

REQUEST FOR HISTORIC AND SCENIC PRESERVATION COMMISSION ACTION

V-A. RICK & KELLIE FERGUSON, OWNER/APPLICANT

1. **PUBLIC HEARING** to consider **Certificate of Appropriateness No. 689** to construct an approximately 484 square-foot detached garage in the rear yard of the property located at 233 S. Michigan Street (APN: 0171-312-05-0000) within the Multiple-Family Residential (R-2) District and the Smiley Park National Historic District. The subject property is individually designated as Historic Resource No. 123, also known as Theron Hayward Home. This proposal may qualify for exemption from the California Environmental Quality Act (CEQA) pursuant to Section 15303(e) (New Construction or Conversion of Small Structures).

HISTORIC AND SCENIC PRESERVATION MEETING: March 7, 2024

Planner: Laylee Hokmollahi, Assistant Planner

Reviewed by: Brian Foote, City Planner/Planning Manager

PROCEDURE FOR PUBLIC HEARING

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

SYNOPSIS

1. Historic Designation: The subject property is individually designated as a historic resource (HR 123), by the City of Redlands, also located within the Smiley Park National Historic District.
2. Existing Land Use: Zoning: Multiple-Family Residential (R-2) District
3. General Plan: Medium Density Residential

4. Historic and Scenic Preservation Commission submittal dates:
 - (A) Major Certificate of Appropriateness Application January 11, 2024
 - (B) Date Accepted as Complete: February 6, 2024
 - (C) Historic and Scenic Preservation Commission Meeting: March 7, 2024

5. Attachments:
 - (A) Location Map and Aerial Photograph
 - (B) Site Photographs
 - (C) Project Plans
 - (D) Manufacturer Information
 - (E) Historic Inventory Sheet
 - (F) Resolution 2024-02

PROPOSAL

The applicant(s), Rick and Kellie Ferguson, are proposing to construct an approximately 484 square-foot detached Premier Ranch Style garage to replace a garage that was burnt in a fire in February of 2023. The proposed accessory structure will be located approximately in the same location as the original garage, in the rear yard towards the northeast side of the property located at 233 S. Michigan Street (see Attachment A – Location Map & Aerial) within the Multiple-Family Residential (R-2) Zoning District. The property is also within the Smiley Park National Historic District (a separate federal historic district that is distinct from the City's local Smiley Park Neighborhood Historic & Scenic District (HD No. 8)). The subject property is individually designated as Historic Resource No. 123, also known as Theron Hayward Home.

BACKGROUND

Property History: The Historic Inventory sheet (Attachment E) prepared in 1990 indicates the subject property was developed in 1905. The following is the description from the Historic Inventory Sheet:

"A one and one-half story structure on a raised brick foundation, the house is square in style. The house is sided in narrow clapboard over a wood frame structure. The bellcast hip roof consists of composition shingle. Notable features are the bellcast gable dormers (one on each side) and bay window. A recessed concrete porch features arched openings overgrown with ivy. A dual front door treatment allows access to both the upstairs and downstairs residences. A garage/carriage house, apparently original, is the only secondary structure associated with the house. The entire unit is set back from the street. The integrity of the house is intact and no additions or alterations are apparent".

Although the Historic Inventory Sheet states the garage appeared to be original to the house, Sanborn Maps indicate the garage was built sometime between 1908 and 1915.

On September 3, 2015, the Historic and Scenic Preservation Commission, by a 7-0 vote recommended the City Council to approve Historic Resource No. 123 for the designation of 233 S. Michigan Street. On October 20, 2015, The City Council approved the historic designation of the single-family dwelling on the property.

On February 15, 2023, the original garage was destroyed by fire, and only a concrete slab has remained since that time. The applicants are now proposing to construct a new garage to provide replacement parking.

