

# REQUEST FOR HISTORIC AND SCENIC PRESERVATION COMMISSION ACTION

## V.A. KENNETH WINCHESTER, APPLICANT

**PUBLIC HEARING** to consider **Certificate of Appropriateness No. 665** – A request to legalize/approve an existing 6-foot-high, vinyl fence and a rolling slide gate with galvanized steel frame located within the street-side setback along Grant Street. The subject property is located at 232 West Olive Avenue (APN: 0171-244-40-0000) within the Multiple-Family Residential (R-3) District and the Smiley Park Neighborhood Historic & Scenic District (Historic District No. 8). The proposal may qualify for exemption from environmental review in accordance with CEQA Guidelines Section 15303 (New Construction of Small Structures) or Section 15270 (Projects Which Are Disapproved).

HISTORIC AND SCENIC PRESERVATION MEETING: March 2, 2023

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Planner: Laylee Hokmollahi, Junior Planner

### PROCEDURE FOR PUBLIC HEARING

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

### SYNOPSIS

1. Historic Designation: The subject property is located within Historic District (HD) No. 8, known as the “Smiley Park Neighborhood Historic and Scenic District.” The subject property is not individually designated as a historic resource.
2. Existing Land Use: The property has one existing single-family dwelling with residential use.
3. Historic and Scenic Preservation Commission submittal dates:
  - (A) Date Submitted: October 11, 2022
  - (B) Date Accepted as Complete: November 3, 2022
  - (C) Historic and Scenic Preservation

Commission Meeting:

March 2, 2023

4. Attachments:

- A) Location Map & Aerial Photograph
- B) Site Photos
- C) Historic Inventory Sheets
- D-1) Resolution No. 2023-02 (Approval)
- D-2) Resolution No. 2023-03 (Denial)

## PROPOSAL

The property owner, Kenneth Winchester is requesting approval of a Minor Certificate of Appropriateness to legalize/approve an existing 6-foot-high, vinyl fence and a rolling slide gate with galvanized steel frame located within the street-side setback, adjacent to Grant Street, which extends along western and northern property lines, at the rear portion of the lot. Site Photographs are included as attachment B.

The applicant has replaced shrubs with the existing fence for the purpose of saving water, increasing security, and providing privacy for a small exercise pool that is going to be built this year.

## BACKGROUND

*Property History:* The one-story residence was constructed in 1898 and is Victorian style. The following is the description from the Historic Inventory Sheet prepared by Helen Watts:

This is a Victorian Cottage style, one-story house with a brick chimney, a hip composition roof with slight bell cast and exposed rafters. There is a shingled gable with overhand and double windows of all four sides at the attic level. There is a decorated frieze. A recessed at left half of front extends halfway around the left side. The porch roof is supported by turned pillars. The main entry is at front center with a second entry at left side. Entrance doors are wood paneled with a glass panel at the top. Both entrances have cement steps with cobble stone rails. The porch has a stick work rail. A large single window is centered at right front. Sash type windows have wooden moldings. The house has wooden overlapping siding and there is a decorative crest at the roof ridge.

Karen Flippin further described the house in 2013, "The house sits on a corner lot with cut stone curbing all around. A low cement wall runs along the lawn. In the southeast corner of the property is a large palm tree, there are also palm trees along Olive Avenue." Historic Inventory Sheets are included as Attachment C.

The Sanborn map from 1900 shows the main dwelling at the exact same location and footprint of the present structure. Between 1900 and 1908, a garage was built on the north side of the main dwelling. Between 1938 and 2007, a carport was added next to the garage. Aerial maps from 2004 to 2019 show the same landscaping that was subsequently removed (sometime in 2021 or early 2022) and replaced with the current vinyl fence. The property owner stated that the fence was constructed in April 2022.

*Application for Certificate of Appropriateness:* The application was filed as a Minor Certificate of Appropriateness. Staff was unable to approve the existing vinyl fencing, and the applicant has been informed that wood fencing would be more appropriate to the style of the building and preserve its historic appearance and integrity. Wood fencing would also be more appropriate for the surrounding historic district considering the home styles and predominant use of wood. The applicant has declined to remove the fence and has requested review by the Commission.

*Exterior Condition:* An approximately 4'0" high shrub row was in place (and since removed) where the new fence has been installed. Aerial maps show the shrubs from at least 2004 to 2019. In 2022 the landscaping was removed, the ground was paved, and the vinyl fence was constructed. Additional information about the condition of the exterior is available via Google Streetview and aerial images online. Although the fence can be seen on Google Map, the Google Streetview is not up to date and shows the old shrubs.

## **ANALYSIS**

### **A) Zoning Standards**

The subject property is within the High Density Residential (R-3) Zone, and has a required front yard setback of 15 feet and required street-side yard equal to the front yard requirement. On corner lots, in residential districts, side yards abutting the street, shall be not less than the required front yard for lots in the district in which the lot is located, and in no case, not less than fifteen feet (15') (RMC Section 18.148.030). Presently, the property has an existing six foot (6') high vinyl fence, with a vehicle access gate, which runs along the property line adjacent to Grant Street. The Municipal Code requires that open fences within the front yard setback area not taller than four feet and solid fences may not be taller than three feet; however, the Municipal Code does provide a mechanism to allow variances to these fence requirements. As the height of the existing fence exceeds the height limit of three feet (3') for solid fences within the front setback, the applicant submitted a Minor Exception Permit (MEP) application. By applying for an MEP, the applicant can request variances or deviations to the City's wall and fencing standards.

## **B) Secretary of the Interior Standards and Guidelines**

At the present time, the proposal does not appear to meet the recommended SOI Standards due to the existing fence material's incompatibility with the historic building materials and historic style.

The Secretary of the Interior's Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings states the following about historic neighborhoods and districts: "The relationship of buildings to each other, setbacks, fence patterns, views, driveways and walkways, and street trees and other landscaping together establish the character of a district or neighborhood". Regarding fencing, the Guidelines explain that protective fencing for security may be installed in historic districts/neighborhoods if it is as unobtrusive as possible and should take into consideration the location of the fencing and its visibility so that the fencing does not negatively impact the historic character of the setting.

