



DEVELOPMENT SERVICES
DEPARTMENT

City of
REDLANDS

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BRIAN DESATNIK
Development Services Director

**Development Services Department
Planning Division**

DATE: January 25, 2024

TO: Historic and Scenic Preservation Commission

FROM: Brian Foote, City Planner, Historic Preservation Officer
Laylee Hokmollahi, Assistant Planner

SUBJECT: Preliminary review of a proposal to demolish and reconstruct an accessory structure (cabana) damaged by an automobile collision located within the front yard setback adjacent to Highland Avenue. The subject property is located at 1205 W. Highland Avenue (APN: 0175-091-03-0000) within the Suburban Residential (R-S) District and the West Highland Avenue Historic & Scenic District (Historic District No. 2). The subject property is individually designated as Historic Resource No. 47.

PROPOSAL

The applicant has submitted a plan check for a partial demolition of the existing cabana, (portion recently damaged by motor vehicle collision) as well as reconstruction of the cabana (see Attachment A – Location Map & Aerial). The property owner has not yet submitted an application for a Certificate of Appropriateness (depending on the scope of work to be performed), and staff is bringing the matter to the Historic & Scenic Preservation Commission for preliminary review and discussion at the applicant's request.

BACKGROUND

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



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

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

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

Permit History: On March 3, 2018, Certificate of Appropriateness No. 555 was approved for construction of a retaining wall at the rear of the property. On February 6, 2020, Certificate of Appropriateness No. No. 556 was approved legalizing an existing chain link fence with substantial landscape screening installed along the front property line.

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

Since that time, the Municipal Utilities & Engineering Department has installed additional traffic control devices (signs and lighting) at that intersection to help prevent future traffic incidents. Staff continues to investigate other potential interventions for that intersection (which would be a separate City project and unrelated to the private property improvements).

SUMMARY

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

- Demolish a portion of one (damaged) wall on the street-side that remains standing;
- Demolish three remaining historic double-pillar features (i.e., three undamaged decorative columns that support the remaining roof); and,
- Demolish the entirety of the remaining flat roof.

A new concrete wall will need to be constructed along the front property line (to replace the missing and remaining damaged sections of unreinforced wall adjacent to the street).

In addition, the plans show a substantial amount of new construction, including:

- New hip-style roof over the entire structure (increasing the height and prominence of the roof), with new roof tiles to match those on the main house;
- Four new paired columns to support the new roof structure, with decorative spiral design similar in appearance to the historic paired column design; and,
- New accent wood shade features (with herringbone pattern) underneath the new roof structure.

The property owner is requesting preliminary review and discussion by the Historic & Scenic Preservation Commission regarding potential consistency with the applicable guidelines of the city's *Historic Design Manual* and/or the *Secretary of the Interior's Standards*. The property owner is seeking input on the scope and extent of work that can be done (with a Certificate of Appropriateness), given the property and main house is a designated historic property.

ATTACHMENTS:

- A. Location Map & Aerial Photo
- B. Historic Inventory Sheets
- C. Site Photographs (by staff)
- D. Site Photographs (by applicant)
- E. Project Plans

ATTACHMENT "A"

Location Map and Aerial Photograph



W HIGHLAND AVE

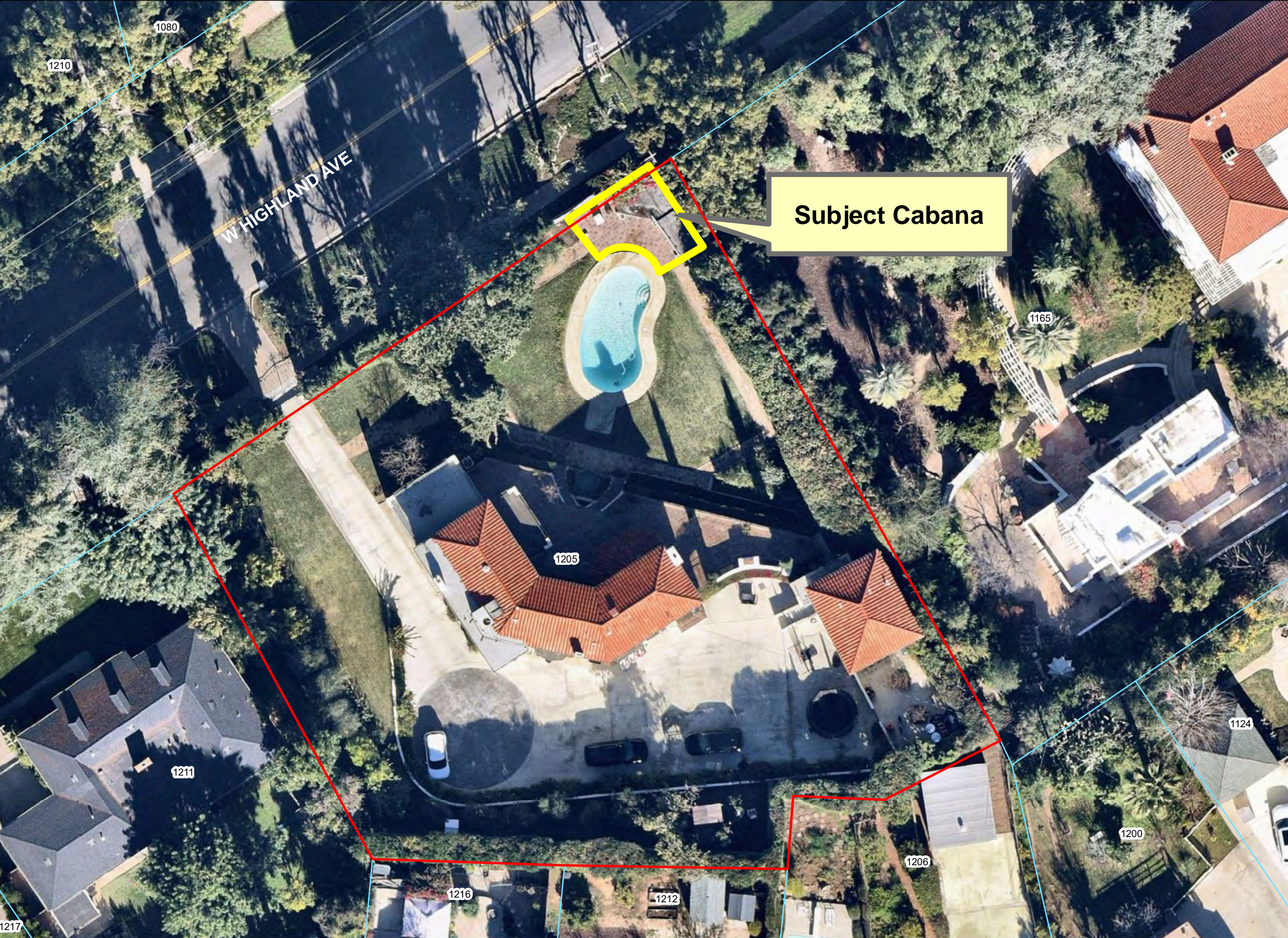
CEDAR AVE

CROWN ST

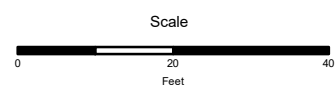
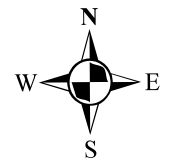
S SAN MATEO ST

Subject Cabana

W HIGHLAND AVE



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



ATTACHMENT "B"

Historic Inventory Sheets

HISTORIC RESOURCES INVENTORY

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

IDENTIFICATION

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

DESCRIPTION

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

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

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

▲ NORTH



8. Approximate property size:

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

9. Condition: (check one)

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

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

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

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

12. Threats to site:

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

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

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

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

SIGNIFICANCE

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

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

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

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

(State Use Only)

HISTORIC RESOURCES INVENTORY

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

IDENTIFICATION

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

DESCRIPTION

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

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



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

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

SIGNIFICANCE

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

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

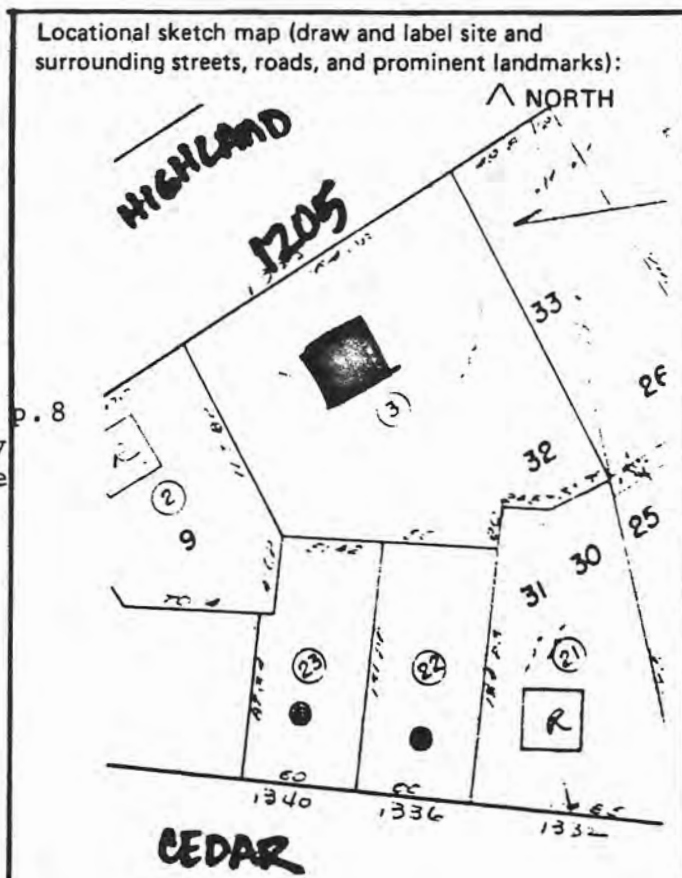
Thomas I. Wadsworth, architect, and Davis Donald, builder, completed a major remodel of the Palmer home in 1924 for Mr. and Mrs. George Montgomery. House Beautiful and Garden Magazine illustrated the work of designer W. E. Rabbeth in December and January of 1924 and 1925 respectively. S. Stillman Berry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