Existing Carport: There is an approximately 384 square-foot temporary carport structure located on the driveway in the rear yard that is partially visible from the right-of-way. The structure consists of a tarp canopy connected to steel poles. According to the submitted site plan, this structure will be removed from the property.

ANALYSIS

A) Zoning Standards

The applicants are proposing to construct a new 484 square-foot garage in the same approximate location as the original garage, and the existing driveway will be extended approximately 20 feet to provide paved access to the proposed new garage. Redlands Municipal Code Chapter 18.164 requires new single-family dwelling units containing more than two (2) bedrooms to provide two covered parking spaces. The proposed garage construction will provide the required parking for the subject dwelling on the lot. Additionally, the project will comply with all applicable development standards for the R-2, Multiple Family District.

B) Secretary of Interior Standards and Guidelines & City of Redlands Historic and Scenic Preservation Design Manual

The Secretary of Interior Standards suggests new additions and/or related new construction on historic properties should be compatible in terms of mass, materials, solids to voids, and color. Proposed additions should not result in the loss of the historic character of the resource or damage the character-defining features of the historic building. The new work shall be differentiated from the old, and the new work will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Based on the City's Historic Design Manual, the predominant material used in Classic Box or American Foursquare style is typically wood, wood siding, wood shingles, stone, brick, and masonry (page 4/1-4).

The main dwelling on the subject property was constructed in 1905 and is an American Foursquare or Classic Box Style, which was popular from 1895 through 1930. American Foursquare is distinguished by its simple box shape, low hipped roof and deep overhangs, large central dormer, large front porch, and the use of brick and wood materials.

The proposed garage will be partially visible from South Michigan Street. It will sit approximately 140 feet back from the front property line and would be partially obscured from street view by the main dwelling and the existing wooden fence located in the rear yard. The proposed accessory structure will consist of:

- Gray horizontal wood lap siding to match the existing residence;
- Nickel gray 3-tab composition shingles to match the existing residence;
- Louisiana Pacific (wood) white fascia;
- Painted white fiberglass pedestrian door (not visible from the right-of-way);
- Painted white steel roll-up garage door, dimensions of 16 feet by 7 feet (visible from the right-of-way); and,
- Vinyl framed window (not visible from the right-of-way).

The new structure will share similar styling elements such as horizontal wood siding and composition shingle roof to the main structure. The proposed material for the roll up door, pedestrian door, and window are not consistent with the materials on the house (wooden doors and windows) or with the predominant material used in classic Box Architectural Style. However, the new structure is at the back of the rear yard area (i.e., the least visible portion of the lot), and the applicant has agreed to install a wooden frame against the vinyl window to conceal the vinyl material. The fiberglass pedestrian door will be painted white and will not be visible from the public right-of-way (due to orientation toward the interior rear yard). The steel roll-up door will be painted white and may be visible from the right-of-way (if viewed directly from the driveway); however, the new garage will be located a significant distance (140 ft.) from the street which helps diminish its prominence and visibility.

The proposed accessory structure will have a square building footprint (22' by 22') and an approximate height of 13'0". It will be similar in scale to the original garage structure, and to the one-and-a-half story residence. See Attachment D – Manufacturer Information for additional information.

The proposed garage will be constructed with substantially similar materials and styling to the existing home, and it will not result in the loss of historic character or damage character-defining features of the primary resource on the property due to its distance from the street (140 ft.) and separation distance from the historic house (60 ft.). Therefore, the proposal may be determined to be consistent with the Secretary of Interior guidelines and City's Historic Design Manual for new construction.

ENVIRONMENTAL REVIEW

The construction of the proposed accessory structure may qualify for exemption from the requirements of the California Environmental Quality Act pursuant to Section 15303(e). Section 15303(e) exempts the construction of new accessory structures including garages, carports, patios, swimming pools, and fences.

STAFF RECOMMENDATION

Staff recommends that the Historic and Scenic Preservation Commission approve Certificate of Appropriateness No. 689 based on the facts presented in this staff report and subject to the recommended Conditions of Approval.