The proposal is to legalize/approve the existing 6-foot-high vinyl fence and a rolling slide gate, and staff's concern is regarding the compatibility (or lack of compatibility in this case) of the vinyl material with both the house on the subject property as well as other houses on surrounding residential properties within Historic District 8. The Commission may make recommendations for the property owner to achieve compatibility with the SOI Standards and the City's guidelines.

## **C) City of Redlands Historic and Scenic Preservation Design Manual**

The Victorian style is well established in Redlands, with row upon row of Victorian homes in the areas around Olive Avenue, Highland Avenue, and Cajon. The predominant material used is typically wood, wood siding, wood shingles, stone, brick, and masonry. The guidelines note that "most of the houses would be nearly impossible to duplicate today" and "in the construction of new buildings in historic areas, materials should be the same as or representative of those used in original construction" (page 4/1-7).

Regarding decorative elements, "Architectural detailing is a key factor in all of these styles.... Landscape elements such as sculpture, fence details, and plant materials should be used in a way that will enhance the historical character of the structure and the site" (page 4/1-7).

## **D) Summary**

At the present time, the proposal may not meet the SOI Standards or the City's historic guidelines due to the fence's material incompatibility with the historic building material

and historic style. The Commission may make recommendations for the property owner to achieve compatibility with the guidelines.

The Commission may also approve Certificate of Appropriateness No. 665 if the property owner will agree to accept and implement the Commission's recommendations for a compatible fence material and style (as conditions of approval). If so, then the project would then be consistent with the Redlands Municipal Code, the Secretary of the Interior's Standards, and the City's Historic and Scenic Preservation Manual.

Following the review by the Historic and Scenic Preservation Commission (on the appropriateness of the fence material only), the application for a Minor Fence Exception will be reviewed by the Minor Exception Permit Committee (scheduled for March 9, 2023). The Minor Exception Permit Committee will make a decision regarding the fence height and placement on the subject property and incorporate the Historic and Scenic Preservation Commission's decision on the fence material as a condition of approval.

## **ENVIRONMENTAL REVIEW**

If the proposal is revised to use a compatible material (e.g., wood) then the application may be deemed to be consistent with the applicable Secretary of Interior Standards and the City's Historic and Scenic Preservation Manual, and then would be considered to be satisfactorily mitigated and is a less than significant impact (CEQA Guidelines Section 15064.5(b)(3)). In that case, CEQA Guidelines Section 15303 (New Construction of Small Structures) may be utilized for the project.

If the proposal to use vinyl fencing is deemed to be not consistent with the applicable Secretary of Interior Standards and the City's Historic and Scenic Preservation Manual, then the proposal would likely not be able to use an exemption from environmental review. Significant changes to historic resources are considered to be a potentially significant impact on the environment (CEQA Guidelines Sections 15064.5(b)(1) and 15064.5(b)(2)). Alternatively, CEQA Guidelines Section 15270 may be utilized that pertains to projects which are disapproved.

## **STAFF RECOMMENDATION**

Staff recommends that the Historic and Scenic Preservation Commission discuss alternative fencing materials to assist the applicant in achieving consistency with the applicable Secretary of Interior Standards and the City's Historic and Scenic Preservation Manual.

Should the applicant propose an acceptable fencing material, then the Commission may make findings to approve the application and approve COA No. 665 subject to the conditions of approval.

Alternatively, should the applicant decline to replace the fence with a compatible fencing material then the Commission may make findings to deny the application and deny COA No. 665.

## **MOTION**

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

### Motion (for Continuance):

“I move that the Historic and Scenic Preservation Commission continue the public hearing for Certificate of Appropriateness No. 665 (to April 6, 2023, or date to be determined).”

### Motion (for Denial):

“I move that the Historic and Scenic Preservation Commission adopt Resolution No. 2023-03 to deny Certificate of Appropriateness No. 665 and find that the project does not qualify for exemption from environmental review in accordance with the CEQA Guidelines.”

### Alternative Motion (for Approval):

“I move that the Historic and Scenic Preservation Commission adopt Resolution No. 2023-02 and approve Certificate of Appropriateness No. 665, subject to conditions of approval, and find that the project is exempt from environmental review in accordance with Section 15303 of the CEQA Guidelines.”

## ATTACHMENT "A"

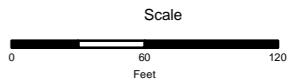
Location Map & Aerial Photograph



# Location Map

**Minor Certificate of Appropriateness No. 665  
Attachment A-1: Location Map  
232 West Olive 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.



February 15, 2023

OneStop.mxd

Copyright nearmap

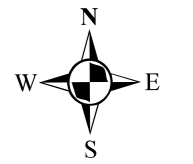




**Aerial**

**Minor Certificate of Appropriateness No. 665  
Attachment A-2: Aerial  
232 West Olive Avenue**

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February 15, 2023

OneStop.mxd

## ATTACHMENT "B"

Site Photographs







ATTACHMENT "C"

Historic Inventory Sheets

**HISTORIC RESOURCES INVENTORY**

Ser. No. \_\_\_\_\_  
 HABS \_\_\_\_\_ HAER \_\_\_\_\_ NR \_\_\_\_\_ SHL \_\_\_\_\_ Loc \_\_\_\_\_  
 UTM: A \_\_\_\_\_ B \_\_\_\_\_  
 C \_\_\_\_\_ D \_\_\_\_\_  
 11-483100 - 3767767

**IDENTIFICATION**

1. Common name: \_\_\_\_\_
2. Historic name: W. T. Ferguson Residence
3. Street or rural address: 232 W. Olive  
 City Redlands Zip 92373 County San Bernardino
4. Parcel number: 0171-244-40
5. Present Owner: Harry C. & Helen G. Petty Address: \_\_\_\_\_  
 City \_\_\_\_\_ Zip \_\_\_\_\_ Ownership is: Public \_\_\_\_\_ Private
6. Present Use: Residence Original use: same

**DESCRIPTION**

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

A one-story house with a brick chimney, a hip composition roof with slight bell cast and exposed rafters. There is a shingled gable with overhang and double windows on all four sides at attic level. There is a decorated frieze. A recessed porch at left half of front extends half way around the left side. The porch roof is supported by turned pillars. The main entry is at front center with a second entry at left side. Entrance doors are wood paneled with a glass panel at the top. Both entrances have cement steps with cobble stone rails. The porch has a stick work rail. A large single window is centered at right front. Sash type windows have wooden moldings. The house has wooden overlapping siding and there is a decorative crest at the roof ridge.



