

## REQUEST FOR HISTORIC AND SCENIC PRESERVATION COMMISSION ACTION

### V.-C. GUADALUPE COBANOV, APPLICANT

**PUBLIC HEARING** to consider **Certificate of Appropriateness No. 652** – A request to rehabilitate an existing single-family dwelling for medical office use including exterior façade restoration and preservation, and construct a 1,238 square-foot two-story addition (resulting in a total building size of 3,649 square-feet) on a 19,970 square-foot lot located at 1605 Calvary Circle (APN: 0293-133-13-0000) in the Administrative Professional (EV/AP) District of the East Valley Corridor Specific Plan. The project is exempt from environmental review in accordance with the Section 15301 (Existing Facilities) and Section 15331 (Historical Resource Restoration/Rehabilitation) of the California Environmental Quality Act (CEQA) Guidelines.

HISTORIC AND SCENIC PRESERVATION MEETING: May 5, 2022

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Planner: Brian Foote, City 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 was designated as Historic Resource (HR) No. 135 by the City Council on April 19, 2022.
2. Existing Land Use: The property contains an existing two-story single-family house that is approved for adaptive reuse as a medical office.
3. Historic and Scenic Preservation Commission submittal dates:
  - (A) Date Submitted: April 13, 2022
  - (B) Date Accepted as Complete: April 27, 2022
  - (C) Historic and Scenic Preservation Commission Meeting: May 5, 2022

4. Attachments:

- A) Location Map & Aerial Photograph
- B) Site Photographs
- C) DPR Forms (Inventory Sheet)
- D) Site Plan, Floor Plans, Elevations, Materials & Colors Board
- F) City Council Staff Report of April 19, 2022
- G) Resolution No. 2022-11

## PROPOSAL

The applicant received approval to construct a 1,238 square-foot addition, two stories high (to match the existing structure) on the south side facing Barton Road, and will result in a modified total building size of 3,649 square-feet. A 984 square-foot portion of the first floor (not from the period of significance) would be removed, and the existing 421 square-foot detached garage would be demolished. The addition and exterior rehabilitation will convert the house into a doctor's office with the following features.

First Floor: Reception desk and waiting room; library and counseling room; nutritionist office; conference/dining room; multi-purpose room; kitchen and break room; and ADA-accessible restroom.

Second Floor: Four (4) exam rooms; dental office; physical therapy room; speech therapy room; doctor's office; accounting office; and ADA-accessible restroom.

Exterior Modifications: Exterior design elements and modifications include the following:

- Restore architectural elements (finial, roof rafters, shingle siding, belt trim, guardrail, doors and windows) and new paint;
- Retrofit existing foundation as required with structural improvements (not visible from exterior), and new foundation for new addition to be poured-in-place concrete;
- New wood siding on exterior of 1<sup>st</sup> floor addition (to match existing wood siding);
- New cedar shingle on exterior of 2<sup>nd</sup> floor addition (to match existing cedar shingle);
- New window openings, frames, and double-hung windows on proposed addition;
- Replace existing roof with new 50-year asphalt shingle roof;
- Roof addition with form and slope to match existing roof form and slope;
- Install new additional roof rafters with simple plumb cut (to differentiate from existing historic rafter tails);
- New architectural wood columns in Doric style on porch (to differentiate from existing historic Corinthian porch columns); and,
- New ramp and ADA-accessibility improvements.

## **BACKGROUND**

*Entitlement History:* On April 19, 2022, the City Council adopted a resolution adding the subject property to the City's list of designated local historic resources as Historic Resource No. 135. In addition, the property was approved for adaptive reuse as a medical office (for a pediatrician and related services) with Conditional Use Permit No. 1107, Variance No. 799, and Historic Parking Modification No. 31. A condition of approval requires the applicant to return to the Historic and Scenic Preservation Commission (HSPC) for subsequent approval of a Certificate of Appropriateness by the HSPC for the exterior changes to a local Historic Resource.

The HSPC reviewed the request to adaptively reuse the single-family dwelling as a medical office on July 10, 2019, and again on November 4, 2021 (after the current owner/applicant acquired the property). At the meeting on November 4, 2021, the discussion included the proposed adaptive reuse to medical office, historic parking modification, and the nomination to designate the property as a local historic resource. The applicant has also worked to incorporate the HSPC's prior design comments to implement the best rehabilitation practices of the Secretary of the Interior's Standards for the Treatment of Historic Properties in finalizing the design of the project. The HSPC indicated their support for the adaptive reuse project as an effort to encourage the building's long-term preservation and continued use, unanimously recommended that the City Council designate the property, and made recommendations to the Planning Commission and the City Council for approval of the project entitlements.

*Property History:* The subject property, located at the northwest corner of Barton Road and Alabama Street, was originally developed with a single-family dwelling in 1905. During this time period, the property was originally sited on the south side of Barton Road, until a project by the County redesigned the street alignment and intersection of Alabama Street and Barton Road in 1976. Newspaper articles in the Redlands Daily Facts during this time identified the efforts being undertaken to redesign the intersection while respecting the community's desire to save the dwelling (which risked demolition as part of the road improvements), and those efforts were ultimately successful. The subject property and surrounding area was annexed into the City of Redlands in 1982. The property was subdivided with the recordation of Parcel Map No. 8897 in 1986, to facilitate construction of the day care facility on its own separate parcel (located on the west side), and this parcel map resulted in the property's current configuration. The immediate area remained largely rural with scattered single-family residences, a dairy, and citrus groves, until the area largely transformed through an increase in commercial and multifamily residential development in the 1980s and 1990s. The East Valley Corridor Specific Plan was adopted in 1989 and rezoned the subject property as Administrative Professional (EV/AP) District, which is a zoning designation intended for the development of a variety of administrative, professional, and medical office uses.

## **ANALYSIS**

The Secretary of Interior Standards states, “Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.” In Rehabilitation, historic building materials and character-defining features are protected and maintained as they are in the treatment Preservation. However, greater latitude is given in the Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings to replace extensively deteriorated, damaged, or missing features using either the same material or compatible substitute materials. Of the four treatments, only Rehabilitation allows alterations and the construction of a new addition, if necessary for a continuing or new use for the historic building.

### **A) Building Design and Architecture**

The new two-story addition and the rehabilitation of the existing structure has been designed utilizing the Secretary of the Interior’s Standards for the Treatment of Historic Properties, and in a manner to respect the original design of the historic house while retaining its original appearance as a single-family dwelling. The new addition will incorporate a design that is compatible and consistent with the original structure’s architecture, while implementing the HSPC’s prior comments to incorporate subtle differentiation of the new columns and new rafter tails on the addition portion that will effectively differentiate the new work from the original historic elements (as is recommended by standard historic preservation practices). The goal is for the new addition and new exterior materials to avoid imitating or mirroring the authentic historical features, materials, and elements of the existing structure.

Primary Siding Material: Wood lap siding with horizontal pattern on the 1<sup>st</sup> floor (existing to be re-painted, and same pattern on proposed addition), and cedar wood shingle siding on the 2<sup>nd</sup> floor (existing to be re-painted, and same shingle pattern on proposed addition).

Secondary Trim Features: Re-paint existing wood horizontal belt course around the top of the first floor and portions of the upper floor. New wood horizontal belt course on addition to match existing. Modify front porch to accommodate new ADA ramp and retain historical features and existing wood columns. New rear porch cover on easterly side (facing Alabama St.) supported by two new wood columns in Doric style on porch (slightly different appearance than existing historic Corinthian porch columns).

Windows: Re-paint existing wood windows. New wood frame windows on addition with similar style and appearance to existing windows. On the rear addition (north side facing Barton Road), two new bay window elements and related corbels (on 2<sup>nd</sup> floor) differentiate that side from the other historical sides of the house.

Doors: Re-paint existing door frames. New door (facing east toward Alabama St.) and door framing on addition with similar style and appearance to existing doors.

Roof: Modify rear roofline to accommodate proposed addition including roof extension, three new dormers on rear addition (similar to one existing historic dormer on the front), and new porch cover on easterly side. New rafter tails with plumb cut around addition to differentiate from existing rafter tails. New 50-year asphaltic shingle to replace asphalt shingle (dark color) over entire roof. Existing finial feature and brick chimney to remain.

ADA Accessibility Improvements: New ramp and associated first floor improvements in compliance with ADA-accessibility requirements. New guardrail to match existing handrail. Work that must be done to meet accessibility and life-safety requirements must also be assessed for its potential impact on the historic building, its site, and setting.

See Attachment D for the proposed project plans, elevations, and materials/colors board.

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

The applicable Secretary of the Interior Standards were utilized to review the project plans. The Standards and Guidelines state that the proposed work should generally retain and preserve historic materials and features where possible, replace deteriorated historic materials and features, allow for alterations and additions that will accommodate its continued use (if such alterations will not radically change or destroy character-defining features). New additions should be designed and constructed so that the character-defining features of the historic building, its site, and setting are not negatively impacted. Generally, a new addition should be subordinate to the historic building. A new addition should be compatible, but differentiated enough so that it is not confused as historic or original to the building.

Alterations may include changes to the site or setting, such as the selective removal of buildings or other features of the building site or setting that are intrusive, not character defining, or outside the building's period of significance (in this case, demolition of the detached garage will be a part of the overall project, and the applicant will return at a later date for a demolition permit for the garage).

### Recommended Guidelines for Alterations and Additions for New Use

The proposal will implement the following applicable guidelines for new additions.

- Placing functions and services required for a new use (including elevators and stairways) in secondary or non-character-defining interior spaces of the historic building rather than constructing a new addition.
- Constructing a new addition that results in the least possible loss of historic

materials so that character-defining features are not obscured, damaged, or destroyed.

- Designing a new addition that is compatible with the historic building.
- Using the same forms, materials, and color range of the historic building in a manner that does not duplicate it, but distinguishes the addition from the original building.
- Basing the alignment, rhythm, and size of the window and door openings of the new addition on those of the historic building.
- Distinguishing the addition from the original building by setting it back from the wall plane of the historic building.
- Ensuring that the addition is stylistically appropriate for the historic building type (e.g., whether it is residential or institutional).