MOTIONS

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

“I move that the Historic and Scenic Preservation Commission find that Certificate of Appropriateness No. 689 is not detrimental to the Historic Resource, and therefore, adopt Resolution No. 2024-02 to approve Certificate of Appropriateness No. 689 based on the facts within this staff report and subject to the attached Conditions of Approval.

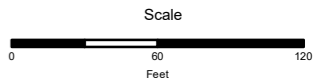
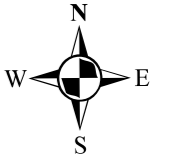
ATTACHMENT "A"

Location Map & Aerial Photograph

Location Map

Attachment A-1: Location Map
Certificate of Appropriateness No. 689
233 S. Michigan St.

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.



February 21, 2024

OneStop.mxd



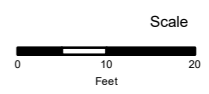
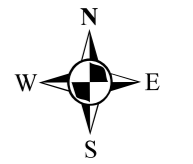


Proposed
Garage Location

Aerial

Attachment A-2: Aerial
Certificate of Appropriateness No. 689
233 S. Michigan St.

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February 21, 2024

OneStop.mxd

ATTACHMENT "B"

Site Photographs



Main dwelling viewed from the south



Southwest Elevation



Northwest Elevation



Northeast Elevation



Temporary carport to be removed



**Original garage structure (burnt in a fire) -
February 2022 Google Street View**

ATTACHMENT "C"

