			



UNDERGROUND SERVICE ALERT
 CALL: TOLL FREE 811
 Scale 1" = 20'



CONCEPTUAL LANDSCAPE PLAN

CALVARY CIRCLE PROFESSIONAL BUILDING REDLANDS, CA

REVISIONS

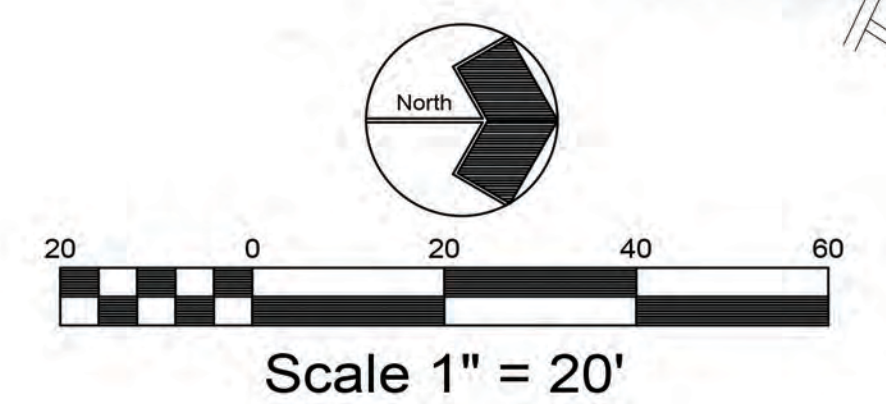
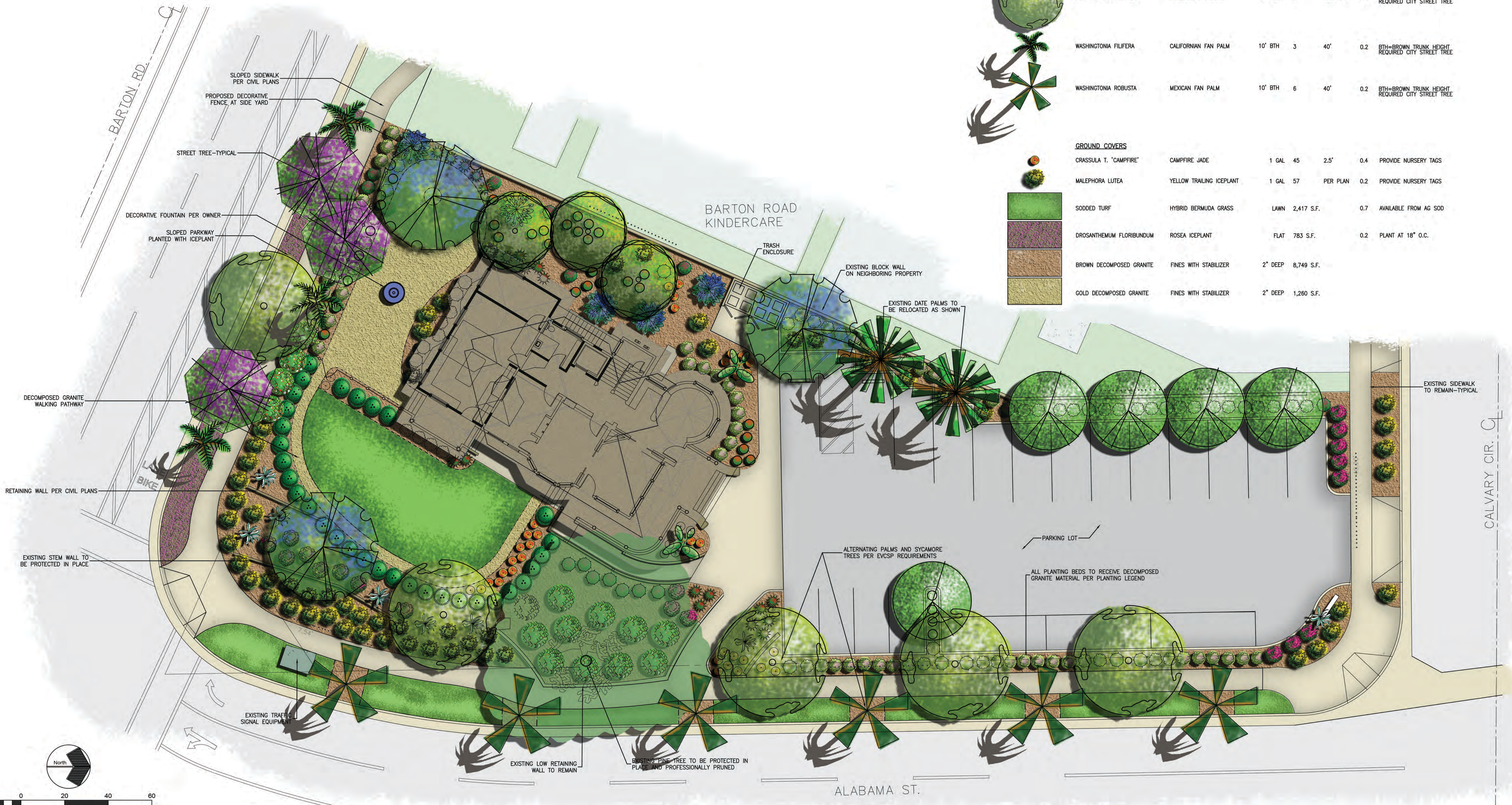
DRAWN BY	CAD
DESIGNED BY	S.T.B.
CHECKED BY	C.R.
DATE	1/20/21
JOB NO.	18-50
SCALE	1"=10'
SHEET	1
OF 1 SHEETS	

PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUAN	SPACING	WUCOLS#	NOTES
TREES							
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	BEAUCAERNA RECURVATA	BOTTLE PALM	24" BOX	2	PER PLAN	0.1	NATURAL MULTI-STEM-MIN. 3 TRUNKS
	HYMENOSPORUM FLAVUM	SWEETSHADE	24" BOX	5	20'	0.2	LOW BRANCHED
	JACARANDA MIMOSIFOLIA	JACARANDA	48" BOX	3	PER PLAN	0.3	NATURAL MULTI-STEM-MIN. 3 TRUNKS
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ATTACHMENT "E"

Resolution No. 2021-14

RESOLUTION NO. 2021-14

A RESOLUTION OF THE HISTORIC AND SCENIC PRESERVATION COMMISSION OF THE CITY OF REDLANDS RECOMMENDING APPROVAL OF HISTORIC RESOURCE DESIGNATION NO. 135 AND HISTORIC PARKING MODIFICATION NO. 31 FOR THE ADAPTIVE REUSE OF SINGLE FAMILY DWELLING LOCATED AT 1605 CALVARY CIRCLE (APN: 0293-133-13-0000).

WHEREAS, Guadalupe Cobanov has submitted an application for Historic Resource Designation No. 135 and Historic Parking Modification No. 31, along with accompanying applications, Specific Plan No. 40 Amendment No. 47, Conditional Use Permit No. 1107, and Variance No. 799 for the nomination, designation, and adaptive reuse of a single family dwelling as a medical office located at 1605 Calvary Circle.

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

WHEREAS, on November 4, 2021, the Historic & Scenic Preservation Commission held a public hearing and considered the staff report, oral report, the testimony and the written evidence submitted by and on behalf of the applicant and by members of the public; and,

WHEREAS, Public Resources Code Section 15061(b)(3) (General Rule), Section 15301 (Existing Facilities), Section 15331 (Historical Resource Restoration/Rehabilitation), and Section 15305 (Minor Alterations in Land Use Limitations) provides for exemptions from environmental review in accordance with the California Environmental Quality Act, and the project qualifies for this exemption; and,

WHEREAS, following the public hearing for the Historic Resource Designation the Historic & Scenic Preservation Commission determined that approval of the requested Historic Resource would be in the best interests of the public health, safety, and general welfare.

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

Section 1. The Historic and Scenic Preservation Commission recommends to the City Council that the proposed project and its various elements is Exempt from the California Environmental Quality Act per Section 15061(b)(3), Section 15301 (Existing Facilities) and Section 15331 (Historical Resource Restoration/Rehabilitation), and Section 15305 (Minor Alterations in Land Use Limitations) and there is no substantial evidence of any potentially significant impacts.

Section 2. The Historic and Scenic Preservation Commission nominates the property at primary single family dwelling located at 1605 Calvary Circle to be eligible to

become a Historic Resource, pursuant to Section 2.62 of the Redlands Municipal Code.

Section 3. The Historic and Scenic Preservation Commission recommends that the City Council designate the primary single family dwelling located at 1605 Calvary Circle as a Historic Resource pursuant to Section 2.62 of the Redlands Municipal Code based on the following criterion:

Chapter 2.62.170.F.: “It embodies elements of architectural design, detail, materials, or craftsmanship that represents a significant architectural innovation;”

Chapter 2.62.170.H.: “It has unique design or detailing.”

Chapter 2.62.170.I.: “It is a particularly good example of a period or style.”

The structure represents the Queen Anne-Victorian architectural style and front porch, which influences from the beginning of the Craftsman style as seen in the dwelling’s front windows. As such, the structure appears to represent a transitional example between the two styles. The Queen Anne style is seen through significant characteristics such as the turret-bay tower, at the northwest corner, featuring curved glass windows on each floor and witch’s cap roof, multiple roof planes, large overhangs with exposed elliptical cut rafters and exposed eaves, a large wrap around porch, cylindrical Corinthian columns, and decorative moldings. The dwelling is built on a rock foundation, and utilizes shingles and shiplap on the exterior.

The significant characteristics of the Craftsman style seen include the three large square double-hung windows on the first floor, the mild pitched lower roof, flat porch roof. The inventory form suggests that the architect, who is unknown, may have been more inclined to emphasize the Queen Anne style, which was popular in 1905, and may have been experimenting with elements of the beginning of the Craftsman style.

Section 4. The Historic and Scenic Preservation Commission finds that Historic Parking Modification No. 31 would not be detrimental to a Historic Resource and is consistent with the City’s Historic Preservation Ordinance; and therefore, recommend approval of Historic Parking Modification No. 31 to the Planning Commission and City Council.

Section 5. This Resolution is effective immediately upon adoption.

ADOPTED, SIGNED AND APPROVED this 4th of November, 2021.

Kurt Heidelberg, Historic and Scenic

Preservation Commission Chair

ATTEST:

Linda McCasland, Secretary to the Commission

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 4^h day of November, 2021.

AYES:

NOES:

ABSENT:

ABSTAINED:

Linda McCasland, Historic and
Scenic Preservation Commission
Secretary