<i>Building Element</i>	<i>Guidelines for Alterations and Additions for New Use</i>
Wood and Wood Siding	<ul style="list-style-type: none"> <li>- Identifying, retaining and preserving wood features that are important in defining the overall historic character of the building (such as siding, cornices, brackets, window and door surrounds, and steps) and their paints, finishes, and colors.</li> <li>- Retaining coatings (such as paint) that protect the wood from moisture and ultraviolet light. Paint removal should be considered only when there is paint surface deterioration and as part of an overall maintenance program which involves repainting or applying other appropriate coatings.</li> <li>- Applying chemical preservatives or paint to wood features that are subject to weathering, such as exposed beam ends, outriggers, or rafter tails.</li> <li>- Repainting historically-painted wood features with colors that are appropriate to the building and district.</li> <li>- Replacing a deteriorated wood feature or wood siding on a primary or other highly-visible elevation with a new matching wood feature.</li> </ul>
Roof	Designing rooftop additions, elevator or stair towers, decks or terraces, dormers, or skylights when required by a new or continuing use so that they are inconspicuous and minimally visible on the site and from the public right-of-way and do not damage or obscure character-defining historic features.
Windows	Adding new window openings on rear or other secondary, less-visible elevations, if required by a new use. The new openings and the windows in them should be compatible with the overall design of the building but, in most cases, not duplicate the historic fenestration.
Entrances and Porches	Designing and constructing additional entrances or porches on secondary elevations when required for the new use in a manner that preserves the historic character of the building (i.e., ensuring that the new entrance or porch is clearly subordinate to historic primary entrances or porches).

Structural and Mechanical Systems	<ul style="list-style-type: none"> <li>- Designing and installing new mechanical or electrical equipment, when necessary, in a manner that minimizes the number and size of cuts or holes in structural members.</li> <li>- Correcting structural deficiencies needed to accommodate a new use in a manner that preserves the structural system and individual character-defining features.</li> <li>- Placing air conditioning compressors in a location on a secondary elevation of the historic building that is not highly visible.</li> </ul>
Building Site	<ul style="list-style-type: none"> <li>- Designing new onsite features (such as parking areas, access ramps, or lighting), when required by a new use, so that they are as unobtrusive as possible, retain the historic relationship between the building or buildings and the landscape, and are compatible with the historic character of the property.</li> <li>- Designing new exterior additions to historic buildings or adjacent new construction that are compatible with the historic character of the site and preserves the historic relationship between the building or buildings and the landscape.</li> <li>- Removing non-significant buildings, additions, or site features which detract from the historic character of the site.</li> </ul>
Code-Required Work	<p>Complying with life-safety codes (including requirements for impact-resistant glazing, security, and seismic retrofit) in such a manner that the historic building's character-defining exterior features, interior spaces, features, and finishes, and features of the site and setting are preserved or impacted as little as possible.</p>

Standards for Rehabilitation

The project plans indicate the proposal will comply with the Standards for Rehabilitation. It is not necessary for a project to meet all ten guidelines, as the guidelines are intended as an advisory tool to help guide work or changes to historical resources. The following are eight (8) guidelines that are applicable for this proposed project and the reasons why the proposed design is in compliance.

*1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.*

The project is approved for adaptive reuse as a medical office for a pediatrician. The structure will retain its historical exterior appearance as a single-family residence (with a minor addition changing its interior spaces), and with little or no change to its distinctive materials, features, and spatial relationships. This guideline is met.

*2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.*

The project will retain and preserve the historic character of the structure and property, with a minor addition that will be substantially similar to the existing house. There will be no substantial removal of distinctive materials or detrimental alteration of features, spaces, and spatial relationships. This guideline is met.

*3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*

The project is primarily rehabilitating the historic appearance and character of the house, with a minor addition for improved functionality as a medical office, and ultimately preserves its historic time, place, and use. No changes are proposed that create a false sense of historical development, such as adding conjectural features or elements from other historic properties. This guideline is met.

*4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.*

The previous historic change to the property was the construction of the roadway intersection (by the County) at Alabama Street and Barton Road approximately 50 years ago, and a lot split more recently. Those changes reduced the area (square-footage) of the existing lot as it exists today, and the placement and configuration of the house on the lot will not change with this project. This guideline is met.

*5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

The project will preserve and restore the existing historic elements of the house (such as wood siding, cedar shingle siding, front porch, window and door openings, existing roof elements, and other salient features). These elements will be treated or painted for greater longevity. The new addition on one side of the house will utilize exterior materials, colors, and treatments that match or are similar (for appropriate differentiation) to the existing historic materials, colors, and treatments. This guideline is met.

*6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*

Deteriorated historic features (such as wood siding or shingle, columns, door and window frames, etc.) will be repaired and repainted for restoration/rehabilitation of the structure. This guideline is met.



*7. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

The proposed new addition (at the rear of the house) and exterior alterations will not destroy historic materials, features, and spatial relationships that characterize the property. The new addition and new construction will be slightly differentiated from the existing historic house such as with slightly offset exterior wall planes (and exterior siding materials, colors, and patterns will be similar or match the existing historic house). The new addition and construction will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property. This guideline is met.

*8. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

The proposed new addition will not alter the essential form or integrity of the historic house. If removed in the future, it would not detract or destroy the existing historic elements or character of the house or its environment.

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

The project will be consistent with the Principles for Rehabilitation that are contained in the City's Historic and Scenic Preservation Design Manual. The principles are summarized below.

1. Do not try to make a structure look newer or older than it is.
2. Retain as many original materials as a budget will allow.
3. If mixing old and new design and/or materials, make sure that the character or design of the house is not ruined in the process.
4. Avoid imitation materials or design elements whenever possible.
5. Replace windows if maintenance requires it. New windows should generally be if the same size, material, shape, and type as the old ones.
6. Retain original doors is possible. Do not change doorway sizes or locations on the front of the building unless it is absolutely necessary.
7. Structures should relate positively to their visual environment.
8. Planting, paving, fences, and other features of the grounds of the house should blend with the environment.

## **D) Summary**

The proposed rehabilitation project, with the incorporation of standard conditions of approval, will not adversely affect or change the historical resource located on the property. The scope of work is consistent with the Redlands Municipal Code, the Secretary of the Interior's Standards, and the City's Historic and Scenic Preservation Manual.

## **ENVIRONMENTAL REVIEW**

The proposed project is exempt from the requirements of the California Environmental Quality Act's (CEQA) guidelines in accordance with Section 15331 for Historical Resource Restoration/Rehabilitation, as well as Section 15301 for Existing Facilities (subsections a, d, e, f, and h) that are applicable to the proposed project.

## **STAFF RECOMMENDATION**

Staff recommends that the Historic and Scenic Preservation Commission approve Certificate of Appropriateness No. 652, subject to the recommended conditions of approval.

## **MOTION**

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

"I move that the Historic and Scenic Preservation Commission adopt Resolution No. 2022-11 and approve Certificate of Appropriateness No. 652, subject to conditions of approval, and find that the project is exempt from environmental review in accordance with Sections 15301 and 15331 of the CEQA Guidelines."

## ATTACHMENT "A"

Aerial Photographs and Vicinity Maps



Aerial

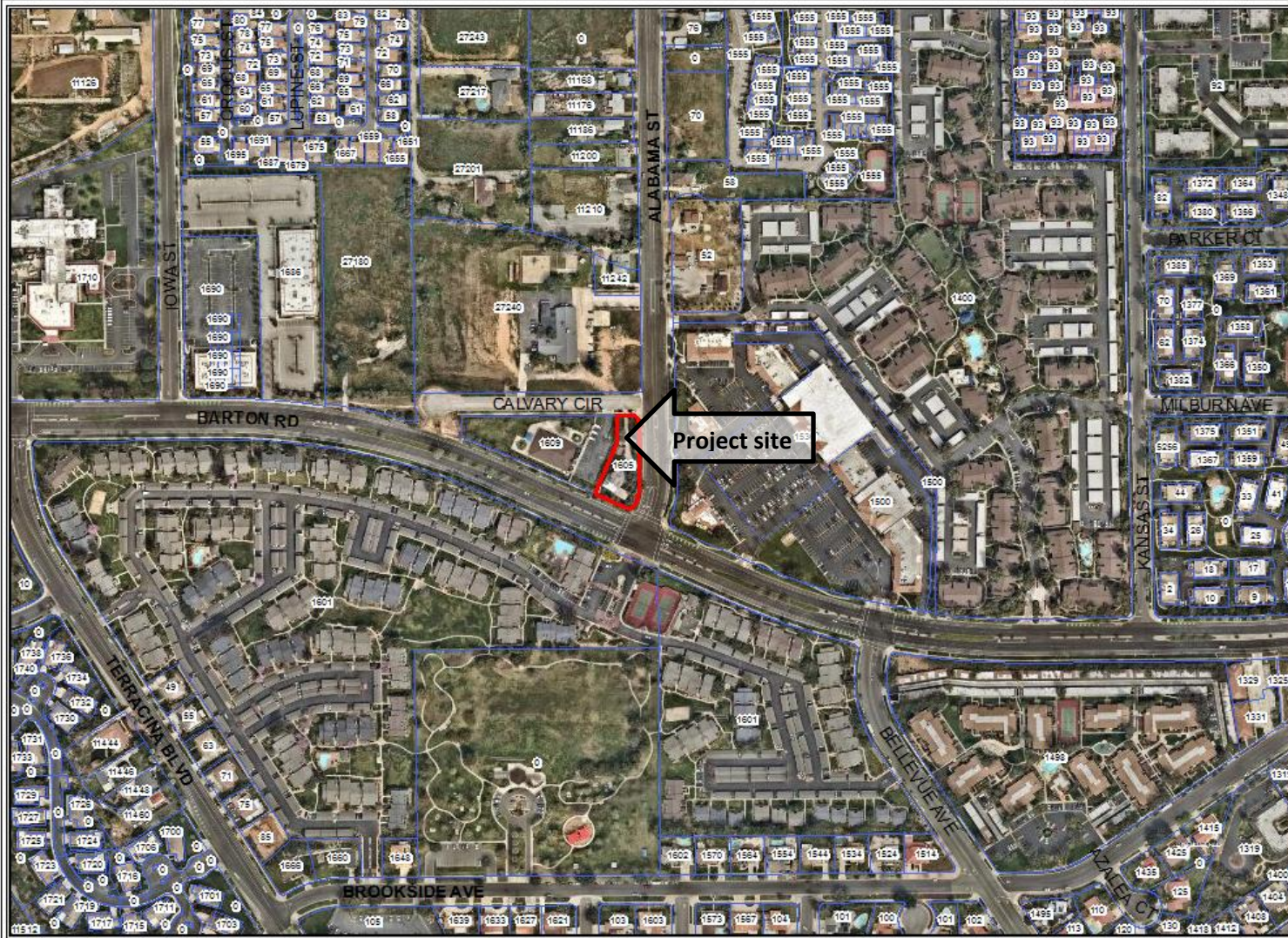
This map was produced by the City of Redlands Geographic Information System. The City of Redlands assumes no warranty or legal responsibility for the information contained on this map. The data used to generate this map is dynamic in nature. Therefore the information shown may or may not be the most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