Project Plans

REDLANDS

FEB 06 2024

ONE STOP PERMIT CENTER

Lot 8,250 sq ft

House 1,320 sq ft

propose Garage 484

1,804 sq ft

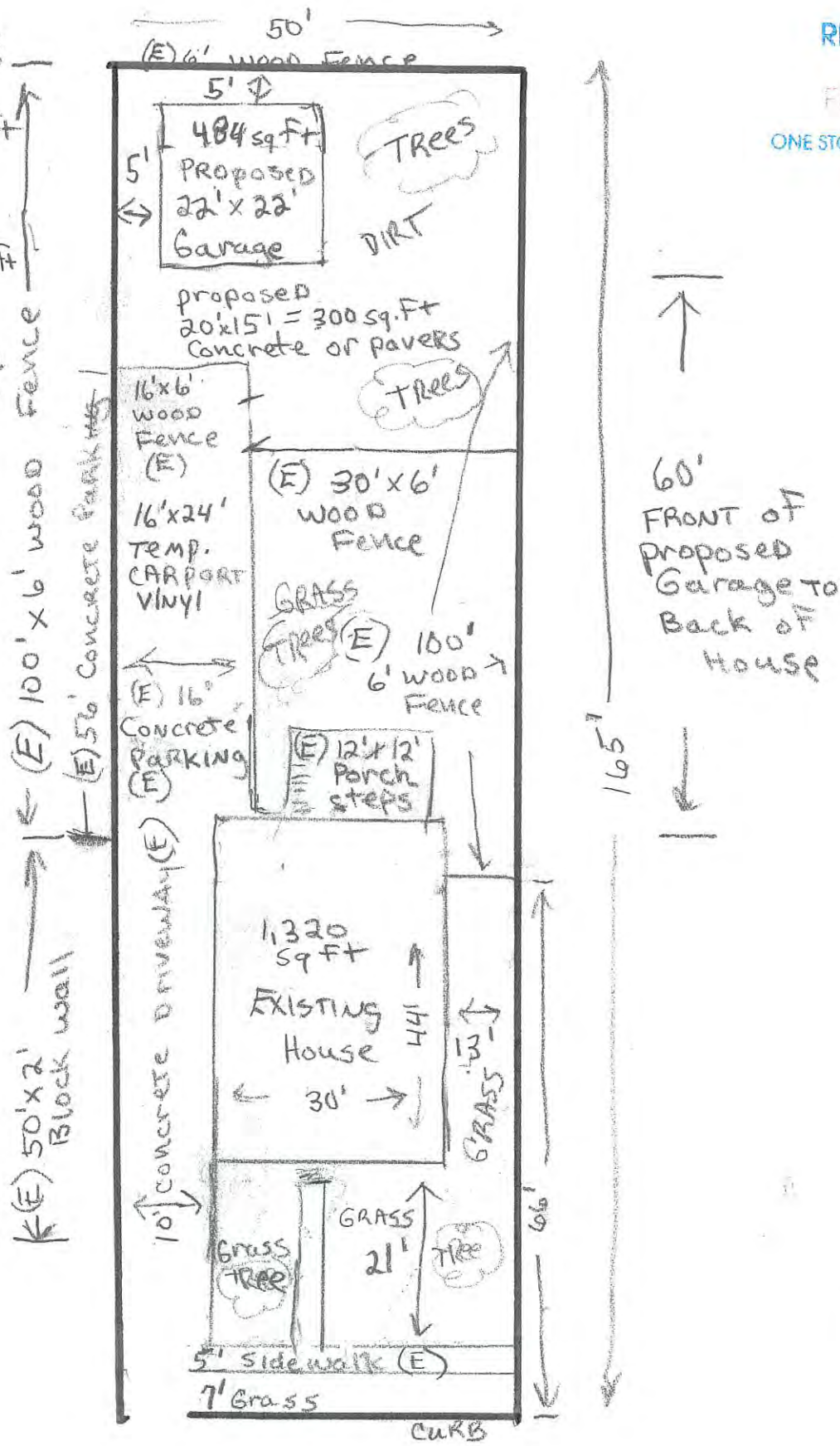
Temporary CARPORT 384 sq ft

To Be Removed After garage complete

Roofs 1,804 SF + 384 SF = 2,188 SF

Lot cov % with carport 27 %

Lot cov % After carport is removed 22 %



60' FRONT OF Proposed Garage to Back of House

165'

66'

1" = 20'

Michigan Street
233 South

ATTACHMENT "D"

Historic Inventory Sheet

Form number: 13

HISTORICAL INVENTORY FORM

1. Common name:
2. Historic name:
3. Street or rural address: 233 Michigan Street
City: Redlands Zip 92373 County San Bernardino
4. Parcel number: 171-312-06
5. Present owner: Hazel and Michael Ward
Address: same
Ownership: private
6. Present use: duplex Original use: s.f.residence

DESCRIPTION

- 7a. Architectural style: Vernacular



7b. Brief description:

A one and one-half story structure on a raised brick foundation, the house is square in style. The house is sided in narrow clapboard over a wood frame structure. The bellcast hip roof consists of composition shingle. Notable features are the bellcast gable dormers (one on each side) and bay window. A recessed concrete porch features arched openings overgrown with ivy. A dual front door treatment allows access to both the upstairs and downstairs residences. A garage/carriage house, apparently original, is the only secondary structure associated with the house. The entire unit is set back from the street. The integrity of the house is intact and no additions or alterations are apparent.

8. Construction date: 1905
9. Architect: unknown

- Builder: J. A. Preston
Approx size:
12. Dates of photo: August 1990
13. Condition: fair
14. Alterations: none apparent (front door openings may be altered)
15. Surroundings: residential; school across street
16. Threats: zoning R-2
17. Present location is: original site
18. Related features: garage/carriage house; sycamore tree;
cut-stone curbs

SIGNIFICANCE

19. Briefly state historical and architectural significance:

Like many Redlanders of the turn of the century, Theron Hayward speculated on the growth of Redlands by having this home built. Hayward was the purchasing agent of the California Citrus Union in Redlands. His home was located at 310 West Olive which affords a close distance from this home.

Hayward hired J. A. Preston, a builder and contractor, to construct the original one-story, five-room home at 233 Michigan Street in 1905. The permit held in Smiley Library indicates the 26x36 home would cost \$1,500.

