

REQUEST FOR HISTORIC AND SCENIC PRESERVATION COMMISSION ACTION

VI.A. CHRIS AND LISA KANE, APPLICANT (PROJECT PLANNER: IVAN FLORES)

PUBLIC HEARING to consider **Certificate of Appropriateness No. 607** to extend an existing roof overhang by 150 square feet, 7 feet in depth, with a new exterior support wall on the front elevation of an existing single family dwelling. The project also includes front yard improvements including the removal of a dead oak tree, and construction of a 2 foot high retaining wall and associated flat work to accommodate a new 180 square foot uncovered outdoor patio area. The property is located at within the West Highland Avenue Historic and Scenic District at 1130 West Highland Avenue in the R-S (Suburban Residential) District. This project is exempt pursuant to Section 15331 (Historical Resource Restoration/Rehabilitation) of the California Environmental Quality Act Guidelines.

HISTORIC AND SCENIC PRESERVATION MEETING: NOVEMBER 05, 2020

Planner: Ivan Flores, Assistant 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 structure is not designated as a historic resource, and is located within the local West Highland Avenue Historic and Scenic District.
2. Existing Land Use: Zoning: Suburban Residential
General Plan: Low Density Residential
3. Historic and Scenic Preservation Commission submittal dates:
(A) Submittal Dates: October 05, 2020

- (B) Date Accepted as Complete: October 27, 2020
(C) Historic and Scenic Preservation Commission Meeting: November 05, 2020

4. Attachments:

- (A) Location Map and Aerial
(B) Site Photographs
(C) Project Plans
(D) Resolution No. 2020 - 10 with Exhibit A (Conditions of Approval)

PROPOSAL

The applicant is proposing to extend an existing roof overhang by 150 square feet, 7 feet in depth, with a new exterior support wall on the front elevation of an existing single family dwelling. The applicant also proposes to remove a dead oak tree, and construct a 2 foot high retaining wall and associated flat work to accommodate a new 180 square foot uncovered outdoor patio area. The project site is located on the north side of West Highland Avenue. The site is 15,169 square feet in size and is eighty feet (80') wide by one hundred and eighty feet (180') deep. The site is zoned R-S (Suburban Residential) District. The dwelling is listed as a contributing structure to the City designated West Highland Avenue Historic and Scenic District.

BACKGROUND

- The home is estimated to have been constructed in 1960 by an unknown architect for Louis Von Roekel.
- One building addition has been added to the home since its original construction, however, staff could not verify the location of the addition as it was not noted on the building permit application. Permit records and aerial photographs do not clearly identify the date of construction of these additions.
- Resolution No. 4251 was adopted in 1987 designating all properties on the north and south sides of West Highland Avenue between Cajon Street and Cedar Avenue to be within the West Highland Avenue Historic and Scenic District. This Historic District is comprised of single family residential properties that were constructed over a wide period of time (1890s – 1990s), providing preservation with an emphasis on the existing streetscape, cut stone curbing and walls, street trees and light standards, and the existing dirt path in lieu of traditional sidewalks.

ANALYSIS

Site Design and Architecture

The applicant is proposing to extend an existing roof overhang by 150 square feet, 7 feet in depth, in order to provide additional shading to the existing living room. This will require the removal of a mature oak tree located within the front yard area. The applicant's architect has indicated the oak tree has died and that the property owner is concerned about safety related to dropping tree limbs or tree stability. The tree had provided an element of shading for the south facing windows of the dwelling and the intent of increasing the overhang will be to recapture this element of shading in a way that is complimentary to the existing architectural style of the dwelling. The west elevation will be altered through the construction of a 3'-6" wide wall for support of the additional roof overhang. The applicant is also proposing to construct a 2'0" retaining wall and associated flat work to accommodate a new 180 square foot uncovered outdoor patio area. The location of the dwelling and proposed addition is in compliance with the setback standards of the R-S (Suburban Residential) District, as indicated in Table A, below:

TABLE A

Development Standard	Required	Proposed
Front Setback	25 feet	45 feet
Side Setback (Garage Side)	10 feet	14 feet
Side Setback	10 feet	10 feet
Rear Setback	25 feet	60 feet
Lot Coverage	30%	18%
Building Height	35 feet	11 ft. 6 in.

*Denotes an existing non-conforming site condition, not subject to change with addition.