Redlands "A City of Two Worlds"

July 5, 2019

OneStop.mxd



Aerial

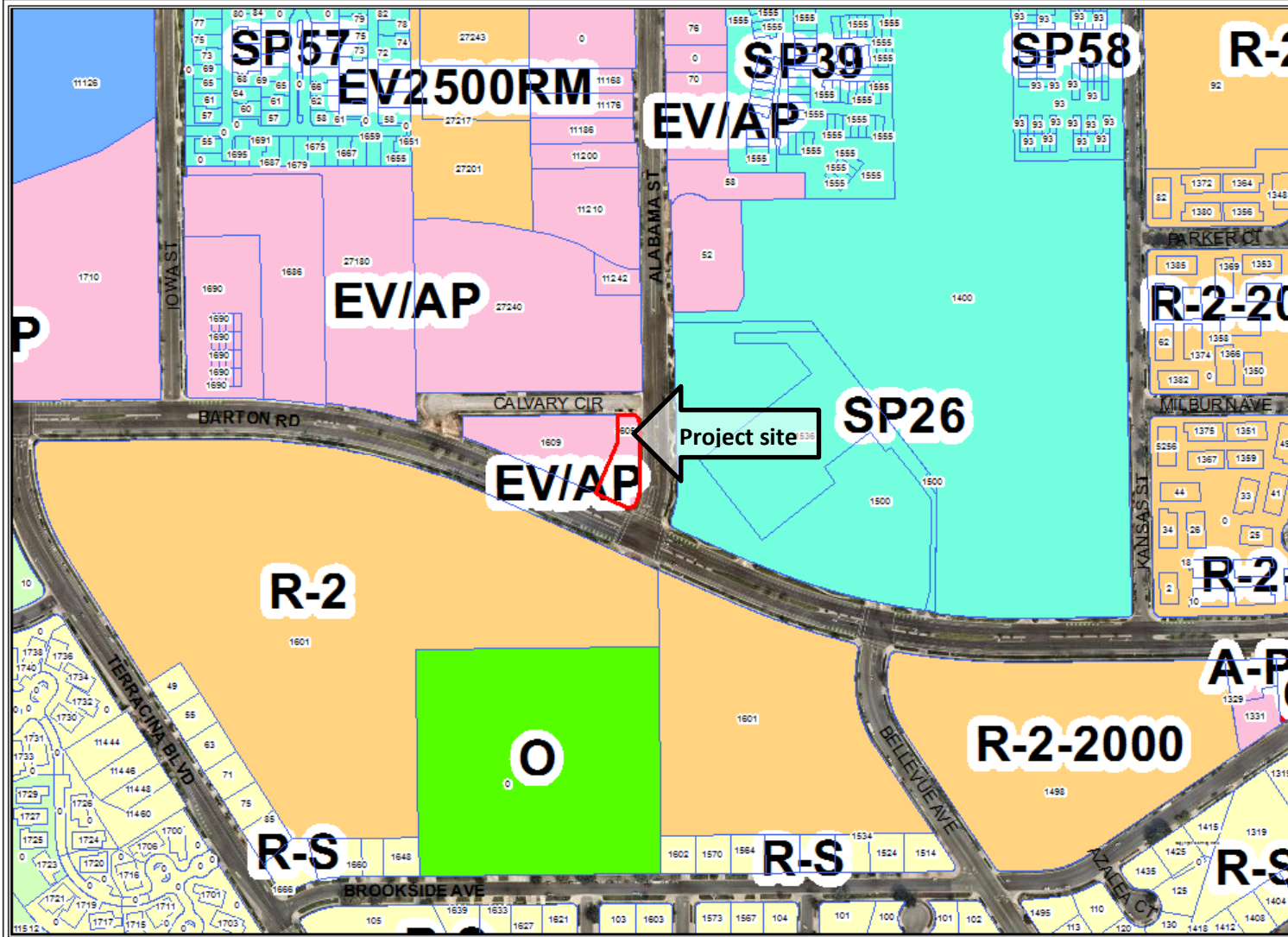
Project site

This map was produced by the City of Redlands, Geographic Information System. The City of Redlands assumes no warranty or legal responsibility for the information contained in 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.



July 5, 2019

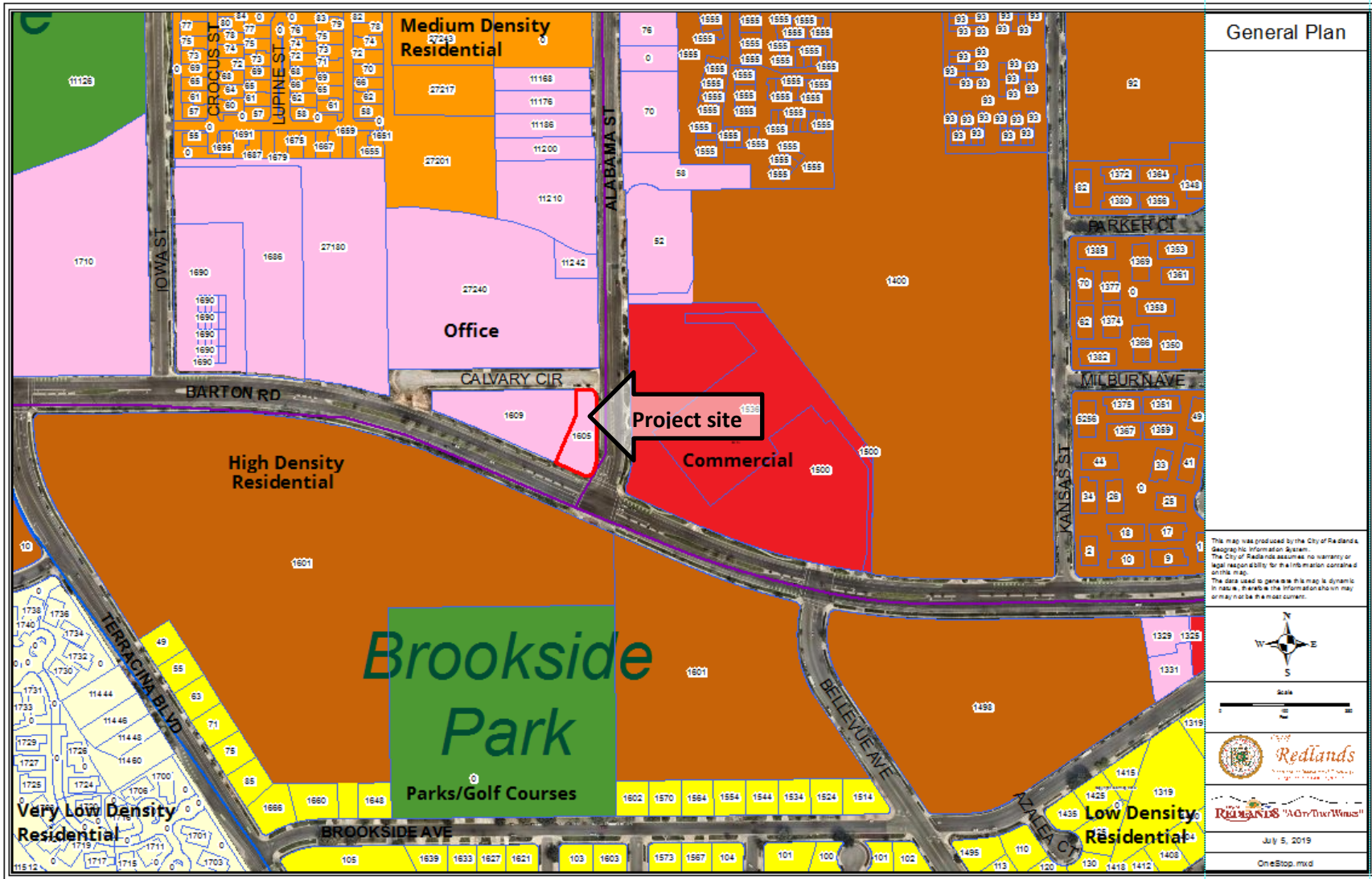
OneStop.mxd



Zoning

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City of Redlands  
 "A City That Wins"  
 July 5, 2019  
 OneStop.mxd



# ATTACHMENT "B"

Photographs





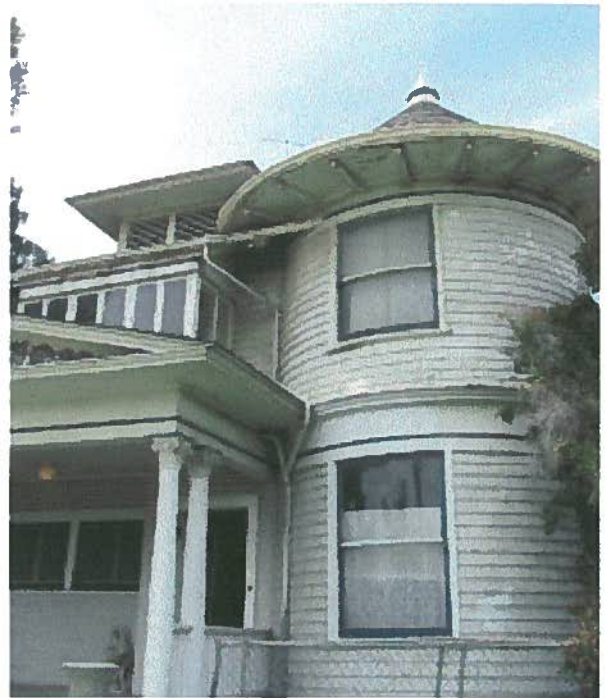
**Three front views of  
1605 Calvary Drive  
Redlands**