Edwin C. Hammen, dentist, and his wife, Ida, were one of the first residents of the new rental.

This structure would be a contributor to a historic district.

Past Owners:

- 1907 Edwin C. Hammen and Ida Hammen
- 1919 Edwin C. Hammen
- 1923 O. G. Fuissell
- 1933 O. G. Fussell
- 1936 O. G. Fussell
- 1940 Albert Cox, roof
- 1943 Albert J. Cox, roof
- 1949 Albert J. Cox, roof
- 1952 Albert J. Cox, plumbing
- 1955 Juna Ward, plumbing

20. Main theme of the historic resource is: architecture; neighborhood

21. Sources:

- Water Connection 2/21/1905
- Michigan Tract Map Lot 7
- Building Permit 1/30/1905
- Sanborn Insurance Maps
- Building and Safety Records
- Citrograph Building List 1905
- City Directories 1910, 1919, 1923, 1933, 1936

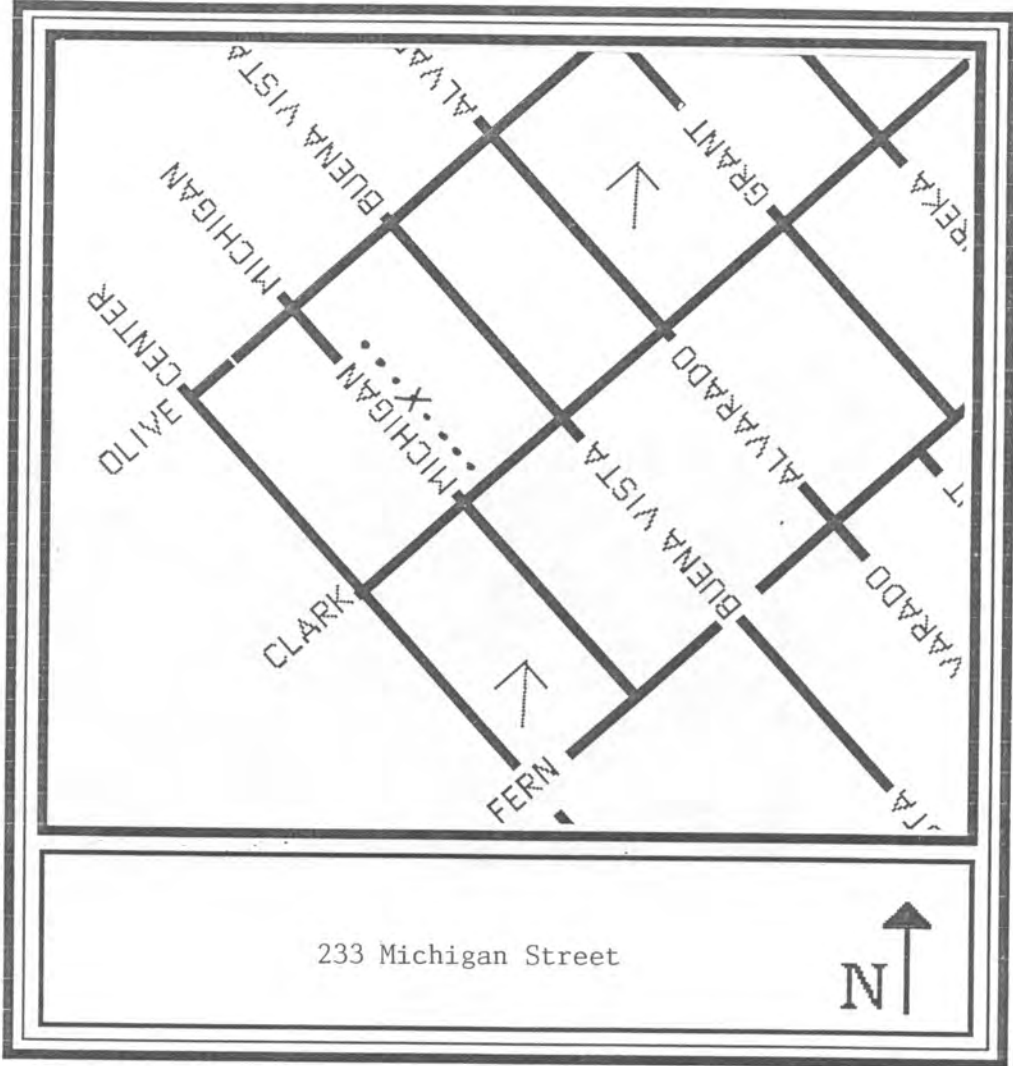
22. Date form prepared: 8/7/90

By: Janet Tearnen

Organization: Redlands Historical Inventory Project

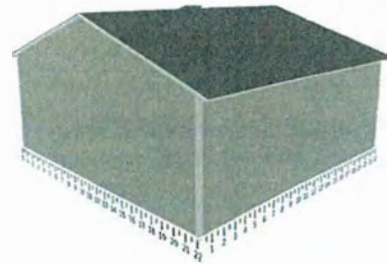
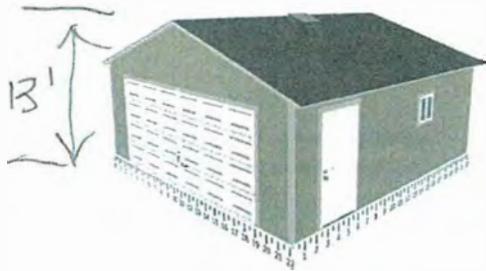
Address: 30 Cajon Street

City: Redlands, CA 92373



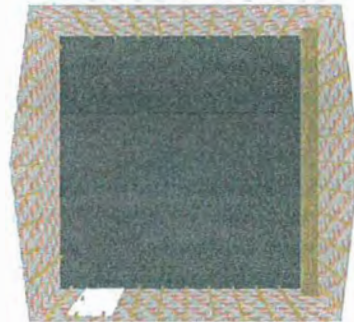
ATTACHMENT "E"

Manufacturer Information



Wall D

Wall A



Wall C

Wall B

Base Details/Permit Details

Building Size & Style
 Premier Ranch Garage - 22' wide by 22' long
Door (Steel)
 Overhead Garage Door (16' x 7'),
Paint Selection