The existing dwelling is a rectangular, one-story structure designed in a mid-century modern style. The primary elevation (south-facing) incorporates floor to ceiling windows which would not be impacted or modified by the proposed extension of the roof overhang. The proposed roof extension would match the existing roof pitch which is 1:12. The low-lying flat roof is characteristic of this style of architecture and would be continued with the proposed roof extension. A center portion of the roof extension would be trellis while the remainder will be covered, to match the existing roofing; the covered portion would be approximately 150 square feet in size. In order to support to roof extension, the applicant is proposing to construct a 3'-6" wall support that would be painted to match the existing wall in color and texture.

The proposal includes the removal of a dead oak tree located within the front yard area. The dead oak tree would be replaced with an outdoor patio area approximately 180 square feet in size. In order to accommodate the outdoor patio, the applicant is also

proposing the construction of a 2'0" high retaining wall which will be gray in color to match the existing retaining wall. The proposed retaining wall and outdoor patio area would be screened by an existing wall.

Secretary of Interior Standards:

The Secretary of Interior standards relating to new additions suggest that additions should be compatible in terms of mass, materials, solids to voids, and color, and that additions should not result in the loss of the historic character of the resource or damage character-defining features of the historic building. Furthermore, the goal of the Secretary of the Interior Standards is to maintain the appearance of the historic structure.

The proposal involves constructing an extension of an existing roof overhang and would maintain the existing livable square footage, which is located on an interior (not corner) lot. The extension will not be easily visible from the public right-of-way due to an existing screen wall and vegetation, and will be proportional in size and scale to the existing building. The architectural style and materials proposed for the addition will incorporate the character defining features of the existing home, such as maintaining the existing roof pitch.

All streetscape elements, called out as features to be preserved in the Historic District, will remain and there are no changes to the public right-of-way area, adjacent to the property, as part of the applicant's project scope.

Summary:

The proposed design, with the incorporation of standard conditions of approval, will not adversely affect or change the context surrounding the subject residence, including orientation of buildings, landscaping, parking, and relationship of the structure to its surroundings.

STAFF RECOMMENDATION

Staff recommends that the Historic and Scenic Preservation Commission approve **Certificate of Appropriateness No. 607**, 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 approve Certificate of

Appropriateness No. 607 and adopt Resolution No. 2020-10, based on the facts within this staff report and subject to the Conditions of Approval.”

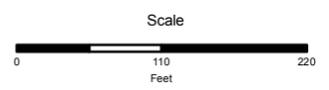
ATTACHMENT "A"

LOCATION MAP AND AERIAL PHOTOGRAPHS



**EXHIBIT A
LOCATION MAP
CERTIFICATE OF APPROPRIATENESS NO. 607
1130 W HIGHLAND AVENUE**

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.



October 27, 2020

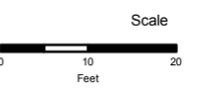
OneStop.mxd

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**ATTACHMENT A
AERIAL
CERTIFICATE OF APPROPRIATENESS NO. 607
1130 W HIGHLAND AVENUE**

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October 27, 2020

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ATTACHMENT "B"

SITE PHOTOGRAPHS



VIEW NORTH TOWARDS 1130 W. HIGHLAND AVENUE

ARCHITECT
J. GARY STEGEMANN

5 1/2 EAST STATE STREET
REDLANDS, CALIFORNIA
909-798-1123

**CHRIS AND LISA KANE
RESIDENCE**

1130 W. HIGHLAND AVE.
REDLANDS. CALIFORNIA

PHOTOGRAPH OF EXISTING

Date



VIEW NORTH AT ENTRY AND OUT DOOR LIVING AREA AND DEAD OAK TREE

ARCHITECT
J. GARY STEGEMANN

5 1/2 EAST STATE STREET
REDLANDS, CALIFORNIA
909-798-1123

CHRIS AND LISA KANE
RESIDENCE

1130 W. HIGHLAND AVE.
REDLANDS. CALIFORNIA

PHOTOGRAPH OF EXISTING

Date



VIEW NORTH AT ENTRY AND OUT DOOR LIVING AREA AND DEAD OAK TREE

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5 1/2 EAST STATE STREET
REDLANDS, CALIFORNIA
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**CHRIS AND LISA KANE
RESIDENCE**