**Front porch with columns and Craftsman windows.**

**Front of tower**



**Closeup of curved windows on tower.**



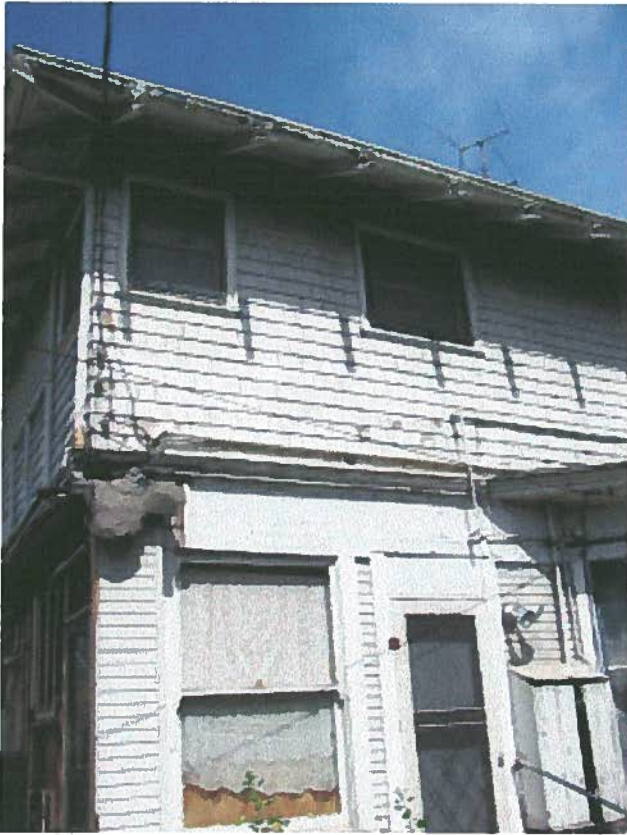
**East side; original rock foundation**



**East-facing porch**



**Closeup of East-facing porch**



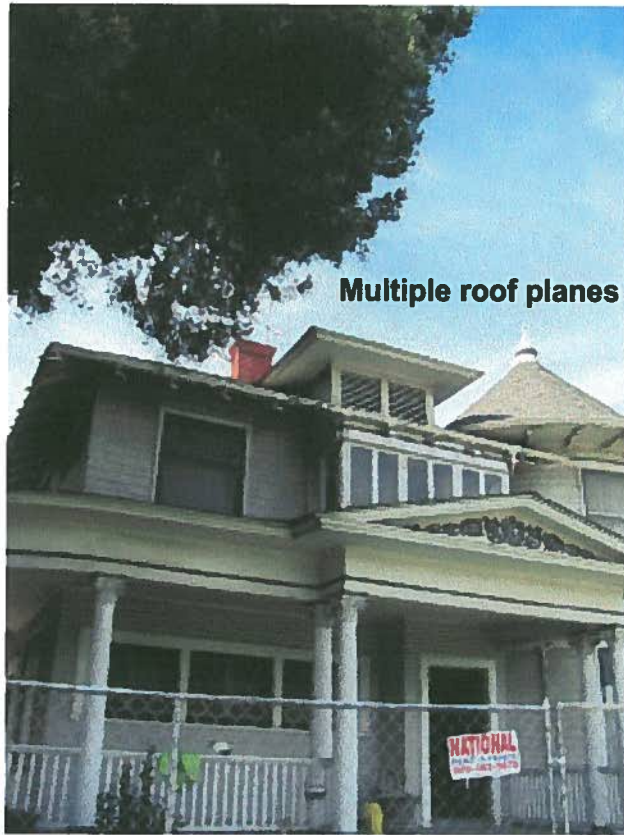
**East rear of house**



**West rear of house**



**South-facing rear of house**



**Multiple roof planes**

**Tower with rafters**



**West-facing with rafters**



## ATTACHMENT "C"

DPR Forms (Inventory Sheets)

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

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

**\*a. County:** San Bernardino

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

**\*b. USGS 7.5' Quad:**

**Date:**

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**M.D.**

**;**

**B.M.**

c. Address: 1605 Calvary Dr.

City: Redlands

Zip: 92373

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

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

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The building is a two story structure built on a raised foundation. Architectural style is Queen Anne Victorian with Colonial Revival and Shingle Style details. Commonly, this style is called Transitional, as the building was constructed in the years of overlap between the Victorian and Craftsman periods. The Marshall House is one of several rural residences built along Barton Road at the turn of the century. The house is wood framed with first story walls finished in clapboard siding and the second story walls finished in shingle. The basement walls are locally sourced granite with mortar tooled joints. The building is typical of the Queen Anne style in proportion and form, with rectangular plan and hipped roof.

A prominent two story cylindrical tower with conical roof capped with decorative finial provides asymmetrical balance to the building mass.

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

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

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

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

P5a. Front (North) View



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

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

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

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

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

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

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

None

**\*Attachments:**  NONE  Location

**PRIMARY RECORD**

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

Page 2 of 2

Resource Name or #: (Assigned by recorder) \_\_\_\_\_

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

DPR 523A (1/95)

\*Required information



**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder)

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

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

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

\***B8. Related Features:**

**B9a. Architect:** Unknown

**b. Builder:** Unknown

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

**Area:** West Redlands, County of San Bernardino

**Period of Significance:** 1880-1910

**Property Type:** Residential **Applicable Criteria** Local

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

**Also address integrity.)**

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

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

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

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

**B12. References:**

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

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

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

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

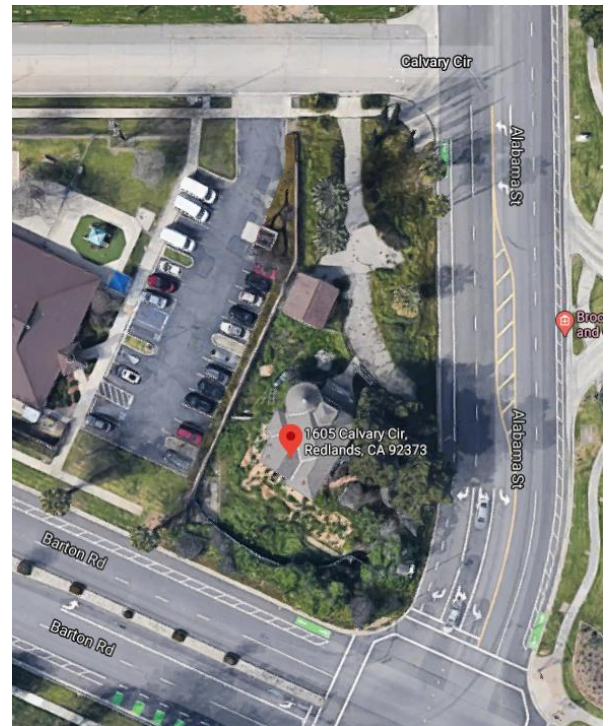
Advisory Council on Historic Preservation letter to Federal Highway Administration (12-18-78)

**B13. Remarks:**

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

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



\*Required information

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

Resource Name or #\* (Assigned by recorder) \_\_\_\_\_

\*Date of Evaluation: April 22, 2019

EO

HISTORIC PROPERTY FILE

SINGLE PROPERTY PRINTOUT

04/08/05

Prop.#: 062124 MARSHALL HOUSE

Prim.#: 36-017535

Address:

27297 BARTON RD

REDLANDS

92373

County: SBR

X-Street:

Vicinity: X

Parcel #:

Category: BUILDING

Owner Type: UNDETERMINED

Present Use: UNKNOWN

Other Recognition:

CHL #:

Dates of Construction: 0000 - 0000

Architect:

Builder:

Historic Attributes: UNKNOWN

Eth:

Previous Determinations on this property:

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

Key to EVAL:

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

*Needs data entry*

HISTORIC PROPERTY FILE

SINGLE PROPERTY PRINTOUT

04/08/05

Prop.#: 062123 WHITE HOUSE

Prim.#: 36-016640

Address:

26849 BARTON RD

REDLANDS

92373

County: SBR

X-Street:

Vicinity:

Parcel #:

Category: BUILDING

Owner Type: UNDETERMINED

Present Use: UNKNOWN

Other Recognition:

CHL #:

Dates of Construction: -

Architect:

Builder:

Historic Attributes: UNKNOWN

Eth:

Previous Determinations on this property:

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

Key to EVAL:

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



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

ARIZONA  
CALIFORNIA  
NEVADA  
HAWAII  
GUAM  
AMERICAN SAMOA



September 7, 1978

IN REPLY REFER TO  
HD-CA

Reference:  
M-R028(3)

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

Dear Dr. Murtagh:

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

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

Sincerely yours,

For  
Omar L. Homme  
Division Administrator

Enclosures

## DEPARTMENT OF PARKS AND RECREATION

2390

SACRAMENTO 95811

5) 445-8006



August 31, 1978

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

Attention: Richard Lemieux

Dear Mr. Homme:

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

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

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

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

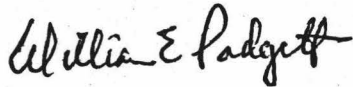
The Barton Road project will adversely affect the White House by physically removing the rock wall located adjacent to the existing road.

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

War L. Homme  
Page Two  
August 31, 1978

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

Sincerely yours,



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

GI:pbp

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

C. Mac Farlane  
Caltrans

Bob Hall  
Caltrans

# Advisory Council On Historic Preservation

1522 K Street NW.  
Washington D.C.  
20005

DEC 18 1978

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

Dear Mr. Homme:

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

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

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

Thank you for your cooperation.