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

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
 Architecture X Arts & Leisure _____
 Economic/Industrial ___ Exploration/Settlement _____
 Government ___ Military _____
 Religion ___ Social/Education _____

21. Sources (List books, documents, surveys, personal interviews and their dates).
 Water Connection 7/10/11
 Redlands Daily Facts Feb. 4, 1924, p. 8
 Davis Donald remodel for Montgomery
 House Beautiful and Garden Magazine
 Dec. 1924, Jan. 1925

22. Date form prepared 5/1986 (continued)
 By (name) Helen Watts
 Organization _____
 Address: _____
 City _____ Zip _____
 Phone: _____



Continuation Sheet
1205 West Highland

21 Sources

Redlands DAily Facts 1/24/25 p. 10

20 July 1987

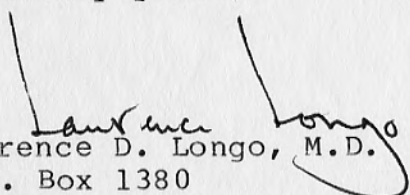
Mr. Donald McCue
Head of Special Collections
A.K. Smiley Public Library
125 West Vine Street
Redlands, California 92373

Dear Mr. McCue:

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

Thank you.

Sincerely yours,


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

Appendix A

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

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

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

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

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

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

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

Appendix A continued

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

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

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

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

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

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

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

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

FOR OFFICE USE ONLY:

FOR RECORDING INFORMATION ONLY

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

A P P L I C A T I O N

REDLANDS HISTORIC AND SCENIC PROPERTY REGISTER

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

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

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

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

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

DESCRIPTION (submit photograph(s) with application)

<u>OWNERSHIP</u>	<u>PRIMARY BUILDING MATERIAL</u>	<u>PAST USES(S)</u>
_____ Public	_____ Stone	_____ Agricultural
<input checked="" type="checkbox"/> Private	<input checked="" type="checkbox"/> Wood	_____ Commercial (Apts.)
_____ Both	_____ Brick	_____ Educational
<u>CATEGORY</u>	<input checked="" type="checkbox"/> Stucco	_____ Entertainment
_____ Building(s)	_____ Adobe	_____ Government
_____ Structure	_____ Concrete	_____ Industrial
_____ Plant Life	Other _____	_____ Park
_____ District		<input checked="" type="checkbox"/> Private Residence
_____ City Improvement	<u>PRESENT USE</u>	_____ Religious
Other _____	_____ Agricultural	Other _____
	_____ Commercial (Apts.)	
	_____ Educational	<u>THREATS TO SITE</u>
	_____ Entertainment	<input checked="" type="checkbox"/> None Known
	_____ Government	_____ Private Development
	_____ Industrial Park	_____ Zoning
	<input checked="" type="checkbox"/> Private Residence	_____ Public Works Project
	Other _____	_____ Vandalism
		Other _____

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

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

(From the Historic Resources Inventory).

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

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

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

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

APPLICATION PREPARED BY

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

Organization _____ Title Owner

Address 1205 West Highland Avenue Telephone _____

City Redlands State CA Zip Code 92373-0441

Signature of Preparer _____

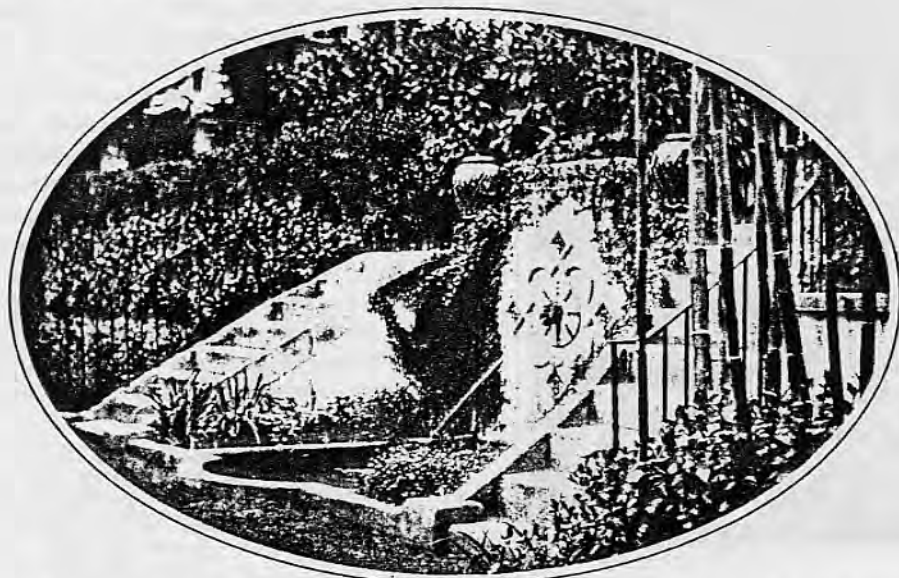
Signature(s) of Property Owner(s) _____

When Italy Goes to the Golden West

S. STILLMAN BERRY

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

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



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

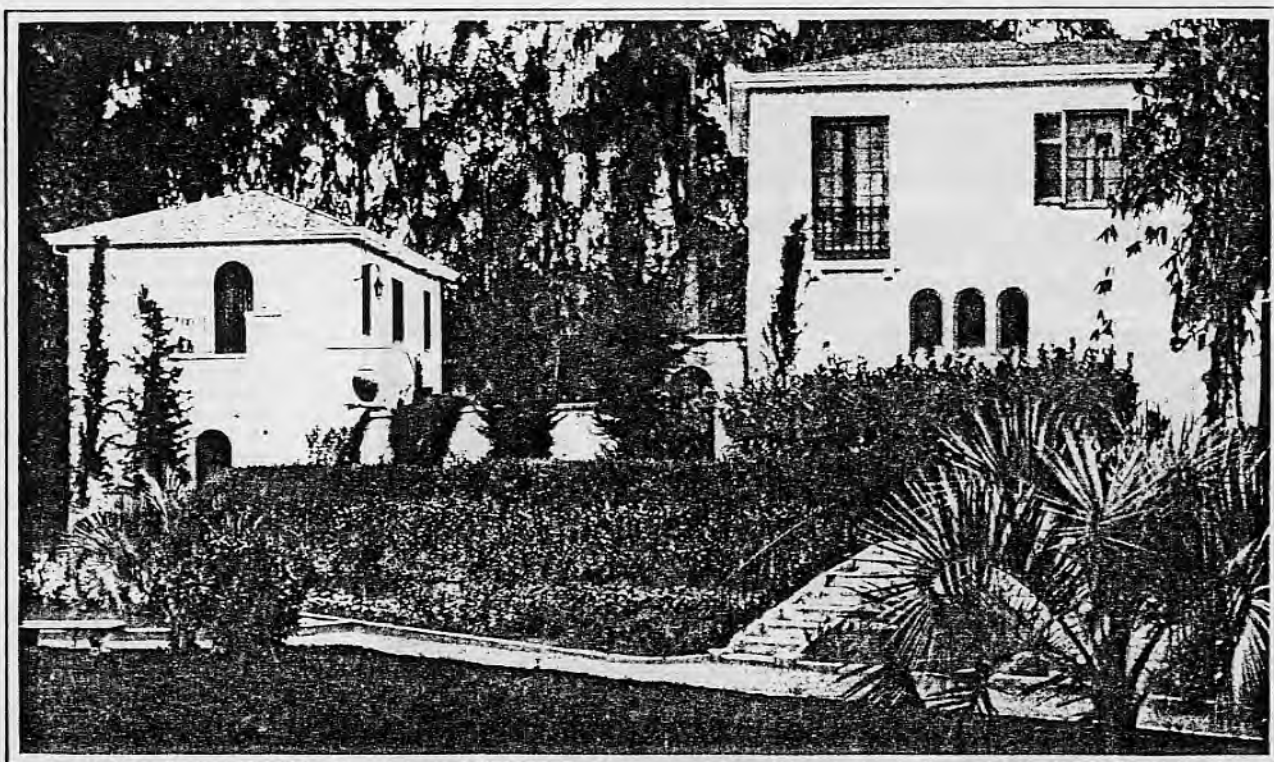
PROBLEMS of the simplest premises are often among the most baffling. This holds in so empirical a field as garden design not a whit less than in pure mathematics. And it is a practical truth in many other branches of human effort. A genuine landscaping of the small garden is one of the rarest feats in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