- Construction date:  
 Estimated \_\_\_\_\_ Factual 1898
- Architect \_\_\_\_\_
- Builder Ferguson Brothers of  
Lynn and Lewis Co.
1. Approx. property size (in feet)  
 Frontage \_\_\_\_\_ Depth \_\_\_\_\_  
 or approx. acreage \_\_\_\_\_
2. Date(s) of enclosed photograph(s)  
 \_\_\_\_\_

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

**SIGNIFICANCE**

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

This home was built in 1898 by the Ford Grocery Co. The first owner was W. T. Ferguson of the Ferguson Bros. Ferguson Brothers were builders for the firm of Lynn and Lewis. Ownership was held by the Fergusons until 1910 when B. P. Fessler obtained the house and added a 20 x 26 barn at a cost of \$750.

This structure would be an important contributor to a Smiley Park district.

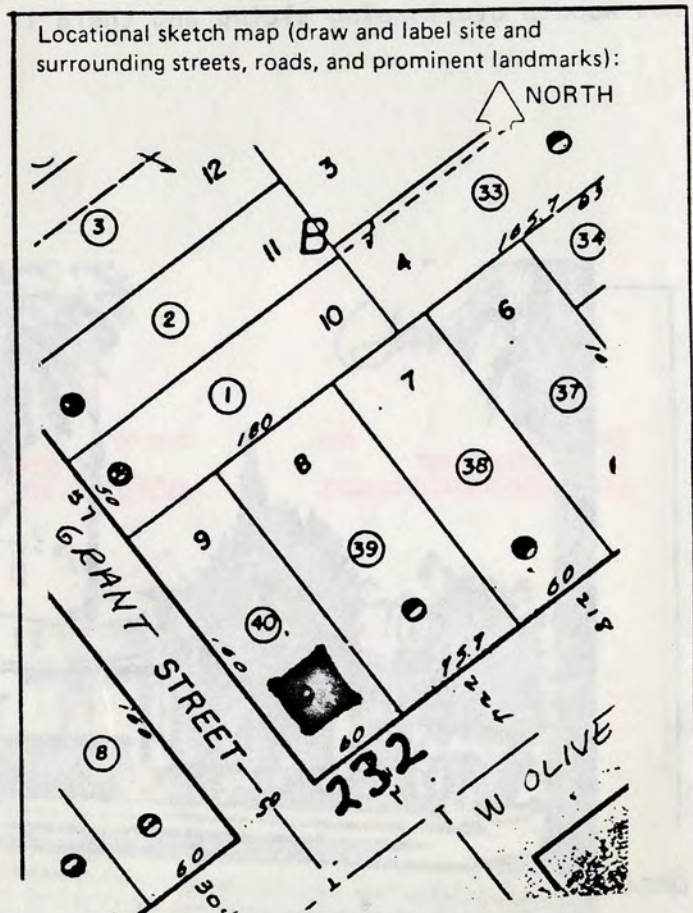
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)

- Architecture  Arts & Leisure \_\_\_\_\_  
Economic/Industrial \_\_\_\_\_ Exploration/Settlement \_\_\_\_\_  
Government \_\_\_\_\_ Military \_\_\_\_\_  
Religion \_\_\_\_\_ Social/Education \_\_\_\_\_

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

Water Connection 5/24/98  
City Directory  
Sanborn Maps

22. Date form prepared \_\_\_\_\_  
By (name) Helen Watts  
Organization \_\_\_\_\_  
Address: \_\_\_\_\_  
City \_\_\_\_\_ Zip \_\_\_\_\_  
Phone: \_\_\_\_\_





*The Redlands Area Historical Society, Inc.*  
*Heritage Award 2013*

Reverend Thomas F. & Marie May McCourtney Residence  
232 West Olive  
1898

The water hookup date for this home was May 24, 1898. The first owners were W. T. and Helen Ferguson. He owned the construction company, Ferguson Brothers, with his two brothers. They were builders for the firm of Lynn and Lewis. In 1902 William and Mary Johnson owned the house. He was a local physician. Starting in 1905, George and Carrie Ford and their son Ernest occupied the home. The Fords owned Ford Grocery Co. located at 106 Orange Street and relocated to 9 East Citrus in 1911. In 1923 the home became the parsonage for the First Evangelical Lutheran Church which was located on East Olive Avenue and the southwest corner of Myrtle Street. Two pastors lived in the home: W.J. Dentler and his wife Clara for about ten years beginning in 1933 and William and Florence Miller from 1933 to 1946.

This home has a graceful bellcast low hip roof. Identical dormers face all four directions. Under the roof is a frieze of dentils and plain trim. The boxed eaves have decorative brackets. Most windows have multi-glass panes at the top with a large glass pane below. The south facing home has two entrances to the wooden porch on the south and west. Both have cement steps with rock step piers. Columns support the porch, with double columns on either side of the front steps which are supported by a square base with inset square panels. The balustrade is turned spindles with columns on the west side. There are three doors facing west and south, and on the west side another south facing door. The doors have a glass pane at the top with decoration underneath and wood panels below.