Sincerely,

Signed

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

Enclosures

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

cc: Chairman  
Ac Member-Haas  
SHPO:CA  
FLO:DOT-DAVENPORT  
DOT-CRECCO



# E.O. 11593

## DETERMINATION OF ELIGIBILITY NOTIFICATION

### NATIONAL REGISTER OF HISTORIC PLACES

### OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

### HERITAGE CONSERVATION AND RECREATION SERVICE

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

Date request received: 9/13/78

Name of property: Marshall House State: California

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

Opinion of the State Historic Preservation Officer:

Eligible     Not eligible     No response

Comments:

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

Eligible    Applicable criteria: C, A

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

Not eligible

Comments:

Documentation insufficient (see accompanying sheet explaining additional materials required)

(Sgd.) William J. Murtagh

Keeper of the National Register

Date: OCT 20 1978

Determination of Eligibility for Inclusion in the National Register

I.

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

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

II.

Property Name

Historic: Marshall House

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

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

Common: Sandefur Mansion

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

III.

Location

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

IV.

Classification

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

V.

Ownership

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

VI.

Representation in Existing Surveys

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

VII.

Description

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

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

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

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

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

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

The Marshall House is in excellent condition.

### VIII.

#### Significance

Period: ca.1898

Area(s) of significance: Exploration/Settlement  
Architecture

Builder/Architect: Unknown

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

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

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

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

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

## IX.

### Bibliography

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

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

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

Redlands Daily Facts, Illustrated Redlands, Redlands, 1897.

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

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

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

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

\*

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

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

X.

Geographical Data, Maps, and Acreage

Acreage: Approximately 1<sup>1/2</sup> acres.

Quadrangle Name: Redlands

Quadrangle Scale: 1:24,000

UTM References: Zone 10

Easting: 480800

Northing: 3766265

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

Maps: See attached.

XI.

Photographs

See attached.

XII.

Individual Compiling Documentation

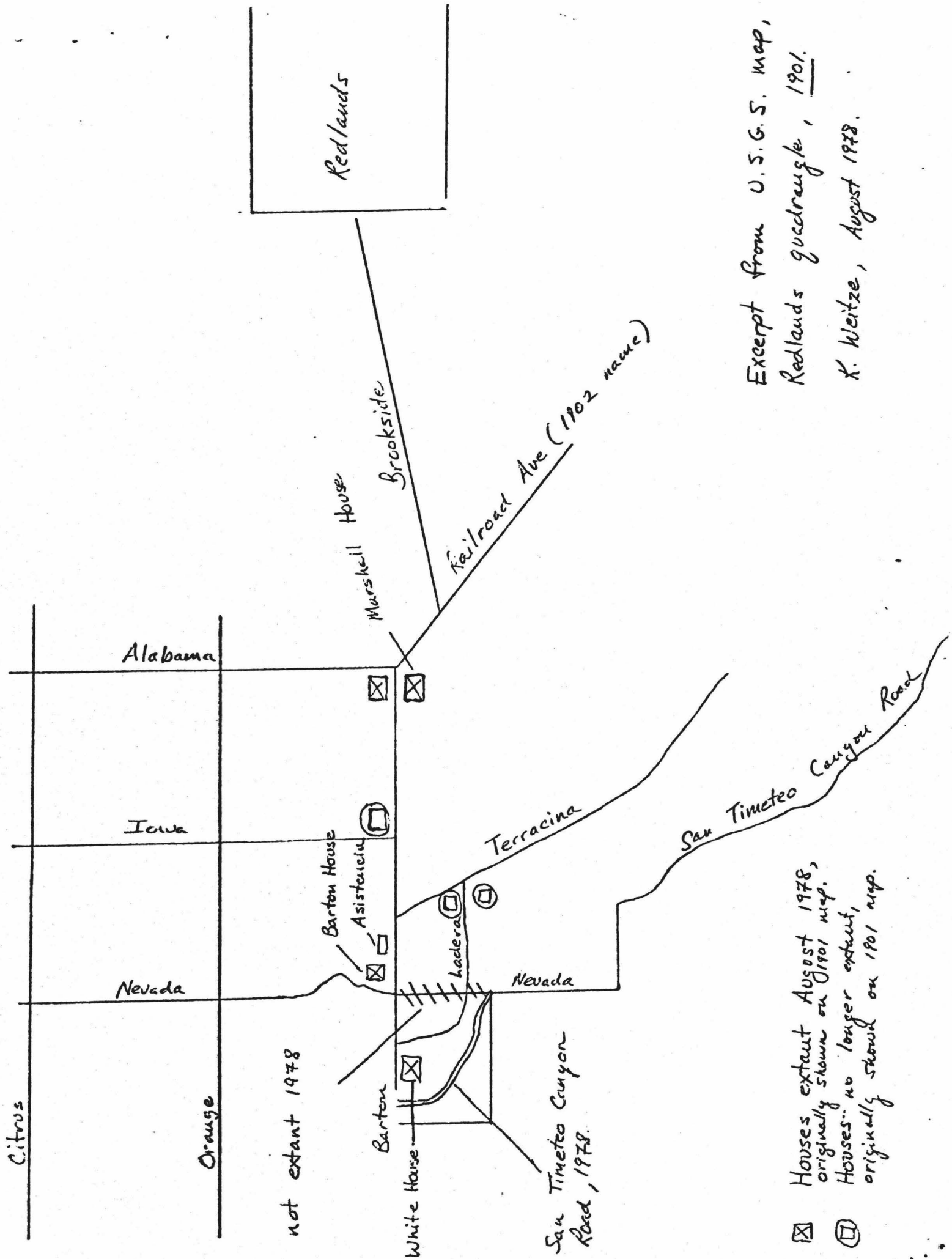
Dr. Karen J. Weitze, Architectural Historian  
Office of Historic Preservation  
1220 K Street (P.O. Box 2390)  
Sacramento, California 95811

(916)-322-8708

Site Inspection and Research: August 4, 1978  
August 9 and 10, 1978

Documentation Prepared: August 11 - August 29, 1978

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



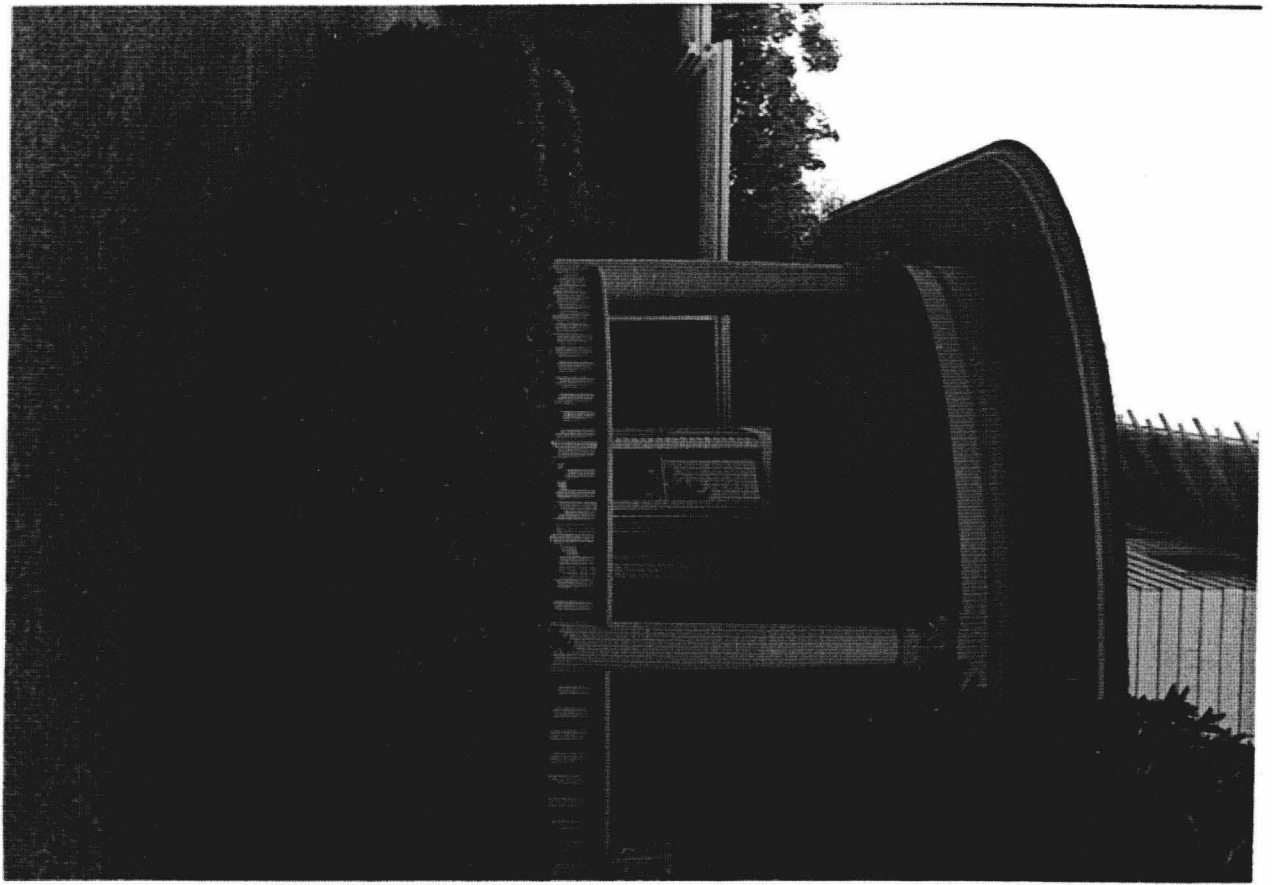
Excerpt from U.S.G.S. map, Redlands quadrangle, 1901.  
 K. Weitze, August 1978.