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

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

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

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



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

250 - 252, 1925

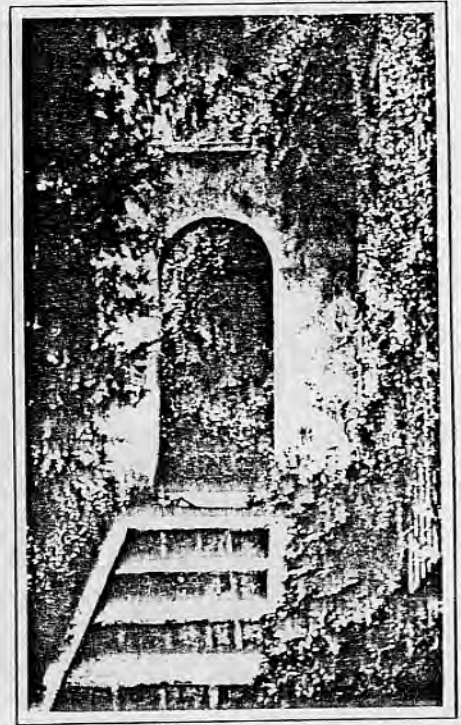
GARDEN MAGAZINE & HOME BUILDER

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

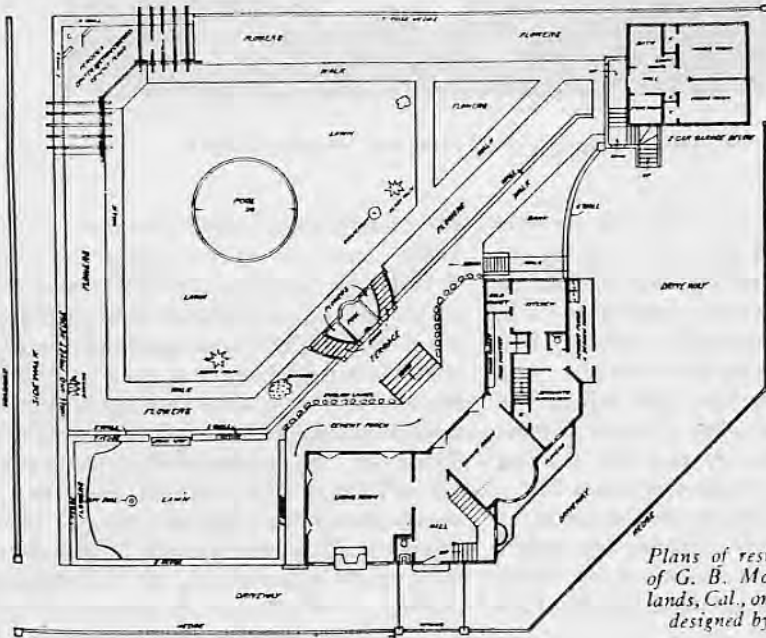
The appended diagram indicates how the house and drive were thereupon built upon the higher level of ground, the house being set well back and fitted into the lopped corner of the lot with only the drive running around it to the rear. The garage and servants' quarters to the eastward are connected with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

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

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



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

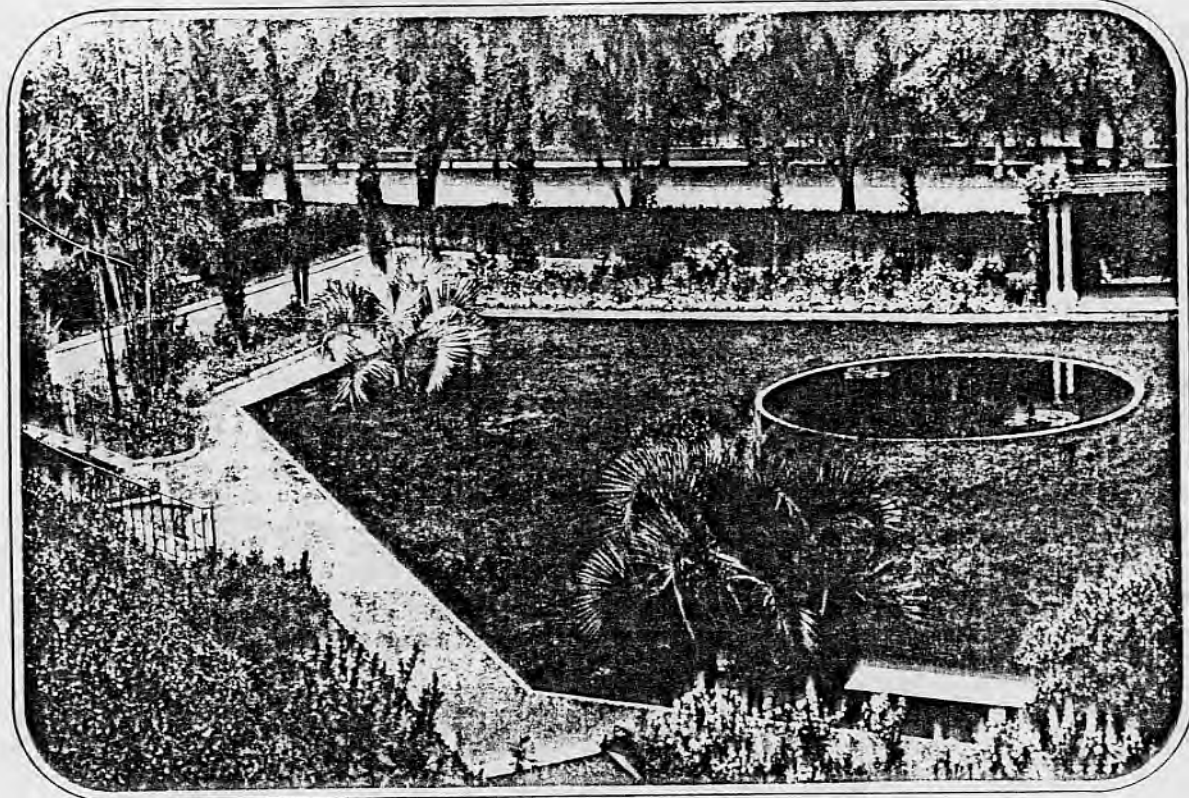


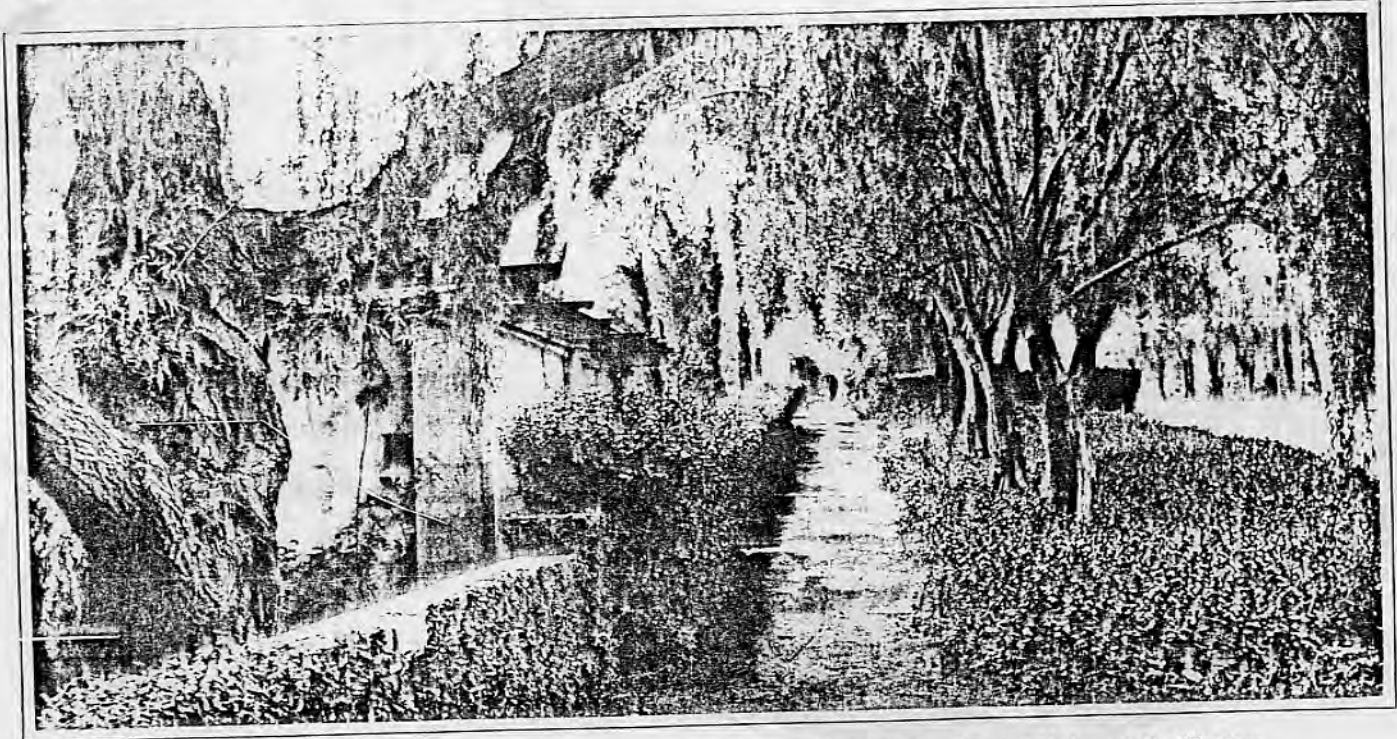
Plans of residence and garden of G. B. Montgomery at Redlands, Cal., on 130 x 150 ft. Both designed by W. E. Rubbelb