 Base: Gray By Me, Trim: Southern Breeze
Roof Selection
 Nickel Gray 3 Tab
Drip Edge
 White
 Is a permit required for this job?
 Yes
 Who is pulling the permit?
 Tuff Shed

Optional Details

Doors (Fiberglass)
 6-Panel Residential Door (Left Hand Outswing),
Windows (Vinyl)
 2'x2' Insulated Horizontal Sliding Window
Walls (Wood)
 791 Sq Ft House Wrap
 791 Sq Ft Horizontal Wood Lap Sliding
Roof (Composition Shingle)
 2x2 Skylight
Interior
 22 Lin Ft Shelving - 16" deep
Fascia: Louisiana Pacific Trim (1x6) or (1x4) (LP Trim)

Jobsite/Installer Details

Do you plan to insulate this building after Tuff Shed installs it?
 Yes
 Is there a power outlet within 100 feet of installation location?
 Yes
 The building location must be level to properly install the building. How level is the install location?
 Slab provided by customer will be within 1/2" tolerance on square, level, exterior dimensions to match the building size (per customer agreement).
 Will there be 18" of unobstructed workspace around the perimeter of all four walls?
 Yes
 Can the installers park their pickup truck & trailer within approximately 200' of your installation site?
 Yes
 Substrate Shed will be installed on?
 Concrete without Shed Floor

REDLANDS

FEB 06 2024

ONE STOP PERMIT CENTER

ATTACHMENT "F"