In 1946 the Reverend Thomas Fletcher McCourtney and his wife Marie May purchased the home from the church. He was retired and had three daughters living at home: Ina Marie, a teacher at Colton High School, Gertrude who taught at Lugonia Elementary School and Ruby Lee who worked for the Redlands School

District in administrative positions. Rev. McCourtney died in Loma Linda on January 17, 1950 at the age of 84. He was born in Missouri and taught school there for several years before becoming an ordained minister. He served pastorates in Texas, Arizona, and California. His last pastorate was for the Baptist Church of Oceanside. He was also Executive Secretary for the Arizona Baptist Convention for 13 years. Marie lived in the house with her daughters Ina and Gertrude until 1965. She passed away in 1974 at the age of 92. She was born in Harlan, Iowa and lived in Redlands for 36 years. Both are buried at Hillside Memorial Park.

Harry C. and Helen Petty purchased the home from the McCourtney's in June 1970. They came from Portland, Oregon to join his parents and continue his love for building houses, which he could do here all year long. When the couple arrived in 1965 there was a slowdown in the building industry so Harry went to work for the Yucaipa Valley Water District installing underground utilities. He also operated a gas station at Calimesa Blvd. and County Line Road for a period of time. The Petty's had seven children and lived in the home until Mr. Petty returned to contracting and built a new home in Yucaipa. Their daughter Beverly Winchester and husband Kenneth purchase the home from her parents in 1998. Beverly is the Customer Service Representative for Community Bank for 27 years and Kenneth is a heavy equipment operator for CEMEX. Mrs. Winchester, at age fourteen, was the one who discovered the Olive Avenue house was for sale and encourage her parents to purchase it. In a way, Helen Petty said, "the house was always her house."

The Redlands Area Historical Society is proud to give this award to the Winchesters for their years of love for this home.

*Researched by: Karen Flippin*

Presented  
17 June 2013

## REVERND THOMAS AND MARIE MC COURTNEY RESIDENCE

232 WEST OLIVE AVENUE


1898

The water hook up date for this home was May 24, 1898. The first owners were W.T. and Helen Ferguson. He owned a construction company with his two brothers, Ferguson Brothers, and they were builders for the firm of Lynn and Lewis. In 1902 William and Mary Johnson were owners he was a physician. Starting in 1905, George and Carrie Ford and their son Ernest occupied the home. The Fords owned Ford Grocery Co. located at 106 Orange Street and relocating to 9 East Citrus in 1911. In 1923 the home became the parsonage for the First Evangelical Lutheran Church which was located on East Olive Avenue and the south west corner of Myrtle Street. Two pastors lived in the home a W.J. Dentler and his wife Clara, 1923 to about 1933 and William and Florence Miller 1933 to 1946.

This home has a graceful bellcast low hip roof. Identical dormers face all four directions. Under the roof is a frieze of dentals and plain trim. The boxed eaves have decorative brackets. Most windows have multi glass panes at the top with a large glass pane below. The south facing home has two entrances to the wooden porch, south and west. Both have cement steps with rock step piers. Columns support the porch, with double columns on either side of the front steps which are supported by a square base with inset square panels. The balustrade is turned spindles with columns on the west side. There are three doors facing west, south and on the west side another south facing door. The doors have a glass pane at the top with decoration underneath and inset wood panels below.

In 1946 the Reverend Thomas Fletcher Mc Courtney and his wife Marie May purchased the home from the church. He was retired and had three daughters living in the home: Ina Marie, directories list her as a teacher at Colton High, Gertrude a teacher at Lugonia School and Ruby Lee who work for the Redlands School District in administrative positions. Rev. Mc Courtney died in Loma Linda on January 17, 1950 at the age of 84. He was born in Missouri and taught school there for several years before becoming an ordained minister. He served pastorates in Texas, Arizona and California. His last pastorate was for the Baptist Church of Oceanside. He was also Executive Secretary for the Arizona Baptist Convention for 13 years. Marie lived in the house with her daughters Ina and Gertrude until 1965. She passed away in 1974 at the age of 92. She was born in Harlan, Iowa and lived in Redlands for 36 years. Both are at Hillside Memorial Park.

Harry C. and Helen Petty bought the home from the Mc Courtney's in June 1970. They came from Portland Oregon to join his parents and to continue his love of building houses, which he could do here all year long. When they arrived here in 1965 there was a slowdown in the



building industry so he went to work for the Yucaipa Valley Water District installing underground utilities. He also opened a gas station at Calimesa Blvd. and County Line Road for a period of time. The Petty's had seven children and lived in the home until the 1990's when he returned to contracting and built their home in Yucaipa. Their Daughter Beverly Winchester and husband Kenneth purchased the home from her parents in 1998. Beverly is the Customer Service Representative for Community Bank for 27 years and Kenneth is a heavy equipment operator for CEMEX. Mrs. Winchester, at age fourteen, was the one that saw the Olive house was for sale and encouraged her parents to buy the house. In a way, Helen Petty said, the house was always her house.

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Researched by Karen Flippin



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## **232 W. OLIVE AVE.**

**Water Hook-up-** Smiley Add, Lot 9, Block B

5/24/1898-Ford Grocery Co.-Lutheran Church Parsonage-wood 1 story, 6 rooms, 1 family, 2 stock- 1 bath tub, 1 closet

### **Building Permits-**

6/19/45-Carl Miller-plumbing replacement

3/8/46-Lutheran Church re-roof comp. shingles-day labor

2/13/47-Mrs. T.F. Mc Courtney-electric wiring-1 range-1 water heater-1 3 wire meter loop

9/11/50-Mrs. Thomas Mc Courtney-Home Equipment Co. 1 floor furnace \$197.00

10/28/53-Same-Sanitary Plumbing-1 toilet, 1 bath, 1 lavatory

3/7/67-Same-Sanitary Plumbing-replacement house sewer

3/28/68-Gertrude Mc Courtney-1509 Marquir Dr. Redlands-Bell Roof Co. comp shingles \$550