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

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

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





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

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

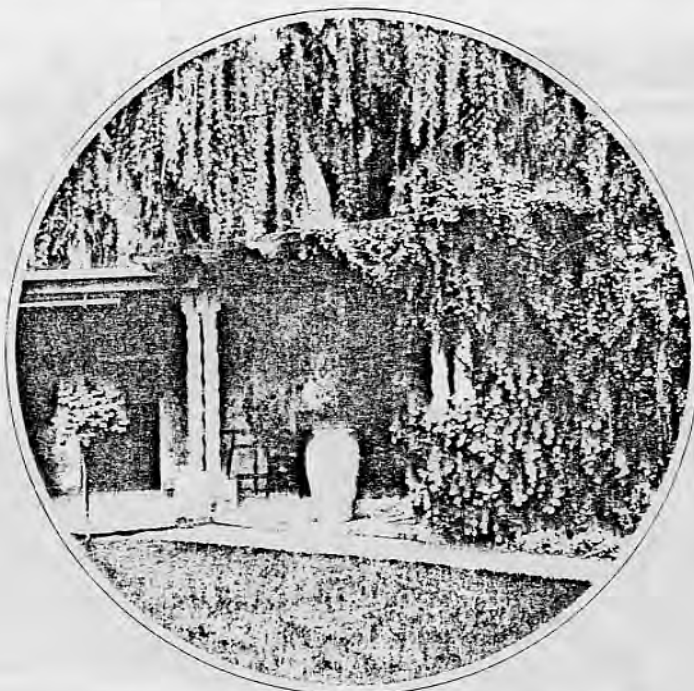
The ample tea-house, part in loggia and part in pergola design, which occupies that corner of the garden diametrically opposed to the house, with the hanging curtains of the great Weeping Willow already mentioned as a background, is largely furnished in blue. Water,

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

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

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

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



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



The House Beautiful

THE GARDEN OF A DIAGONAL AXIS

An Interesting Possibility for the Small Square Lot

BY HELEN DUPUY DEUSNER

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

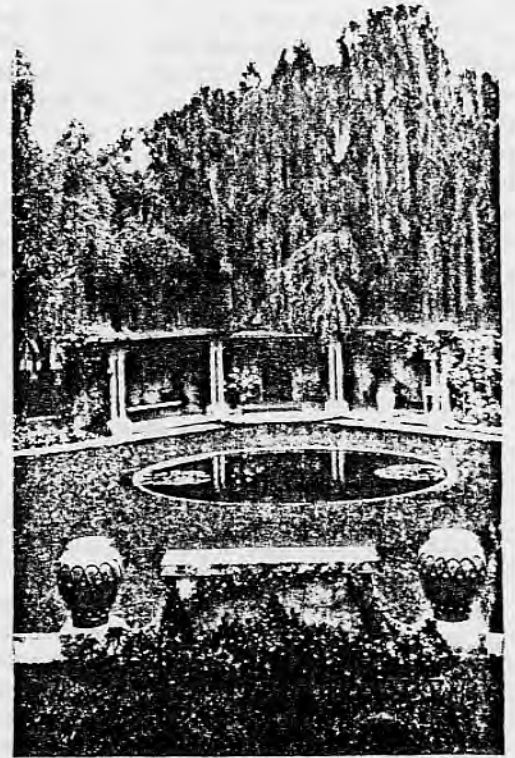
The notable feature of the plan — one which gives this compactness of which I spoke — is the use of the diagonal line of the lot as main axis. The lot is almost square, 130' x 150', lying north on Highland Avenue, one of Redland's most attractive streets. There is a distinct slope of perhaps nine feet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

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

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

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

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



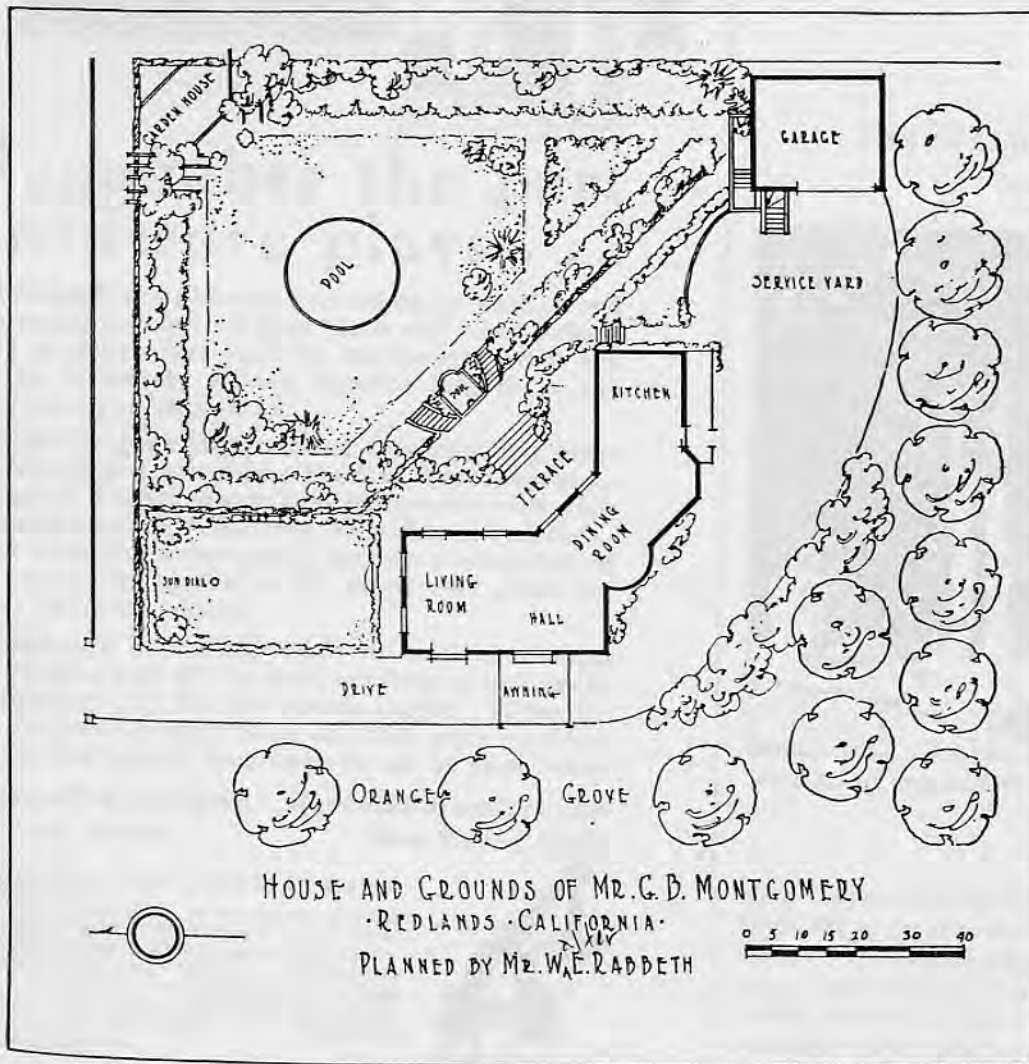
THE VIEW OF THE GARDEN HOUSE FROM THE TERRACE

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

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

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

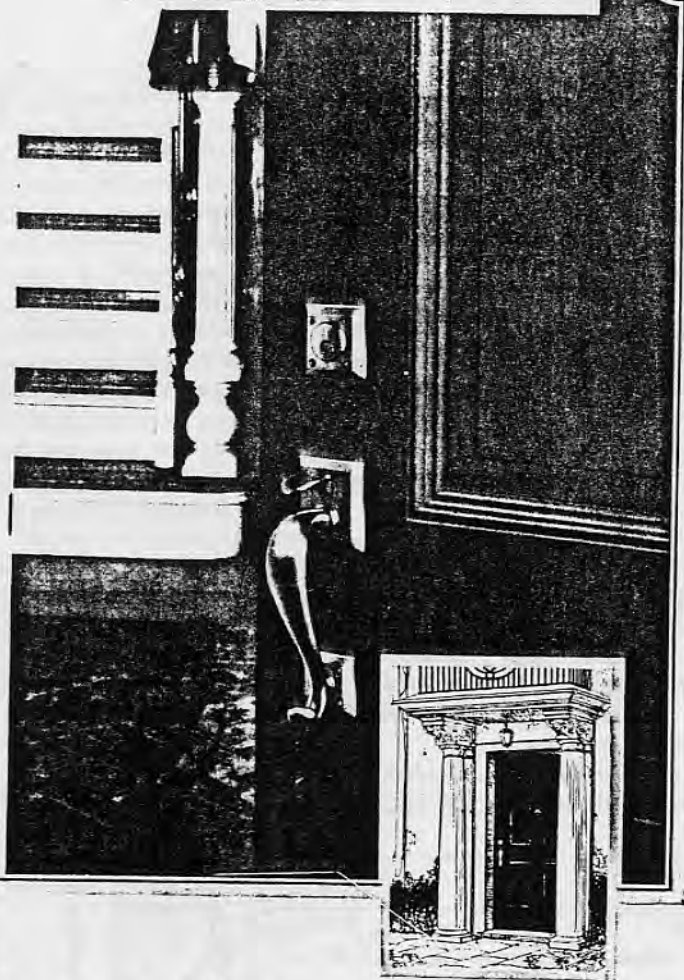
The pool offers a calm reflection, the little rose trees repeat the note of the climbers over the pergola, the willow behind stretches its protecting arms, and the uninterrupted breadth of lawn gives the quiet foreground necessary to a lovely picture. We find on nearer approach that this garden-room,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



31,66, 1924

SARGENT

Locks & Hardware



Remember the part hardware plays . . .