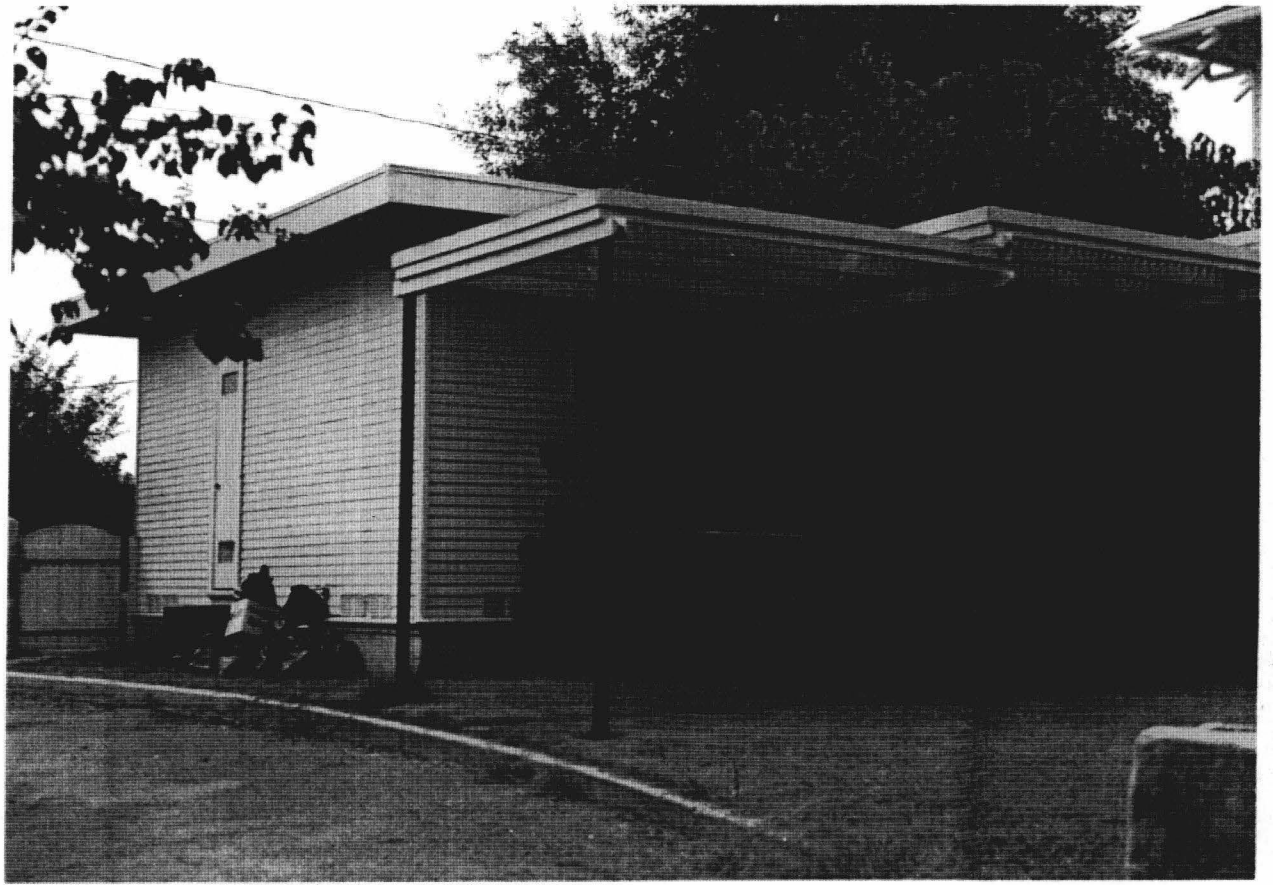
☒ Houses extant August 1978, originally shown on 1901 map.  
 ☐ Houses no longer extant, originally shown on 1901 map.













# E.O. 11593

## DETERMINATION OF ELIGIBILITY NOTIFICATION

### NATIONAL REGISTER OF HISTORIC PLACES

### OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

### HERITAGE CONSERVATION AND RECREATION SERVICE

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

Date request received: 9/13/78

Name of property: White House State: California

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

Opinion of the State Historic Preservation Officer:

Eligible     Not eligible     No response

Comments:

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

Eligible    Applicable criteria: C

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

Not eligible

Comments:

Documentation insufficient (see accompanying sheet explaining additional materials required)

(Sgd.) William J. Murtagh

Keeper of the National Register

Date: OCT 20 1978

Determination of Elegibility for Inclusion in the National Register

I.

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

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

II.

Property Name

Historic: Unknown

Common: White House

III.

Location

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

IV.

Classification

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

V.

Ownership

Elizabeth White  
26849 Barton Road  
Redlands, California

VI.

Representation in Existing Surveys

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

VII.

Description

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

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

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

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

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

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

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

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

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

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

The White House is in excellent condition.

#### VIII.

##### Significance

Period: ca.1900

Area(s) of significance: Architecture

Exploration/Settlement



Builder/Architect: Unknown

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

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

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

## IX.

### Bibliography

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

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

Redlands Daily Facts, Illustrated Redlands, Redlands, 1897.

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

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

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

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

Water Connection Date: January 21, 1925.

X.

Geographical Data, Maps, and Acreage

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

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

Maps: See attached.

XI.

Photographs

See attached.

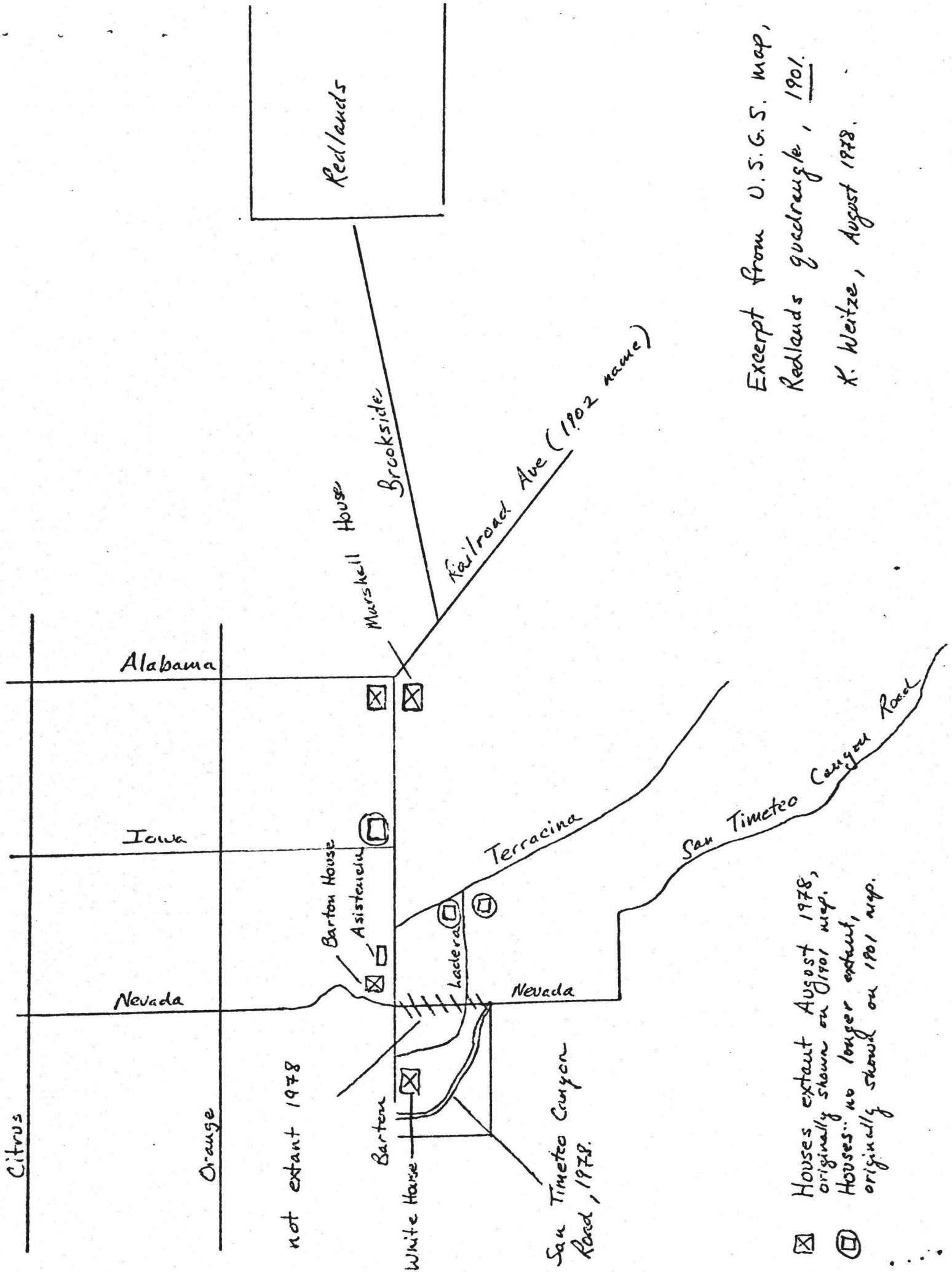
XII.