7/2/70-No owner listed-Wilson Termite Control-\$900

6/4/71-H.C. Petty-remove partition between kitchen and pantry-10 feet \$200

6/15/90-Helen Petty-36804 Seven Oaks Trail, Yucaipa 92399-Changing from overhead to underground electric-relocation 100 amp

4/28/92-Harry C. Petty-232 W. Olive Ave.-remove and fix drywall/fix plumbing

### **San Bernardino County Archives Assessment Books-4/25/2013**

#### **Book 12-pg. 226**

1900-Helen Ferguson (crossed out)-W.L. Ferguson N,F. Robinson-Lynn & Lewis (crossed out)  
Land \$200-improvements \$700- m7223 ( number of legal document)

1901-Jacob Leuyn-\$325-700-1133-1201-1387 (crossed out) #1503

1902-Mary V. Johnson-to B.P.Fessler 9024-\$425-900-

1903-B.P. Fessler-\$425-700 (Fessler owner until stated otherwise)

1904-In right margin states not Ferguson

#### **Book 12-pg. 247**

1905-1908-no values

#### **Book 12-pg. 259**

1914-no values

1915-\$1000-550

1916-\$600-575

1917-18-\$800-575

#### **Book 10B-pg. 28**

1918-1923-#8251/22 (22 the year of document)-\$575-800

#### **Book 30B-pg. 28**

1924-Fessler (crossed out)-First Evangelical Lutheran Church of Redlands-#10282/23-\$580-800

#### **Book 55A-pg. 28**

1930-Church unless otherwise stated-\$580-800

1933-35\$460-500 (depression)

#### **Book 86-pg. 24**

1936-1941-\$690-750

**Book 133-pg.24**

1942-46-\$690-750

1947-J.F. and Marie M. Mc Courtney, Gertrude and Iva, Marie and Ruby Lee Mc Courtney  
#31311/46

1947-Mc Courtney-\$860-940

**Tax Books Smiley Library-5/2/2013**

**1898**-pg. 51-W. Ferguson- E 160'-S 60'-W160'- town value \$280-N of Olive-E of Grant St.

**1899**-pg.53- same-Furniture \$50-Town value \$300-Improvements \$930

**City Directories and Telephone Books**

1898-no listing

1900- W.T. Ferguson-Ferguson Brothers-(Brothers WT and DE contractors and builders

1902-W.T. Ferguson-foreman Lynn and Lewis residence at 1035 E. State

William M. Johnson and Mrs. Mary V.-Physician

1905-George E. and Carrie Ford also Ernest-student (Ford Grocery Co. 106 Orange)

(Benjamin P. and Sarah A. Fessler- retired at 317 W. Olive-Johnsons now at 1903 W.  
Olive)

1908-10-same

1911-Same-grocery now at 9 E. Curtis Ave. corrected to Citrus ave

1914-15-Same-Ernest clerk for Ford Grocery

1919-Same-no Ernest

1921-C.F.W. Stoever (street listing only) Fords now at 14 Brookside Ave.

1925-Howard Fiscus-rancher

1927-Rev. W.J. Dentler and Clara L. -Pastor First Evangelical Lutheran Church of Redlands  
(church located E. Olive Ave-SW corner of Myrtle)

1929-31-Dentler same-Clara L. teacher Redlands H.S.

1933-Rev. William C. and Florence Miller-Pastor Lutheran church-also William R.  
Dentler now at 330 Cajon

1936-39-William C. Miller only listed

1941-Same-also Rev. Carl A. and Contanse Miller-Asst. pastor

1947-Thomas F. and Marie Mc Courtney-retired minister-Marie supervisor University Hall  
Ina Marie-teacher-Gertrude-teacher Lugonia School-Ruby Lee-clerk in office of supt. of  
schools

1950-Same-Ruby now pay roll clerk High School-Ina and Gertrude-teachers

1952-**no Thomas**-Marie listed as housewife-Gertrude and Ina-teachers

1954- Mrs. T. Mc Courtney-street listing only

1958-Mrs. T.F. retired-Gertrude-teacher-Ina-Director Colton Hi

1961-Mrs. Mary F.-Marie-Gertrude-teacher Lugonia School-Ina M.-teacher Colton school

1965-Jason E. and Betty Dillon-soil technician Pioneer Laboratory  
(Mc Courtney's moved to 1509 Margarita Dr.)

1967-Same-Dillion's Appliance Service

### **San Bernardino County Tax Record**

(no date)-Harry C. and Helen G. Petty-around 1970  
8/19/1998- Kenneth D. and Beverly G. Winchester

### **Hillside Cemetery 5/9/13**

Thomas Fletcher Mc Courtney-Born 11/20/1865-Died 1/17/1950-buried 1/19/1950 in Blk 4, lot 77- Born Missouri-84 years old-cause of death a coronary-next of kin Marie May

Marie May Mc Courtney-Born 5/30/1882-buried 9/13/1974 next to husband- next of kin Ruby Lee Inman of Highland

### **Obituary** Redlands Daily Facts 1/17/1950-pg. 5-col 4 & 5

Rev. Thomas Fletcher Mc Courtney, 232 West Olive Ave. 84 years old and resident of Redlands for 12 years died in Loma Linda today.

Born in Missouri he was educated there and taught school for several years before he was ordained in the ministry in 1895. He held pastorates in Texas, Arizona and California. He was executive secretary for the Arizona Baptist convention for 13 years.

He retired from the ministry 12 years ago after being pastor of the Baptist church at Oceanside for several years. He has lived in Redlands since that time. Funeral services are to be from the F. Arthur Cortner chapel at 2'o'clock Thursday.

Deceased is survived by his wife, Mrs. Marie Mc Courtney and the following children: Miss Gertrude Mc Courtney, Miss Ina-Marie Mc Courtney and Mrs. Ruby Lee Inman all of Redlands.

Marie May Mc Courtney- Facts-9/11/74-pg.5-col. 3

Died in Colton, Calif. Sept. 11, 1974. Marie May Mc Courtney, 1509 Margarita Dr., Redlands, age 92 years. Native of Harlan, Iowa, resident of Redlands 36 years.