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

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

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

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

SARGENT "520" DOOR CLOSER

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



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

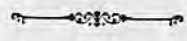
If we were only capable of thoroughly understanding those requirements of comfort, convenience, and construction, of which we have written in the preceding chapters; if we were only capable of knowing what we truly do need; if we were only omniscient, and could meet every need in the most reasonable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

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

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

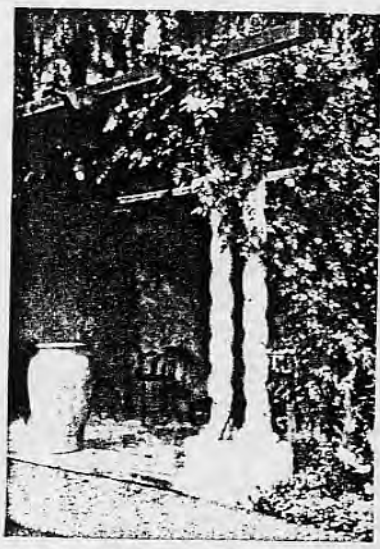
ing together it will fall down. If we add some feature to our design for appearance's sake, only to find that this addition takes away from its comfort, our design will not stand. If we add something to our design for the sake of comfort and convenience, only to find that we have not at the same time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

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



THE GARDEN OF A DIAGONAL AXIS

(Continued from page 31)



A DETAIL OF THE GARDEN HOUSE



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

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

Of course the owners were unusually fortunate in having their

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

Hunter, civic leader

Ralph Hammer dies suddenly at his home

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

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

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

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

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

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

Their most memorable safari,



RALPH M. HAMMER

Photo by James Sloan

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

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

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

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

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

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

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

Funeral services are pending with F. Arthur Cortner mortuary.

Arlene Kaplan dies suddenly at age of 22

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

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

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

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

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

Thrifty gets license to sell beer only

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

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

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

Technically, according to PCNS, all licenses are

Local PTA issues guide to movies in this area

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

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

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

Vital Records

BIRTHS

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

Votes

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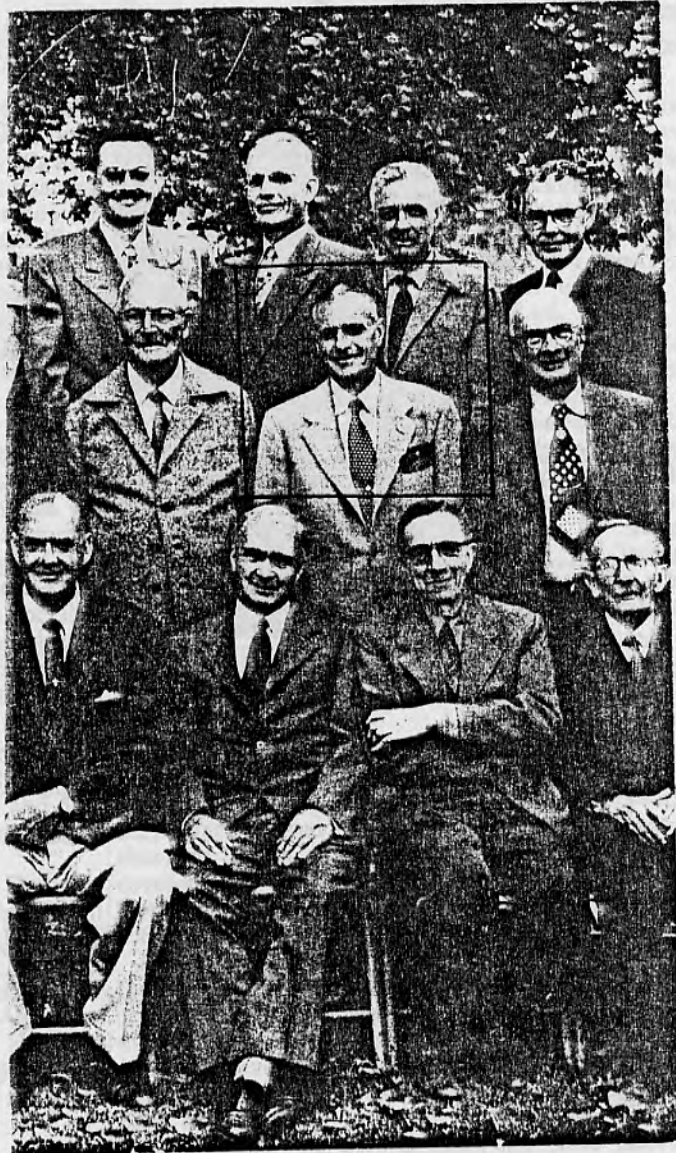
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ct. 5th



Ralph M. Hammer
Fortnightly Club Redlands, California

Loma Linda University



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

30 April 1987

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

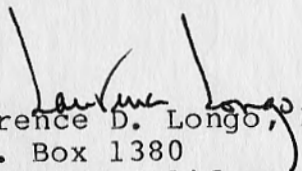
Dear Mr. McCue:

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

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

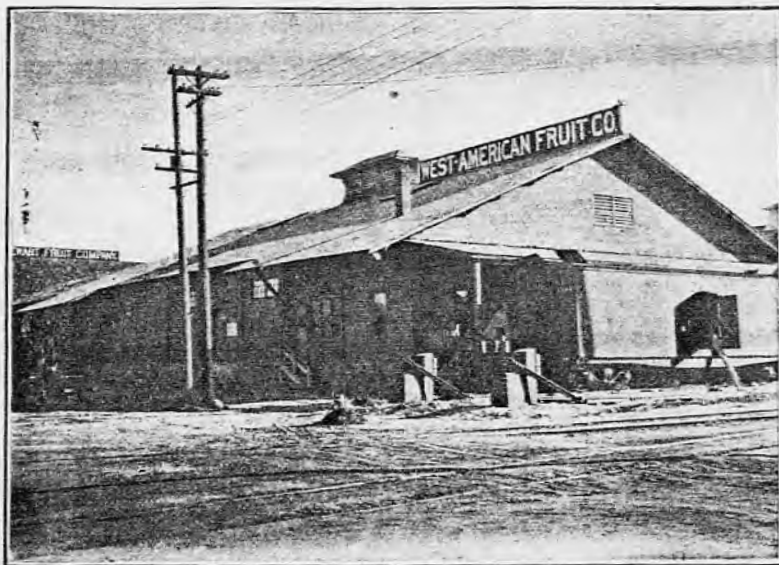
Thank you.

Sincerely yours,


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

WEST AMERICAN FRUIT COMPANY

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



Exterior West American Fruit Company's House.

ness that it is doing successful work. is the West American Fruit Company.

Any grower who takes pains to investigate packing plants and marketing methods will be struck at once by the excellent equipment and the pushing, yet conservative, methods of the West American people. And that growers do investigate these things and do appreciate them is shown conclusively by the fact that the West American output will be twice as large this year as it was last heason. The season of 1906-07 was the first the present management had control of this business, although the company is one of the oldest in the city. The

fact that every officer of the company is an orange grower, and therefore directly interested in the welfare and prosperity of the producing end of the business, as well as of the packing and shipping departments, and outside growers who pack through this company are thereby assured of the very best results it is possible to attain, for their fruit goes into the same pools and is handled simultaneously with the fruit furnished and owned by the officers of the company. Mr. Ford, treasurer of the company, has 140 acres of oranges, and is one of the largest single producers of the district.

The business affairs of the company are in the hands of Mr. D. C. Lefferts



Interior West American Fruit Company's House.



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

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

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

ATTACHMENT "C"

Site Photographs (by staff)























ATTACHMENT "D"

Site Photographs (by owner)













ATTACHMENT "E"

Project Plans

DRAWING NAME: C:\USERS\B\H\HIGGINSONARCHITECTS.COM\DOCUMENTS\HAI\PROJECT FOLDER\23-01-15 - STEPIEN RESIDENCE CABANA REPAIR\CAD\AUTOCAD\T1.0.DWG | PLOT DATE: 1/25/2024 9:56 AM | PLOTTED BY: BRIAN HIGGINSON | COPYRIGHT 2023 HIGGINSON ARCHITECTS, INC. ALL RIGHTS RESERVED.