Individual Compiling Documentation

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

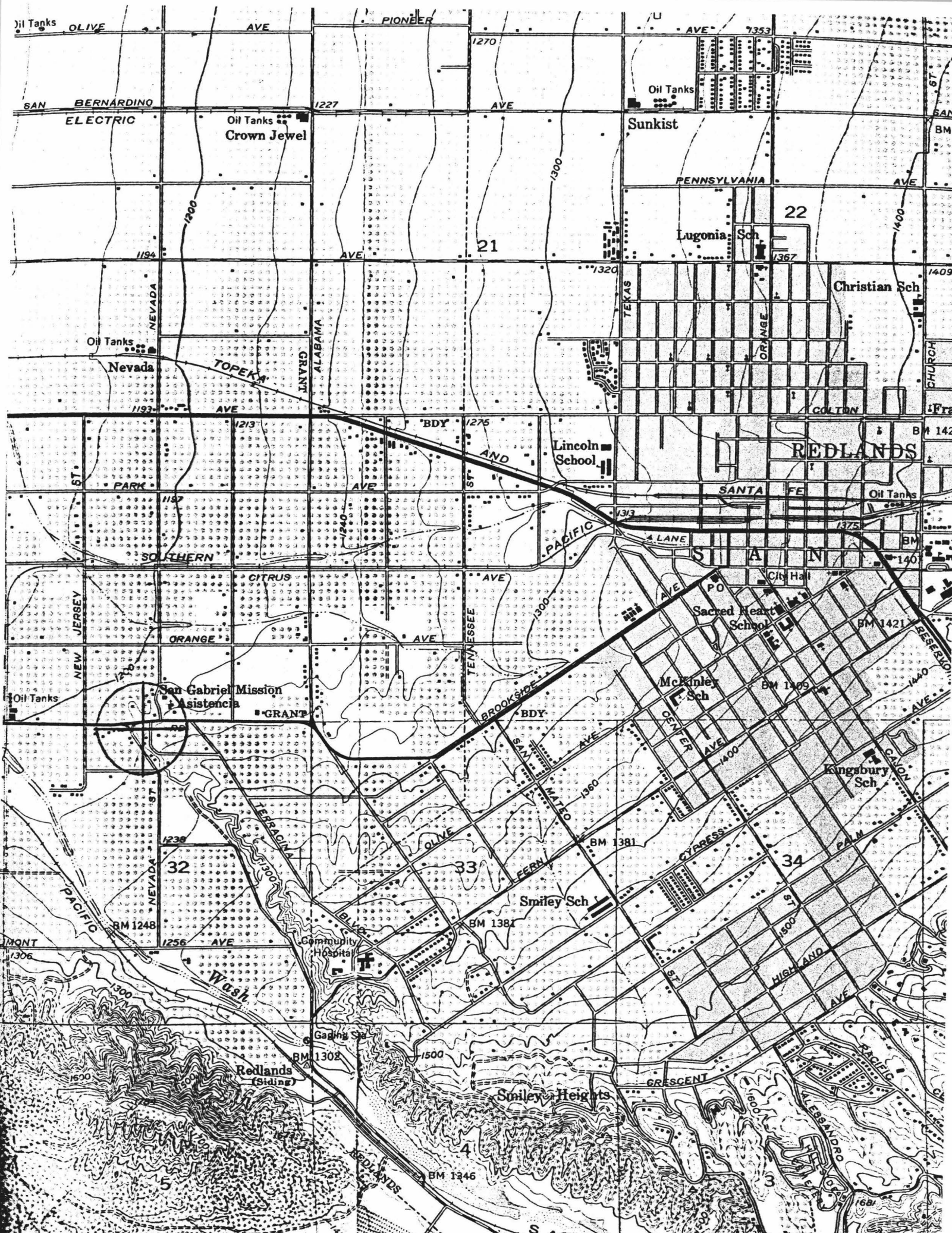
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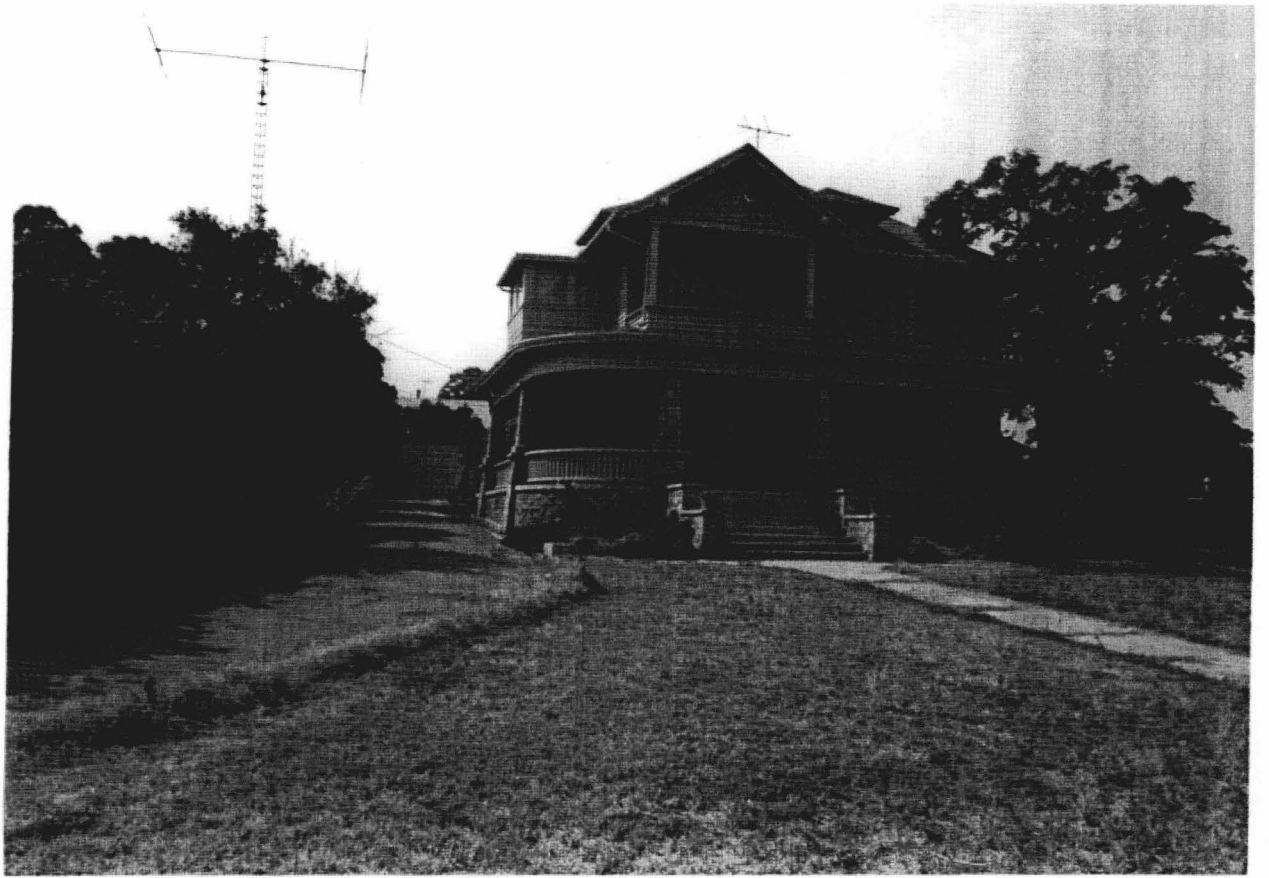
Site Inspection and Research: August 4, 1978  
  August 9 and 10, 1978  
Documentation Prepared: August 11 - August 29, 1978



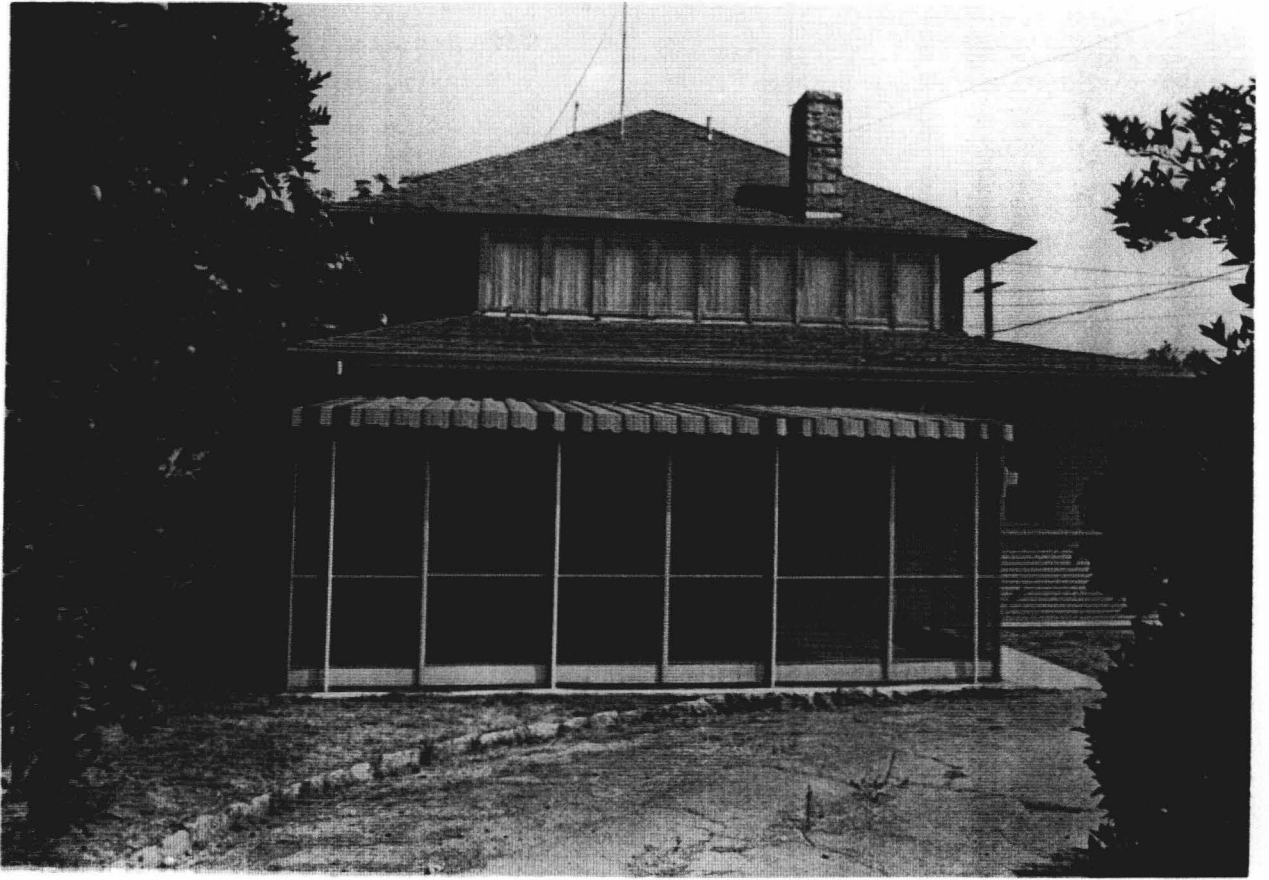
Excerpt from U.S.G.S. map,  
 Redlands quadrangle, 1901.  
 K. Weitze, August 1978.