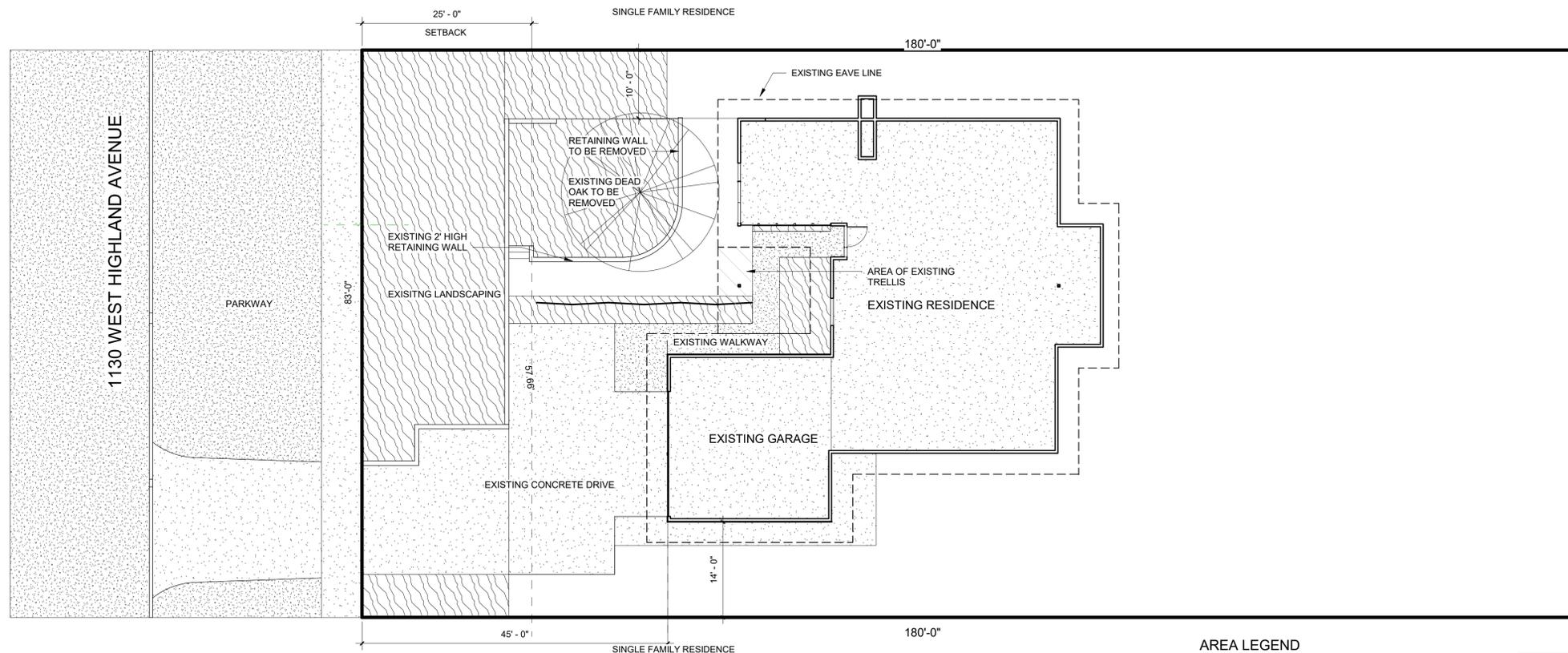
1130 W. HIGHLAND AVE.
REDLANDS. CALIFORNIA

PHOTOGRAPH OF EXISTING

Date

ATTACHMENT "C"