Table of abbreviations: A- anchor bolt, AC asphaltic concrete, AFF above finish floor, ALT alternate, ALUM aluminum, AUTO automatic, B- building, BLK block, BLKG blocking, BM bench mark, C- cubic foot, CLR clear(ance), CMU concrete masonry unit, CV cubic yard, D- diameter, DIM dimension, E- east, EP electrical panel-board, EQ equal, F- fire alarm, FD floor drain, FE fire extinguisher, G- gage, gauge, GWB gypsum wall board, HC hollow core, HD heavy duty header, HDR hardware, HGT height, HM hollow metal, HOR horizontal, I- inside diameter, INT interior, L- lavatory, LH left hand, LL live load, M- maximum, MTL metal, MFR manufacture(er), MH manhole, MIN minimum, MISC miscellaneous, N- north, NIC not in contact, NTS not to scale, O- on center, OD outside diameter, OH overhead, OPP opposite, P- plate, WH water heater, PSF pounds per square foot, PSI pounds per square inch, RD roof drain, RH right hand, RM room, RO rough opening, ROW right of way, S- south, SC solid core, SD storm drain, SHT sheet, SIM similar, SQ square, SS stainless steel, ST steel, STD standard, SYM symmetry(cal), THK thick(ness), TYP typical, U- unless noted otherwise, V- vertical, W- west, WI with, W/O without, WC water closet, WD wood, WR wrought iron, WR water repellent, SYMBOLS - ANGLE, CENTER LINE, PENNY, PERPENDICULAR, PROPERTY LINE, DIAMETER, DEGREES (ANGLE), PLUS OR MINUS, AT

COMMON ABBREVIATIONS

Table of common symbols: KEYNOTE - NEW WORK, KEYNOTE - DEMOLITION, TAG - WALL, TAG - DOOR, TAG - WINDOW, TAG - REVISION, NAME, TAG - ROOM, HEIGHT ABOVE FINISH FLOOR, DETAIL CALL OUT SHEET NUMBER, WALL REFERENCE, INTERIOR ELEVATION, SHEET NUMBER, EXTERIOR ELEVATION, SHEET NUMBER, SECTION NUMBER, SHEET NUMBER

COMMON SYMBOLS

REPAIR AND RECONSTRUCTION OF DAMAGED CONCRETE CABANA FOR MR. AND MRS. STEPIEN

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

PROJECT TITLE

OWNER: ERIN & COREY STEPIEN 1205 WEST HIGHLAND AVENUE REDLANDS, CALIFORNIA 92373 PHONE: 909-754-8489 E-MAIL: erin.stepien@gmail.com

ARCHITECT: HIGGINSON ARCHITECTS, INC. 34247 YUCAIPA BOULEVARD, SUITE D YUCAIPA, CALIFORNIA 92399 PHONE: 909-428-0450 CONTACT: BRIAN HIGGINSON, AIA E-MAIL: bhigginson@higginsonarchitects.com

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



HIGGINSON ARCHITECTS INCORPORATED

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

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PROJECT DIRECTORY

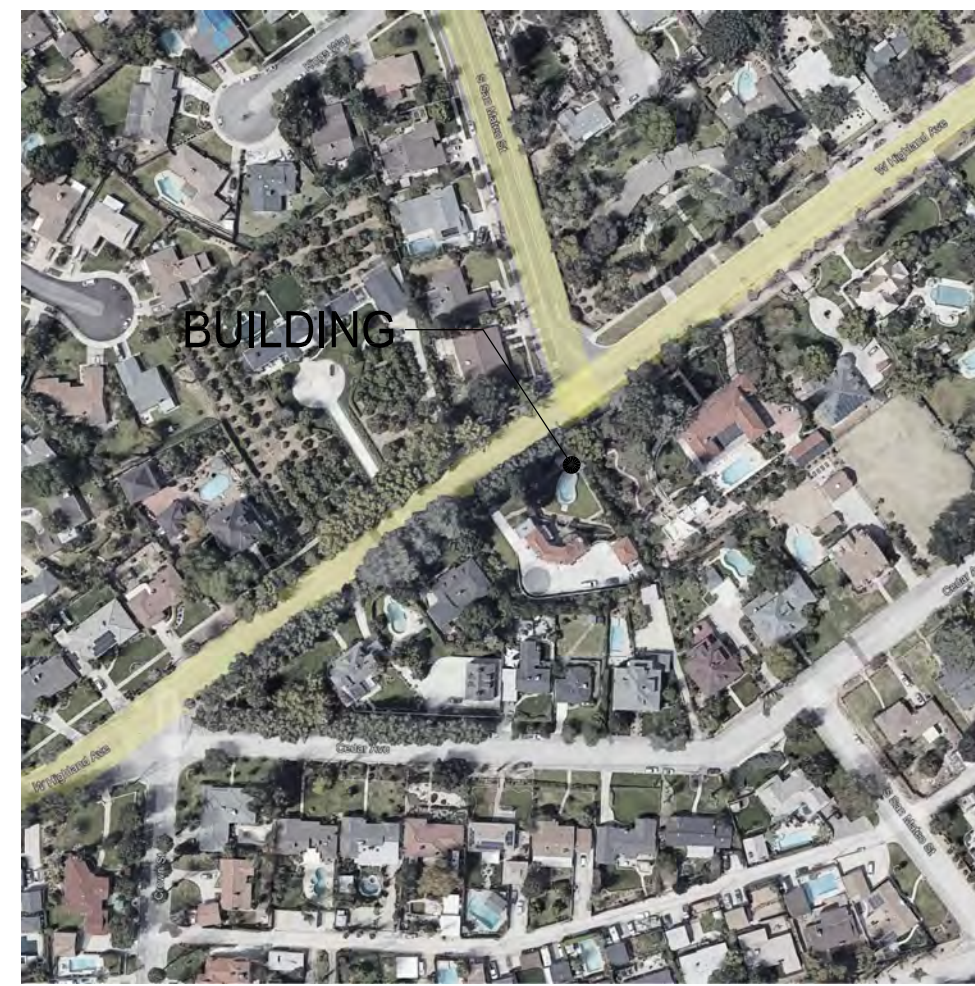
Table with 2 columns: Code (T1.0, A1.0, A2.0, S1.1, S2.1, S3.1) and Description (TITLE SHEET AND SITE REFERENCE MAP, DEMOLITION AND NEW WORK PLANS, EXTERIOR ELEVATIONS & BUILDING SECTION, GENERAL NOTES & DETAILS, FOUNDATION PLAN & DETAILS, ROOF FRAMING PLAN & DETAILS)

SHEET INDEX

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



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



LOCATION MAP

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

PROJECT DATA



VICINITY MAP

PROJECT NOTES

APPLICABLE CODES

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

SCOPE OF WORK

REPAIR AND RECONSTRUCTION OF EXISTING CONCRETE CABANA 1205 WEST HIGHLAND AVENUE REDLANDS, CALIFORNIA 92373 APN: 0175-091-03-0000 STEPIEN RESIDENCE 1205 WEST HIGHLAND AVENUE REDLANDS, CALIFORNIA 92374

Table with 2 columns: Field (Project Information, Revisions) and Value (23-501-15, B.H., B.H., PLAN CHECK REVIEW, 11/28/2023)