Family suggests in lieu of flowers those who wish may make memorial contributions to the First Baptist Church of Redlands. Private graveside service will be held Friday Hillside Memorial Park, Rev. Charles Roadarmel-Cortner in charge

### **Brief History of 232 W. Olive Ave.**

Water hook up date for this cottage was May 24,1898. W.T. and Helen Ferguson were the first owners. He owned Ferguson Brothers who were contractors and builders for the firm of Lynn and Lewis. By 1902 William and Mary Johnson owned the home he was a physician. 1905 George and Carrie Ford and their son Ernest occupied the home. He owned the Ford Grocery Co. Directories list the store in 1905 at 106 Orange then in 1911 9 East Citrus Ave. Fords lived in the home until about 1920. Records do not show them as owners. In 1923 the home became the Parsonage for the First Evangelical Lutheran church which was located on East Olive Ave. and the South West corner of Myrtle.

In 1946 the Rev. Thomas Fletcher Mc Courtney and his wife Marie May bought the home with their three daughters. Thomas was a retired minister, Marie was a supervisor for University Hall, by 1952 directories list her as a house wife, Ina Marie was a director and teacher at Colton High, Gertrude a teacher at Lugonia school, and Ruby Lee was a clerk in the office of the Superintendent of Schools and later pay roll clerk for the High School. Mr. Mc Courtney died in

Loma Linda on Jan. 17, 1950 at the age of 84. He was born in Missouri and taught school there for several years before becoming an ordained minister. He served pastorates in Texas, Arizona and Calif. The last was for the Baptist church of Oceanside. He was also Executive Secretary for the Arizona Baptist convention for 13 years. Marie lived in the house with her daughters Ina and Gertrude until 1965. She passed away Sept. 11, 1974 at the age of 92. She was born in Harlan, Iowa and had lived in Redlands for 36 years. Both Thomas and Marie are buried at Hillside Memorial Park.

After the Mc Courtney's, Harry C. and Helen G. Petty owned the home from about 1970 until the present owners purchased the home in August of 1998.

### **Interview with Beverly and Kenneth Winchester 5/16/2013**

Mrs. Winchester's parents, Harry and Helen Petty, owned the house until they purchased the home in August of 1998. They moved into the home in 1994 from their home on Barbara Lane where they had lived for fourteen years and paid her parents rent. Before that her brothers rented the house for a few years.

The Petty's moved from Portland Oregon in 1970 because her father had family here and the possibility of a better job with more income. They first rented a small two bedroom home at 515 Linda Place. With a family of seven children they really needed a larger home. One day Beverly and a friend, she was about 14 years old, saw a for sale sign on the Olive Ave. home and they found the back door unlocked. They ventured in and saw the pretty wood floors and decided to take off their shoes and slide in their sock feet. She also went upstairs and found a piece of lace that she put on her head and pretended it was a wedding veil. Her mother was not happy they entered the empty house but she followed her daughter's insistence that this was the house for them. They contacted a realtor and learned another offer was about to be submitted and placed their offer in just in time. She thought for about \$15 or 20,000. Her four brothers lived upstairs. Each of the dormers offered a niche they could place a bed and the three girls slept downstairs. Mr. Petty was a Supervisor for the Yucaipa Valley Water District for ten years and he also had his own contracting business. In Oregon he had built houses. Mrs. Petty with seven children was a stay at home mom.

Mr. Winchester was also from Portland Oregon but did not know the Petty's. His sister had a heart condition and needed a warmer and dryer climate. In 1955, at the age four, they first moved to San Bernardino on E Street and then moved to Redlands and lived at 1231 Occidental Dr. As a young man he had a job at Stater Brothers bagging groceries and that is where he met Beverly and her mother. She was 16 at the time and about a year later they were married. They have been married 40 years now. Beverly works as a Customer Service Representative for Community Bank and has been there for 27 years and Kenneth is a heavy equipment operator for CEMEX in Azusa and has 2 ½ years to retire. (5/20)-Both Bev and her mother wanted it noted that they really enjoyed being so close to the Redlands Bowl. They could either walk down or listen in their back yard. It never bothers them.

### **Telephone Interview with Helen Petty 5/16/13**



They moved into the house in June of 1970 and bought it from two women the Mc Courtneys. She also told the story of the girls seeing the for sale sign and going inside and her daughter insisting it was the right house. There was cold storage in the corner of the kitchen that was made out of adobe brick and extended from the basement up to the kitchen. They removed that and a wall in the kitchen. The rest stayed the same until they moved to Yucaipa then they put a toilet upstairs. (Beverly said they remodel the kitchen and bathroom also.) The boys were upstairs and they realized they were climbing out the window in back and climbing down a large tree so they were not seen. The tree was removed.

#### **Telephone Interview with Helen Petty 5/18/2013**

Came to California from Portland June 1, 1965 first living in Yucaipa on Bonita Dr. Mr. Petty's parents lived here and they knew he wanted to build houses and here was sunshine all year long, but when they arrived there was a building slump. They live in Yucaipa for 4 or 5 years and moved in 1969 to Linda Place for about one year before moving into Olive Ave. They bought the house for \$17,000. Mr. Petty worked for Yucaipa Valley water District and put in underground utilities in Hidden Meadows for about 100 homes and also many other places in Yucaipa. They also owned a Shell Gas station on the corner of County Line Rd. and Calimesa Blvd. for a long time. He went back into building after that and had his General contracting license in Calif., Nevada and Oregon. They built their present 3500 sq ft home on Seven Oaks Trail in Yucaipa themselves.