PROJECT PLANS

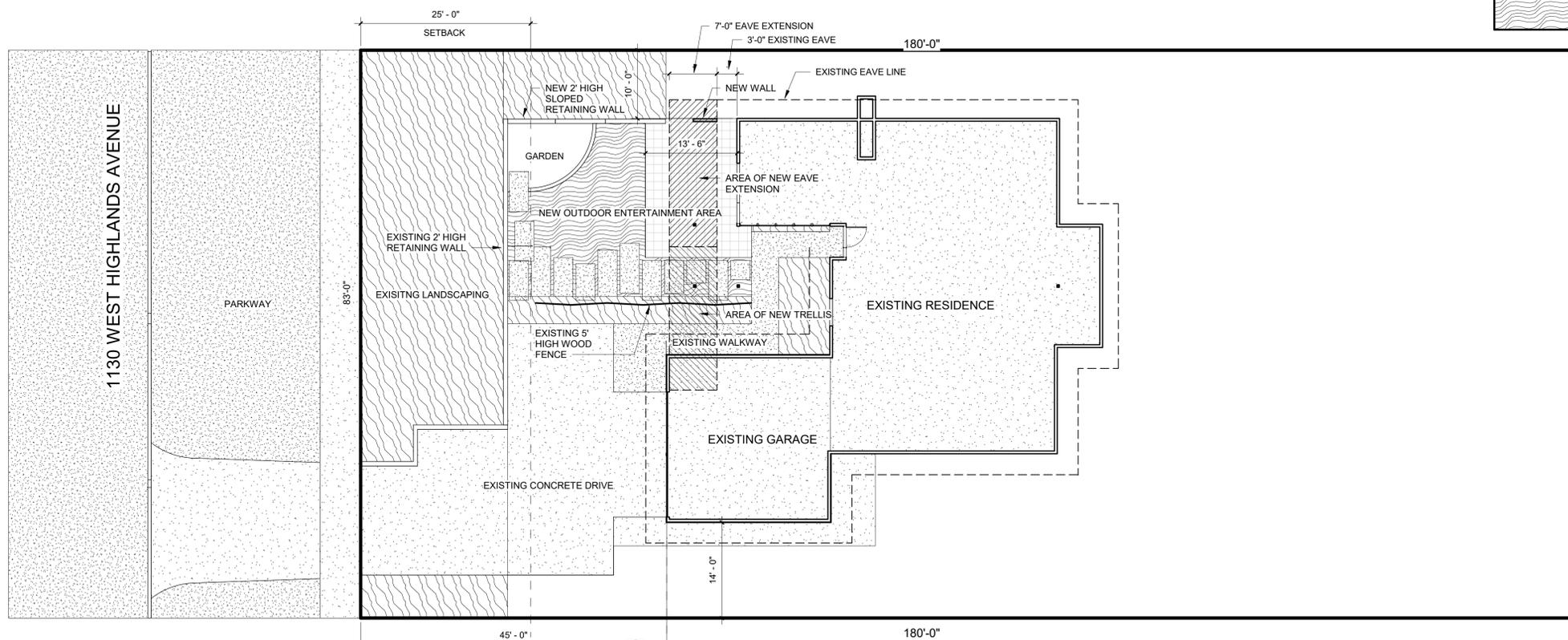


1 SITE PLAN
1" = 10'-0"

WALL LEGEND
 - - - - - EXISTING 2X4 STUD WALLS AT 16" O.C.
 ——— NEW 2X4 STUD WALLS AT 16" O.C.

AREA LEGEND
 [Pattern] EXISTING AREA (NO CHANGE)
 RESIDENCE: 1962 SF
 GARAGE: 584 SF
 [Pattern] NEW COVERED ROOF AREA
 150 SF

[Pattern] NEW PATIO AREA
 180 SF
 [Pattern] EXISTING LANDSCAPE AREAS
 [Pattern] NEW LANDSCAPE AREAS



2 NEW SITE PLAN
1" = 10'-0"

PROPERTY OWNER:

CHRIS AND LISA KANE
 1130W. HIGHLAND AVE
 REDLANDS, CA 92374
 (909) 335-0357

PROPERTY SIZE:

83' X 180' = 14,940 SF (0.34 ACRES)

ASSESSORS PARCEL NO.:

0175-423-05

ZONE:

R/S - SUBURBAN RESIDENTIAL DISTRICT

LOT COVERAGE:

EXISTING RESIDENCE: 1,962 SF
 EXISTING GARAGE: 584 SF
 NEW EAVE EXTENSION: 150 SF
 TOTAL: 2,696 SF

TOTAL LOT COVERAGE: 18%



Architect
J. Gary Stegemann

5 1/2 East State Street
 Redlands, California 92373
 T: 909-798-1123
 C: 909-851-5874
 E: jgsARCH80@gmail.com

Consultant:

SITE PLAN
 RESIDENTIAL ADDITION

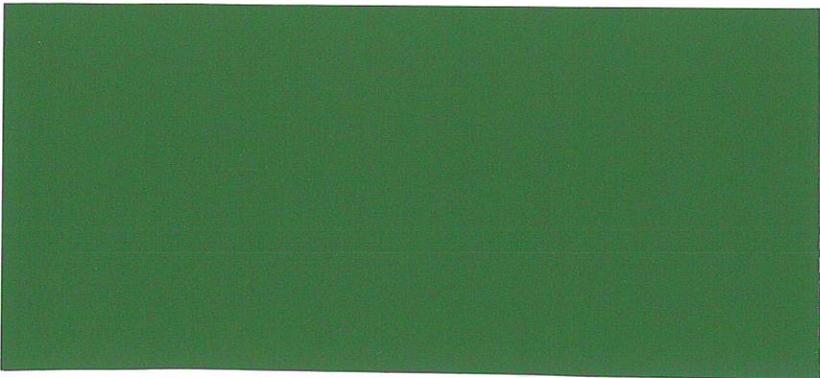
CHRIS AND LISA KANE
 1130 W. HIGHLAND AVE.
 REDLANDS, CALIFORNIA

REVISIONS		
NO.	DESCRIPTION	DATE

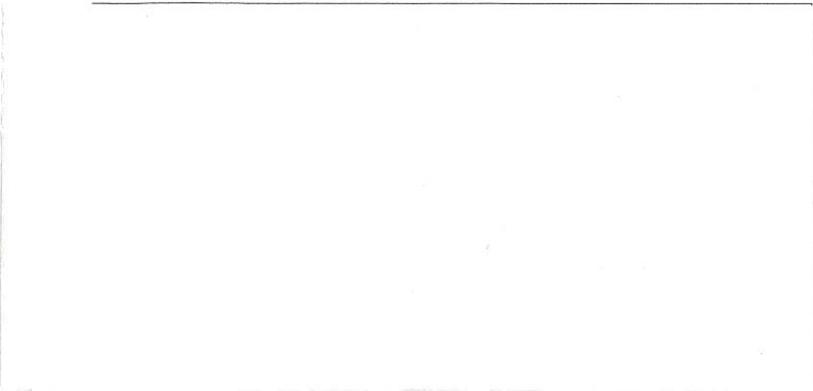
DATE	9/4/2020
SCALE	As indicated
DRAWN	JGS
JOB	
FILE	20-06
UPDATED	9/23/2020

SHEET

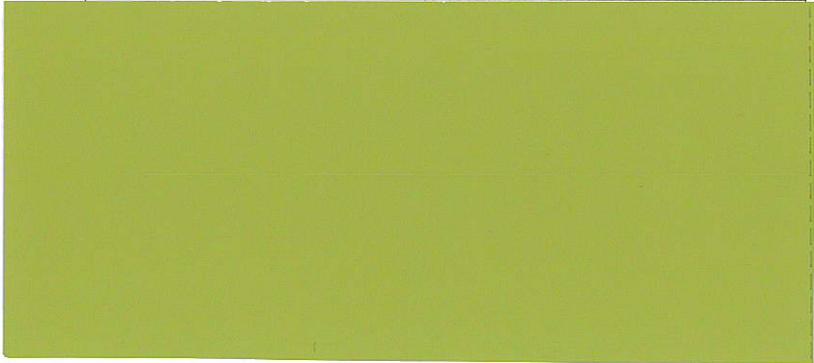
A1.1



EXISTING FASCIA, TRELIS AND COLUMNS
ALL NEW FASCIA AND TRELIS TO MATCH



EXISTING EXTERIOR WALLS



EXISTING ACCENT WALL AND FENCE
COLOR, NEW TEXTURE 1: 11 WOOD
WALL TO MATCH

ARCHITECT
J. GARY STEGEMANN

5 1/2 EAST STATE STREET
REDLANDS, CALIFORNIA
909-798-1123

CHRIS AND LISA KANE
RESIDENCE

1130 W. HIGHLAND AVE.
REDLANDS, CALIFORNIA

EXTERIOR COLORS AND
MATERIALS

Date

ATTACHMENT "D"

RESOLUTION 2020 – 10 WITH EXHIBIT A (CONDITIONS OF
APPROVAL)

RESOLUTION NO. 2020-10

A RESOLUTION OF THE HISTORIC AND SCENIC PRESERVATION COMMISSION OF THE CITY OF REDLANDS APPROVING CERTIFICATE OF APPROPRIATENESS NO. 607, TO EXTEND AN EXISTING ROOF OVERHANG BY 150 SQUARE FEET WITH A NEW EXTERIOR SUPPORT WALL ON THE FRONT ELEVATION OF AN EXISTING SINGLE FAMILY DWELLING, LOCATED AT 1130 WEST HIGHLAND AVENUE WITHIN THE SUBURBAN RESIDENTIAL DISTRICT (R-S) (APN: 0175-042-35-0000).