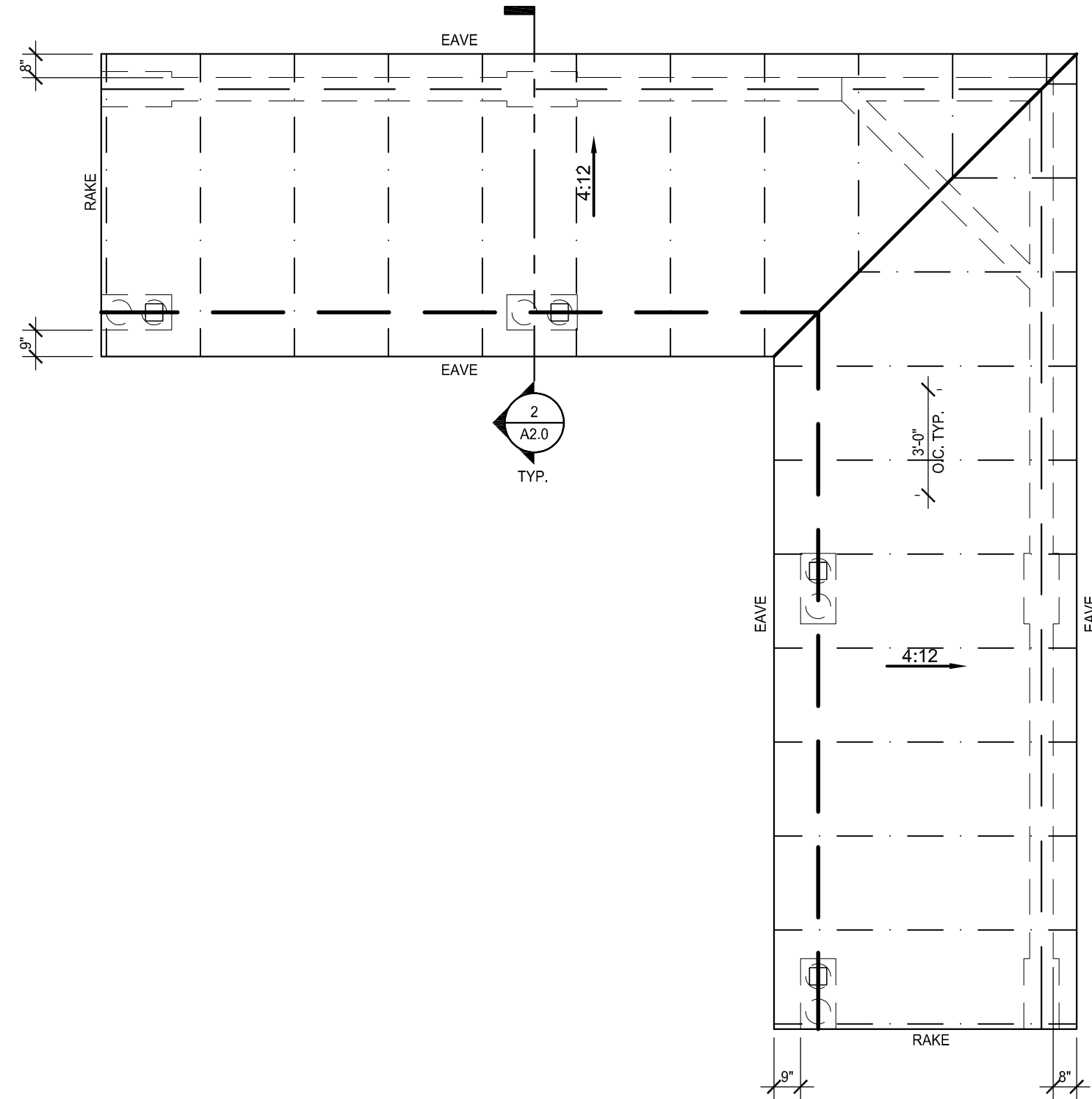
Sheet Name:

TITLE SHEET & SITE REFERENCE MAP

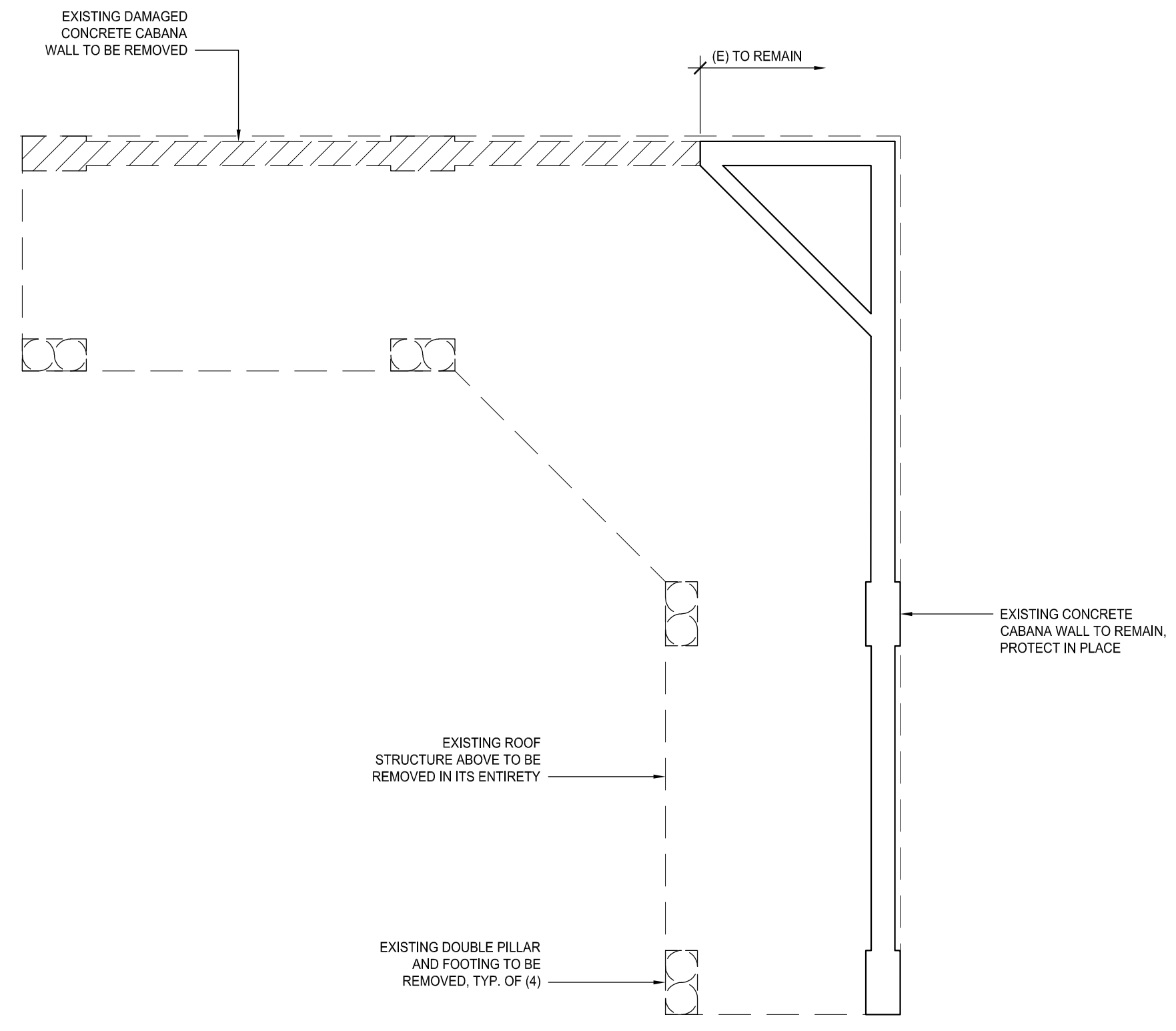
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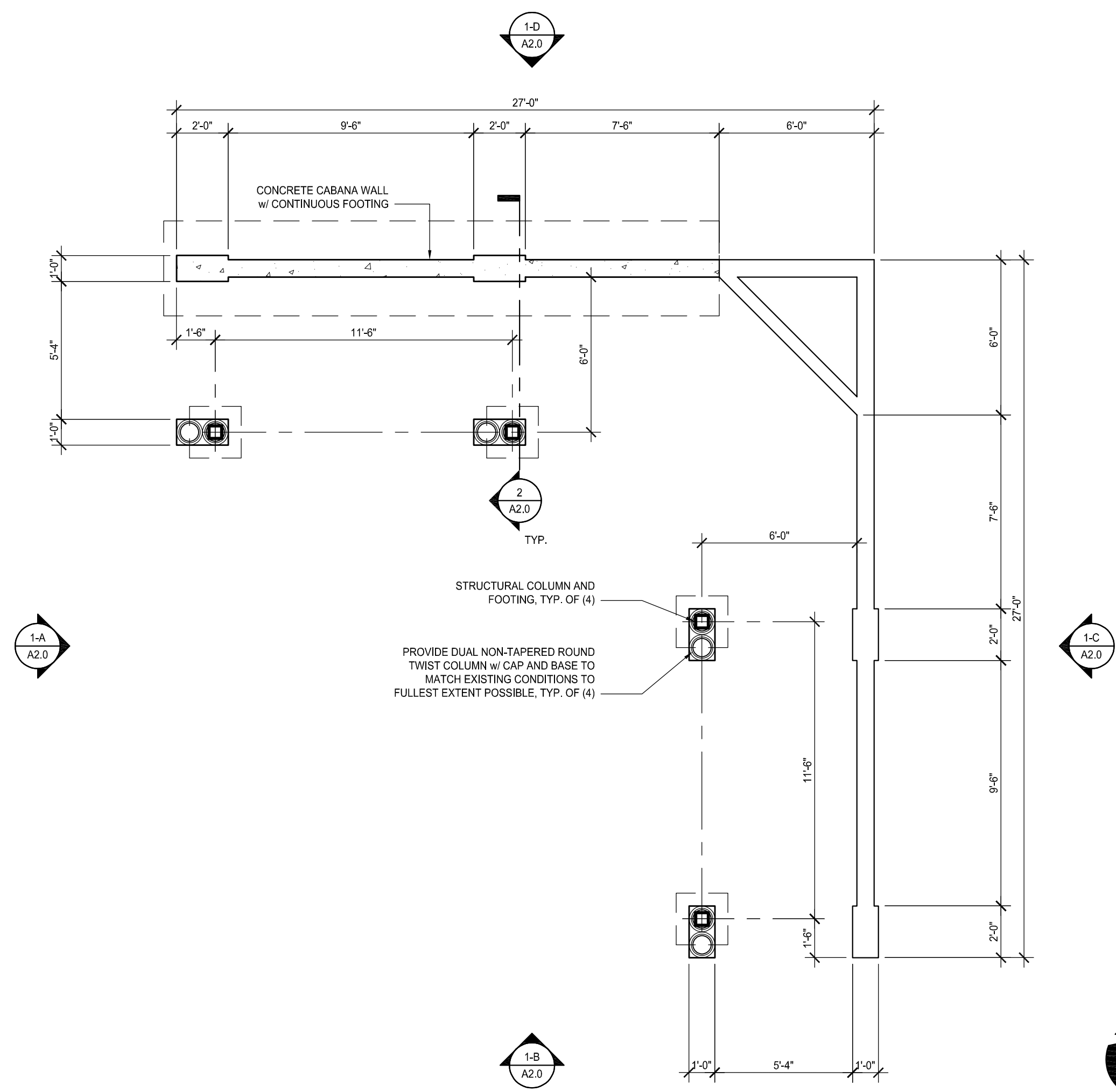
DRAWING NAME: C:\USERS\B\H\HIGGINSON\ARCHITECTS\COM\DOCUMENTS\HAI PROJECT FOLDER\23-501-15 - STEPHEN RESIDENCE CABANA REPAIR\CAD\AUTOCAD\A1.0.DWG | PLOT DATE: 1/25/2024 9:50 AM | PLOTTED BY: BRIAN HIGGINSON | COPYRIGHT 2023 HIGGINSON ARCHITECTS, INC. ALL RIGHTS RESERVED