She remembered the kids never wanted to go shopping with her but then Bev started wanting to go with her to shop at Stater Brothers off of Texas between W State St. and Redlands Blvd. She soon realized it was the box boy she was wanting to see. Bev and Kenny were married on the Petty's 20<sup>th</sup> Anniversary at the Free Methodist Church on Tennessee by Rev. Paul Fitch the same minister who later married Bev's son and help celebrate their 60<sup>th</sup> Anniversary a few weeks before he died and moved in 1987 letting their sons live there while they fixed the Olive house to sell, redoing the Kitchen and bathroom etc. The children did not want them to sell the house and that is when Bev and Kenny said they would buy it. She told Bev, well it is really your house anyway, you found it.

#### **Architectural Inventory**

**(South side)**- front-One story Victorian Home built in 1898. The roof is a low bellcast hip of composition shingle with four identical dormers facing each direction. Dormers have a roof like the house with two double hung windows separated by an upright bar. At the top of each window are 15 small square glass panes with a large square window below. The house has boxed cornices with ornamental brackets; the frieze is composed of dentals at the top and plain wood below extending around the building. The siding is clapboard and the cement foundation has a clapboard covering that flares out at the bottom. The wooden porch is supported by seven columns and is recessed into the building and wraps around the W side. The balustrade is turned spindles. Five cement steps lead to the porch, on either side are low step piers compose of rock with cement tops. At the top of the stairs, and on either side, are double columns supported by a square wooden base with an inset wooden, square panel. To the E of the porch is a plain large window with lugsills and plain trim. S facing door was hard to view because of a screen door but believe it is like the W facing door which has a large square glass pane at the

top with a decorative shelf below and two horizontal rectangular wood inset panel below. All have plain trim. To the W of the S facing door is a large window like the SE corner.

**(West side)**-Seven cement steps lead to the porch with step piers like the front. On this side three columns support the porch, one on the SW end of the porch, one to the S of the steps and one attached to the buildings surface. There is also a short, stub of a column N of the steps. SW portion of the building has a large double hung window with 12 horizontal rectangular glass panes at the top and a large square pane below. To the N and facing W is a door with a Horizontal rectangular inset wood panel on top, under this is a square glass pane with three Horizontal rectangular inset wood panels below. To the N building projects out and contains two double hung window divided by an upright bar. Each window has 12 square panes at top and Vertically rectangular pane below. N of these windows is a Vertically rectangular fixed window.

**(North side)**-NW corner has a N facing door with a square glass panel at the top and three inset wood panels below. The door opens onto a small porch with 7 wooden steps facing E. The porch has a lattice work balustrade. To the E are three windows. NE on foundation is a wooden basement door. The foundation vents are horizontally rectangular with strips of wood running up and down.

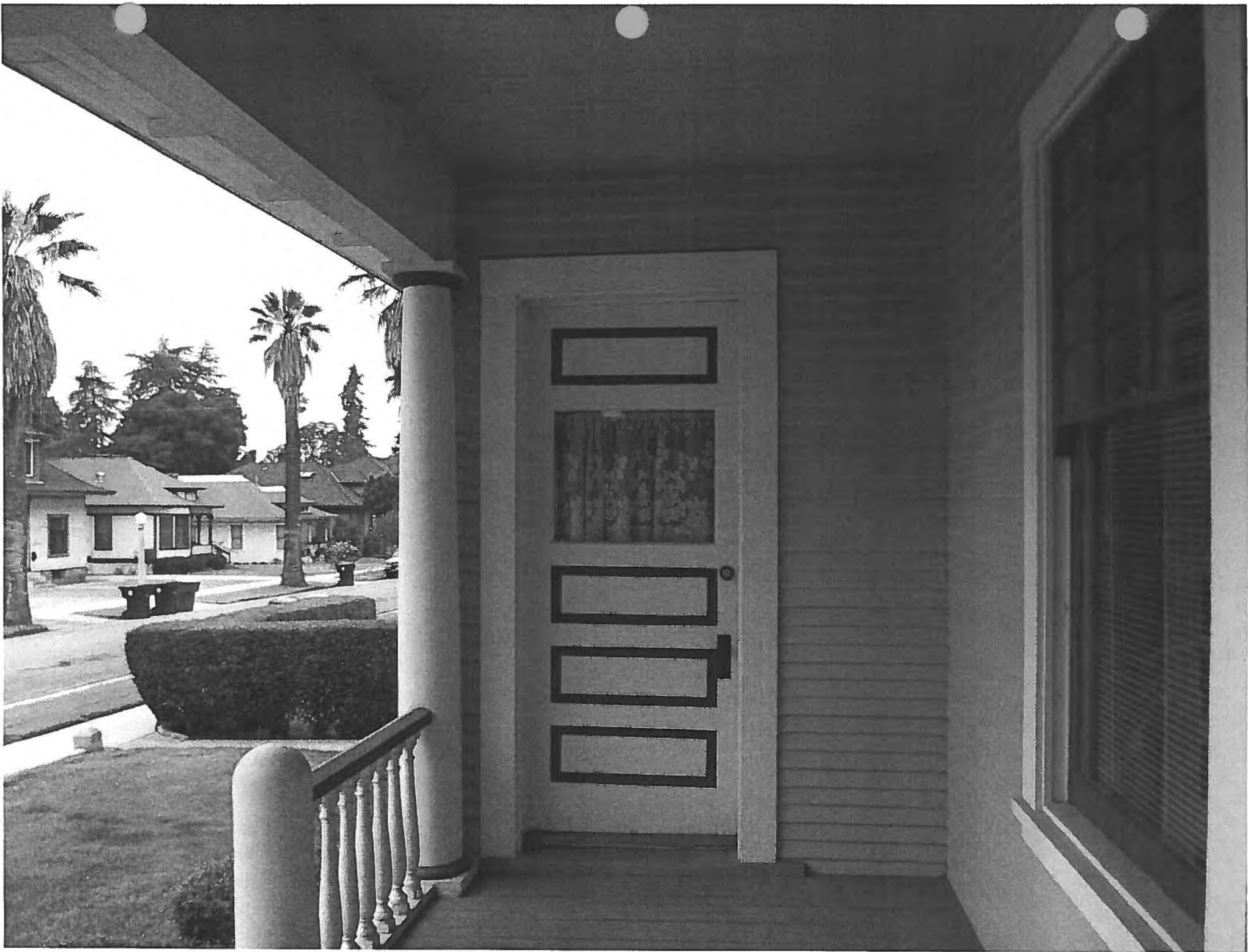
**(East side)**-All windows on this side have 12 square panes at the top with a large vertically rectangular pane below. NE corner one window to S one smaller window then two windows divided by and upright bar and SE corner another window.