WHEREAS, Chris and Lisa Kane, has submitted an application for Certificate of Appropriateness No. 607 to extend an existing roof overhang by 150 square feet, 7 feet in depth. The project also includes front yard improvements including the removal of a dead oak tree, and construction of a 2 foot high retaining wall and associated flat work to accommodate a new 180 square foot uncovered outdoor patio area. The project site is located at 1130 West Highland Avenue within the Suburban Residential District (APN: 0175-042-35-0000).

WHEREAS, notice of this Historic and Scenic Preservation Commission public hearing was provided in accordance with Redlands Municipal Code Section 15.44; and

WHEREAS, on November 05, 2020, 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, Public Resources Code Section 15331 (Historic Resource Restoration/Rehabilitation) provides for exemption the California Environmental Quality Act, and the project qualifies for this exemptions; and,

NOW, THEREFORE, BE IT RESOLVED by the Historic and Scenic Preservation Commission of the City of Redlands as follows:

Section 1. The proposed project is Exempt from the California Environmental Quality Act per Section 15331 (Historic Resource Restoration/Rehabilitation), and there is no substantial evidence of any potentially significant impacts.

Section 2. The proposed construction is hereby approved subject to the conditions of approval contained in Exhibit A attached to this Resolution.

Section 3. This Resolution shall become effective upon adoption, and will be subject to a ten day appeal period.

ADOPTED, SIGNED AND APPROVED this 5th day of November, 2020

Kurt Heidelberg, Historic and Scenic
Preservation Commission Chair

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 5th day of November, 2020.

AYES:

NOES:

ABSENT:

ABSTAINED:

Linda McCasland
Commission Secretary

**EXHIBIT A
DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION**

**CONDITIONS OF APPROVAL FOR
CERTIFICATE OF APPROPRIATENESS NO. 607**

Date of Preparation:	October 27, 2020
Historic and Scenic Preservation Commission Date:	November 05, 2020
Applicant:	Lisa and Chris Kane
Location:	1130 West Highland Avenue

1. This approval is for Certificate of Appropriateness No. 607 to extend a roof overhang by 150 square feet, 7 feet in depth, with a new exterior support wall on the front elevation of an existing single family dwelling. The project also includes front yard improvements including the removal of a dead oak tree, and construction of a 2 foot high retaining wall and associated flat work to accommodate a new 180 square foot uncovered outdoor patio area. The project site is located at 1130 West Highland Avenue within Suburban Residential (R-S) (APN: 0175-042-35-0000).
2. Prior to construction, a building permit shall be obtained from the Development Services Department.
3. All plans submitted to the City of as part of the building permit application shall reflect the plans submitted on October 05, 2020 for this Certificate of Appropriateness, and shall comply with all provisions of the Redlands Municipal Code.
4. Unless construction has commenced pursuant to a building permit, or a time extension is granted in accordance with Code, this application shall expire in eighteen (18) months from the approval date.
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 his designee.
6. The applicant for this permit, and its successors and assigns, shall defend, indemnify and hold harmless the City of Redlands, and its elected officials, officers, agents and employees, from and against any and all claims, actions, and proceedings to attack, set aside, void or annul the approval of this permit by the City, or brought against the City due to acts or omissions in any way connected to

the applicant's project that is the subject of this permit. This indemnification shall include, but not be limited to, damages, fees, costs, liabilities, and expenses incurred in such actions or proceedings, including damages for the injury to property or persons, including death of a person, and any award of attorneys' fees. In the event any such action is commenced to attack, set aside, void or annul all, or any, provisions of this permit, or is commenced for any other reason against the City for acts or omissions relating to the applicant's project, within fourteen (14) City business days of the same, the applicant shall file with the City a performance bond or irrevocable letter of credit (together, the "Security") in a form and in an amount satisfactory to the City, to ensure applicant's performance of its defense and indemnity obligations under this condition. The failure of the applicant to provide the Security shall be deemed an express acknowledgement and agreement by the applicant that the City shall have the authority and right, without objection by the applicant, to revoke all entitlements granted for the project pursuant to this permit. The City shall have no liability to the applicant for the exercise of City's right to revoke this permit.

End of Conditions