Resolution No. 2024-02

RESOLUTION NO. 2024-02

A RESOLUTION OF THE HISTORIC AND SCENIC PRESERVATION COMMISSION OF THE CITY OF REDLANDS APPROVING CERTIFICATE OF APPROPRIATENESS NO. 689 FOR CONSTRUCTION OF AN APPROXIMATELY 484 SQUARE-FOOT DETACHED GARAGE IN THE REAR YARD OF THE PROPERTY LOCATED AT 233 SOUTH MICHIGAN STREET (APN: 0171-312-05-0000).

WHEREAS, Rick and Kellie Ferguson (“Applicant”), have submitted an application for Certificate of Appropriateness No. 689 to construct an approximately 484 square-foot detached garage in the rear yard of the property located at 233 S. Michigan Street (APN: 0171-312-05-0000) within the Multiple-Family Residential (R-2) District and the Smiley Park National Historic District. The subject property is individually designated as Historic Resource No. 123, also known as Theron Hayward Home; 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 March 7, 2024, 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 15303 (New Construction of Small Structures) of the CEQA Guidelines, as there is no substantial evidence of any potentially significant environmental impacts and the project qualifies for this exemption.

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

Section 1. The proposed scope of work for Certificate of Appropriateness No. 689 is consistent with the applicable Secretary of the Interior’s Standards and the city’s local Historic & Scenic Preservation Manual.

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

Section 3. The application for Certificate of Appropriateness No. 689 is hereby approved subject to the conditions of approval contained in Exhibit “A” attached to this Resolution.

Section 4. This Resolution shall become effective upon adoption. If no appeal is filed within ten days (by March 18, 2024) in accordance with the Redlands Municipal Code, then the decision shall become final on March 19, 2024.

ADOPTED, SIGNED AND APPROVED this 7th day of March, 2024.

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 7th day of March, 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

Linda McCasland, Secretary, Historic
and Scenic Preservation Commission

EXHIBIT A
CONDITIONS OF APPROVAL
CERTIFICATE OF APPROPRIATENESS NO. 689

1. This approval is for Certificate of Appropriateness No. 689 to construct an approximately 484 square-foot detached garage in the rear yard of the property located at 233 S. Michigan Street (APN: 0171-312-05-0000) within the Multiple-Family Residential (R-2) District and the Smiley Park National Historic District. The subject property is individually designated as Historic Resource No. 123, also known as Theron Hayward Home.
2. This permit is granted for the plans dated February 6, 2024, (“the plans”) on file with the Planning Division. The project shall conform to the plans, except as otherwise specified in these conditions. The Development Services Director is authorized to approve minor modifications to the approved project plans or any of the conditions of approval if such modifications shall achieve substantially the same results as would strict compliance with said plans and conditions.
3. Unless construction has commenced pursuant to a building permit, this permit/approval shall expire in eighteen (18) months from the approval date. This permit/approval can be extended by staff per Section 2.62.200(K) for a period not to exceed thirty-six (36) months.
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. The applicant may install wood materials to cover any exposed vinyl exterior siding, trim, or doorway materials.
6. The Development Services director is authorized to approve minor modifications to the approved project plans or any of the conditions of approval if such modifications shall achieve substantially the same results as would strict compliance with said plans and conditions.
7. The issuance of any permits shall comply with all applicable provisions of the Redlands Municipal Code.
8. 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.

9. Prior to final sign-off of the building permit(s) for the new proposed garage, the property owner shall remove the temporary carport located in the rear yard.
10. The property owner shall be responsible for installing and maintaining a wooden frame against the vinyl window to conceal the vinyl material, prior to final sign-off of the building permit. Other exterior trim materials not covered in wood shall be painted and maintained to mitigate/eliminate any appearance of exposed vinyl material.

Brian Foote, City Planner/Planning Manager
Historic Preservation Officer