North on property is a two car clapboard garage with a low hip roof of composition shingles and a cupola of lattice work and a low hip roof. The garage door is new. A door located on the S side, faces S and has a half moon window at the top with 5 glass panes below this window are four vertically rectangular inset wood panels grouped in pairs.

The house sits on a corner lot with cut stone curbing all around. A low cement wall runs along the lawn. In the SE corner of the property is a large palm tree, there are also palm trees along Olive Ave.

Karen Flippin 5/18/2013









One of Ben Fessler's  
homes at Redland  
Calif.  
232 W Olive Ave



ATTACHMENT "D-1"

Resolution No. 2023-02 (Approval)



RESOLUTION NO. 2023-02

A RESOLUTION OF THE HISTORIC AND SCENIC PRESERVATION COMMISSION OF THE CITY OF REDLANDS APPROVING CERTIFICATE OF APPROPRIATENESS NO. 665 FOR AN EXISTING FENCE AND A GATE LOCATED AT 232 WEST OLIVE AVENUE WITHIN HISTORIC DISTRICT NO. 8 (SMILEY PARK NEIGHBORHOOD HISTORIC AND SCENIC DISTRICT).

WHEREAS, applicant Kenneth Winchester has submitted an application for Certificate of Appropriateness No. 665 to legalize/approve an existing 6-foot-high, vinyl fence and vinyl rolling slide gate with galvanized steel frame placed within the street-side setback along Grant Street, on the subject property located at 232 West Olive Avenue (APN: 0171-244-40-0000) within the Multiple-Family Residential (R-3) District; 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 2, 2023, 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 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 district.

Section 2. The proposed scope of work for Certificate of Appropriateness No. 665, as amended, is consistent with the Secretary of the Interior's Standards and the city's local Historic & Scenic Preservation Manual.

Section 3. The application for Certificate of Appropriateness No. 665 is hereby approved for the installation of a wooden fence and gate, subject to the conditions of approval (as amended) 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 13, 2023) in accordance with the Redlands Municipal Code, then the decision shall become final on March 13, 2023, at 5:00 p.m.

ADOPTED, SIGNED AND APPROVED this 2nd day of March, 2023.

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Kurt Heidelberg, Chair, Historic and Scenic  
Preservation Commission

ATTEST:

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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 2nd day of March, 2023, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

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Linda McCasland, Secretary, Historic  
and Scenic Preservation Commission

**EXHIBIT A**  
**CONDITIONS OF APPROVAL**  
**CERTIFICATE OF APPROPRIATENESS NO. 665**

1. This approval is for Certificate of Appropriateness No. 665 for the legalization/approval of an existing 6-foot-high, vinyl fence and a rolling slide gate with galvanized steel frame located within the street-side setback along Grant Street. The subject property is located at 232 West Olive Avenue (APN: 0171-244-40-0000) within the Multiple-Family Residential (R-3) District and in substantial conformance with the applicable Secretary of Interior Standards and the City's Historic Architectural Design Guidelines.
2. 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.
3. 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 (if required).
4. 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.
5. 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.
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.

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Brian Foote, City Planner/Planning Manager  
Historic Preservation Officer

ATTACHMENT "D-2"

Resolution No. 2023-02 (Denial)

RESOLUTION NO. 2023-02

A RESOLUTION OF THE HISTORIC AND SCENIC PRESERVATION COMMISSION OF THE CITY OF REDLANDS DENYING CERTIFICATE OF APPROPRIATENESS NO. 665 FOR AN EXISTING FENCE AND A GATE LOCATED AT 232 WEST OLIVE AVENUE WITHIN HISTORIC DISTRICT NO. 8 (SMILEY PARK NEIGHBORHOOD HISTORIC AND SCENIC DISTRICT).

WHEREAS, applicant Kenneth Winchester has submitted an application for Certificate of Appropriateness No. 665 to legalize/approve an existing 6-foot high vinyl fence and a vinyl rolling slide gate with galvanized steel frame placed within the street-side setback along Grant Street, on the subject property located at 232 West Olive Avenue (APN: 0171-244-40-0000) within the Multiple-Family Residential (R-3) District; 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 2, 2023, 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 including proposed fence materials may significantly alter a historic resource or district, may cause potentially significant impacts to the environment or a historic resource or historic district, and therefore is not exempt from environmental review in accordance with the California Environmental Quality Act (CEQA) Guidelines. Alternatively, CEQA Guidelines Section 15270 pertains to projects which are disapproved.

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. 665 (legalizing/approving the existing vinyl fence) is not consistent with the Secretary of Interior Standards or the city's local Historic Architectural Design Guidelines.

Section 2. The proposed project may significantly alter a historic resource and may cause potentially significant impacts to the environment or a historic resource as defined by CEQA Guidelines Section 15064.5(b), and therefore, is not exempt from environmental review in accordance with the CEQA Guidelines. Alternatively, CEQA Guidelines Section 15270 pertains to projects which are disapproved.

Section 3. The application for Certificate of Appropriateness No. 665 is hereby denied.

Section 4. This Resolution shall become effective upon adoption. If no appeal is filed within ten days (by March 13, 2022) in accordance with the Redlands Municipal Code, then the decision shall become final on March 13, 2023, at 5:00 p.m.

ADOPTED, SIGNED AND APPROVED this 2nd day of March, 2023.

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Kurt Heidelberg, Chair, Historic and Scenic  
Preservation Commission

ATTEST:

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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 2nd day of March, 2023, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

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Linda McCasland, Secretary, Historic  
and Scenic Preservation Commission