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



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



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

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

DEMOLITION NOTES

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



HIGGINSON ARCHITECTS INCORPORATED

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REPAIR AND RECONSTRUCTION OF EXISTING CONCRETE CABANA

1205 WEST HIGHLAND AVENUE
REDLANDS, CALIFORNIA 92373
APN: XXXXXXXXX

STEPHEN RESIDENCE

1205 WEST HIGHLAND AVENUE
REDLANDS, CALIFORNIA 92374

Project Information:

Project Number:	23-501-15
Drawn By:	B.H.
Checked By:	B.H.
Issued For:	PLAN CHECK REVIEW
Date Issued:	11/28/2023

Revisions:

#	Comment	Date

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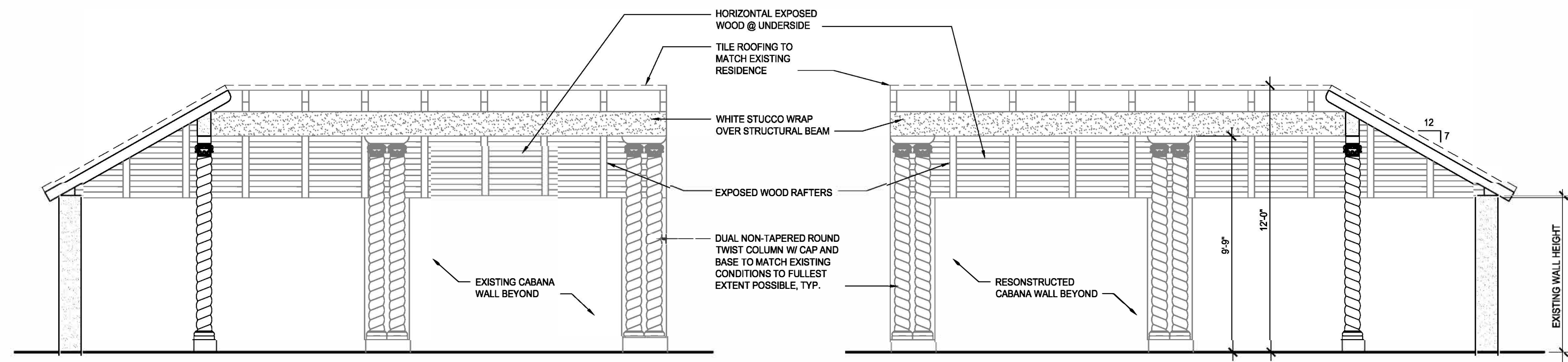
DEMOLITION & NEW WORK PLANS

Sheet Number:

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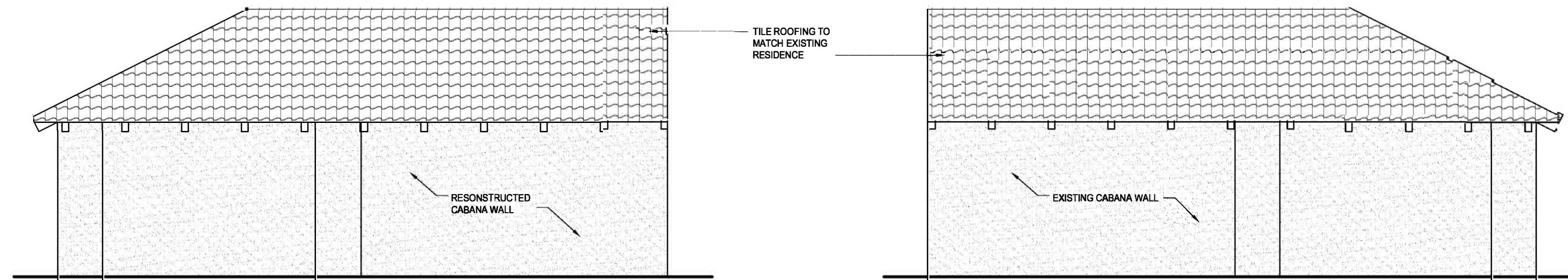
NEW WORK NOTES

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A - SOUTH ELEVATION (VIEWED FROM INTERIOR OF LOT)

B - WEST ELEVATION (VIEWED FROM INTERIOR OF LOT)

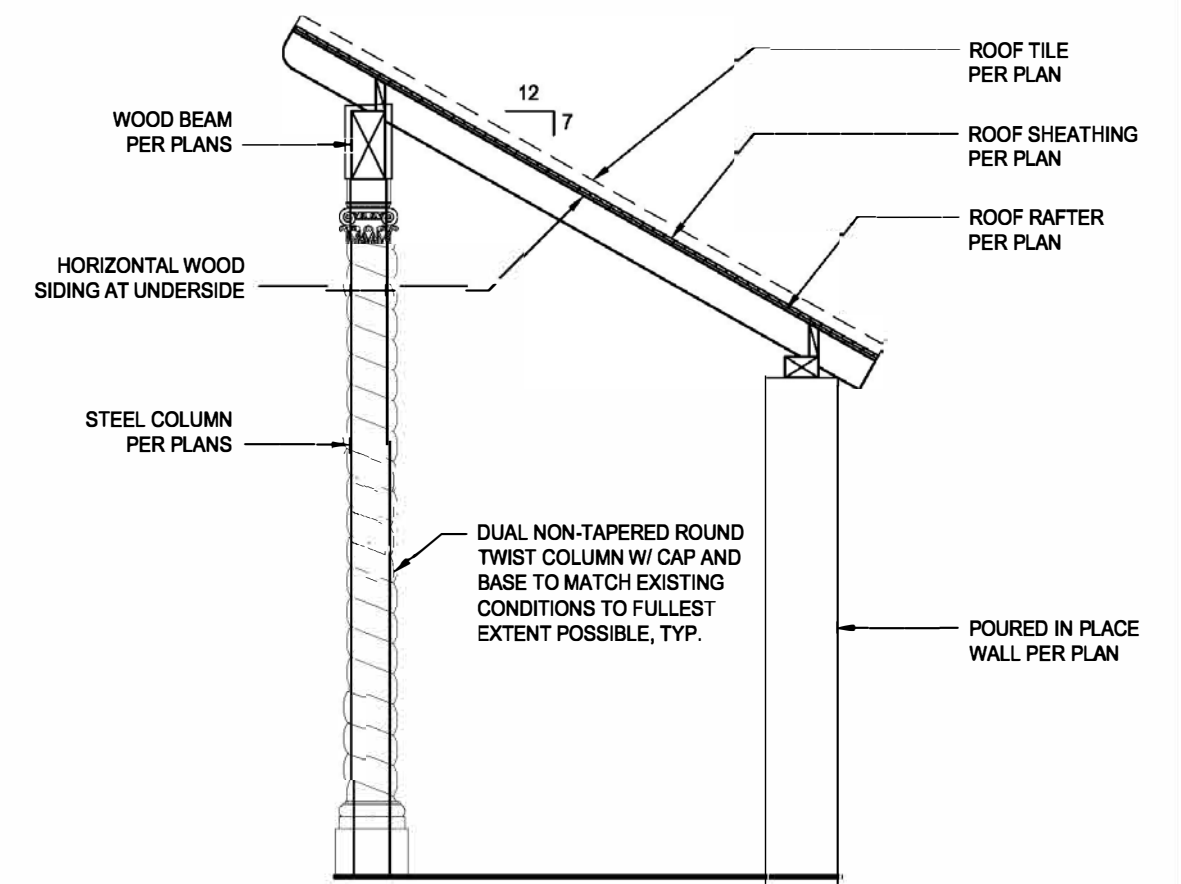


D - EAST ELEVATION

C - NORTH ELEVATION (VIEWED FROM STREET)

EXTERIOR ELEVATIONS 1

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



BUILDING SECTION 2

SCALE: 3/8" = 1'-0" A2.0



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STEPHEN RESIDENCE

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Sheet Name:

EXTERIOR
ELEVATIONS &
BUILDING SECTIONS

Sheet Number:

A2.0

GENERAL NOTES