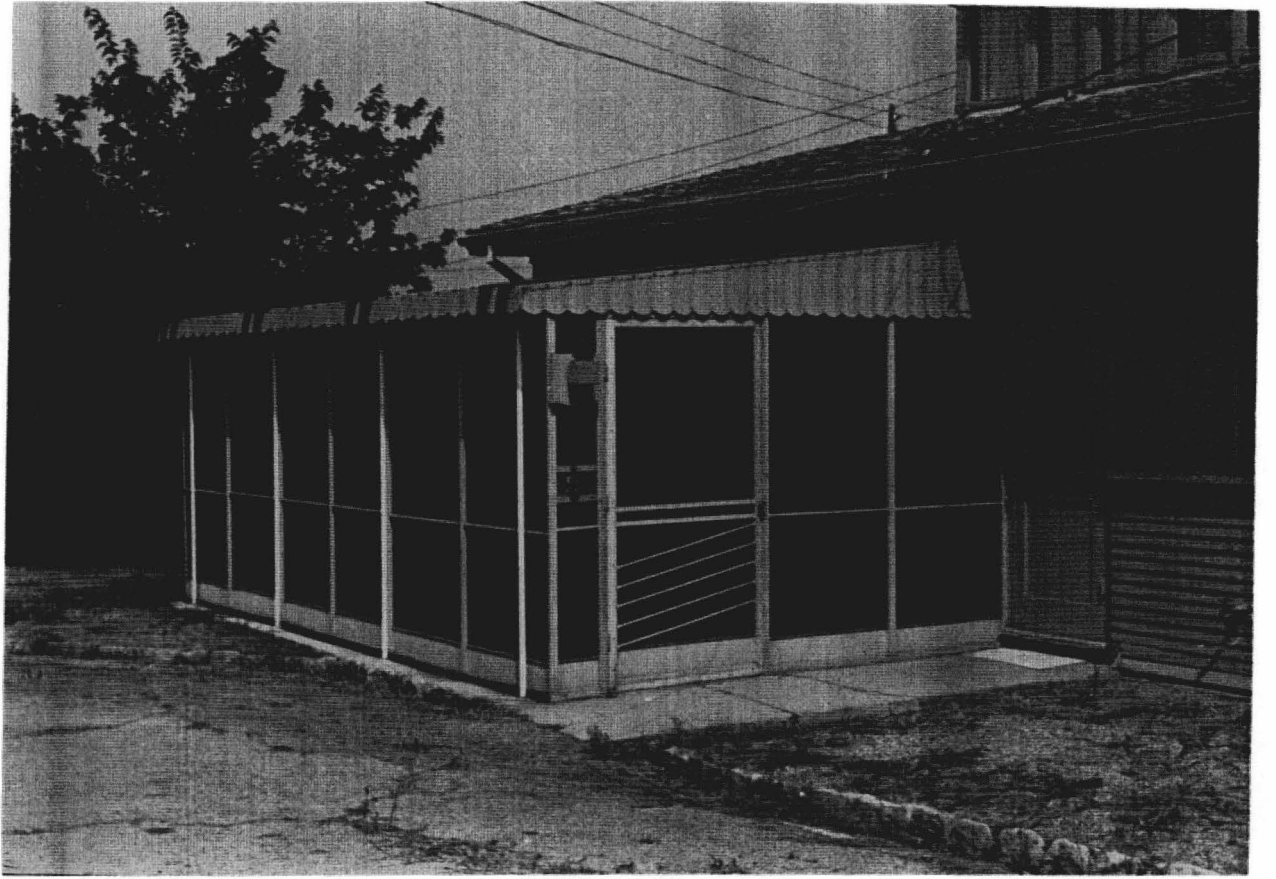
☒ Houses extant August 1978,  
 originally shown on 1901 map.  
 ☐ Houses no longer extant,  
 originally shown on 1901 map.





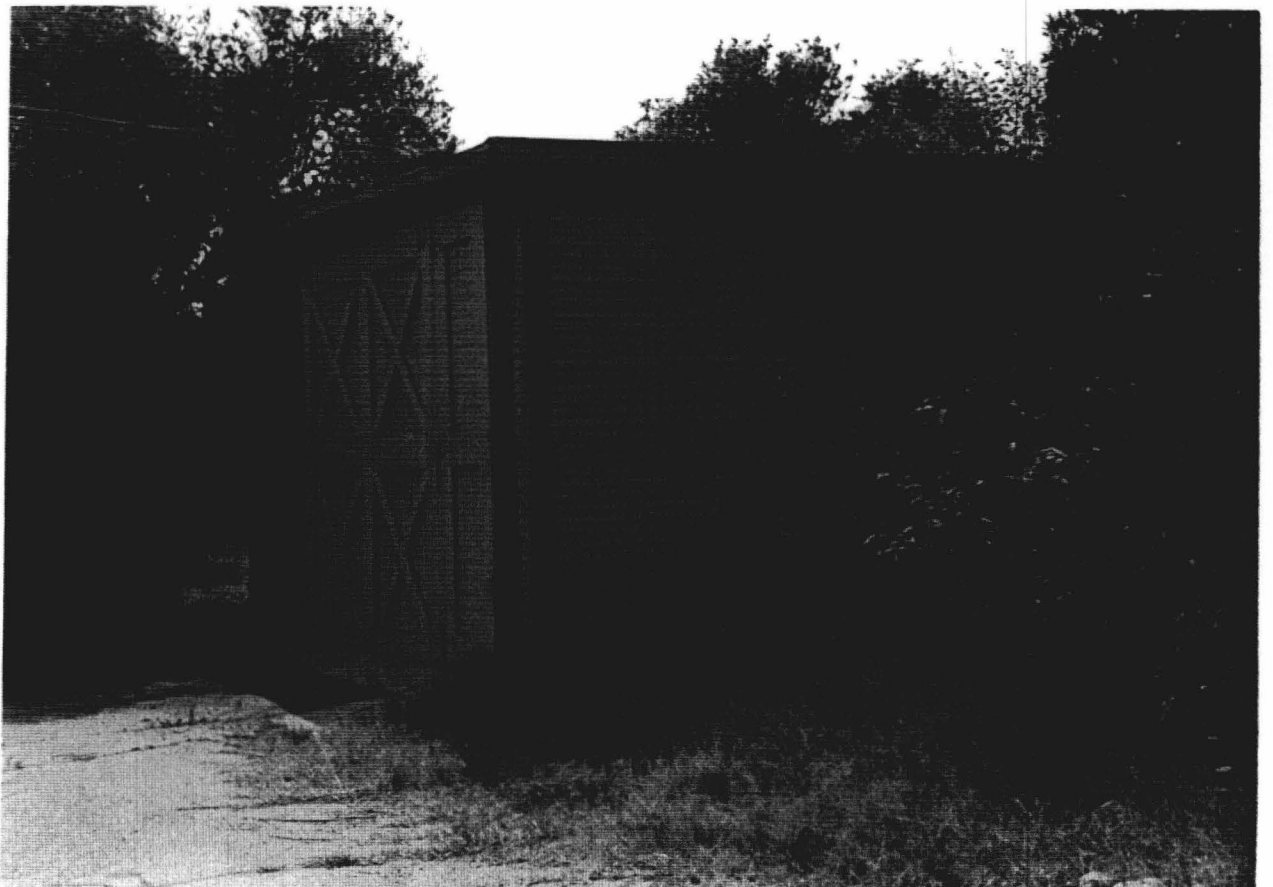
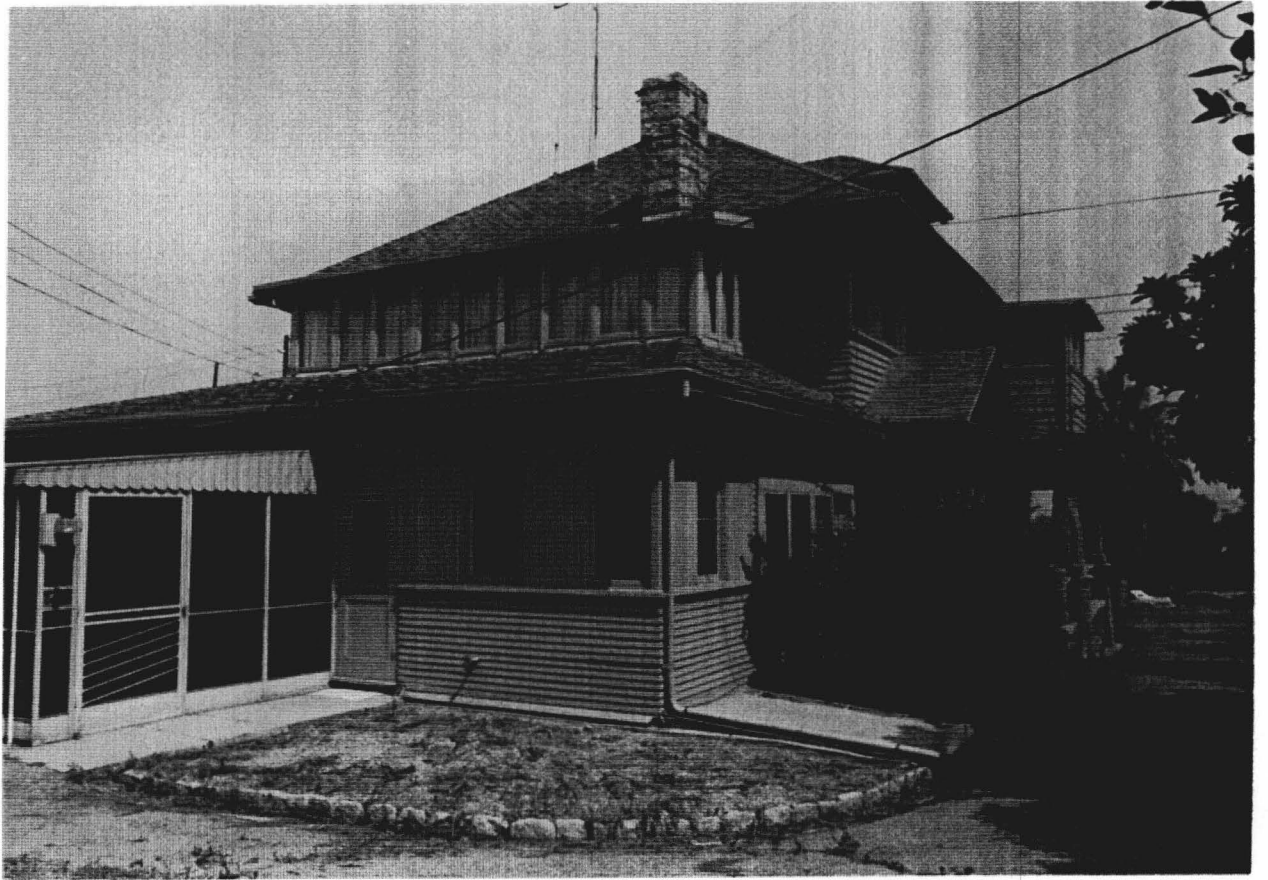






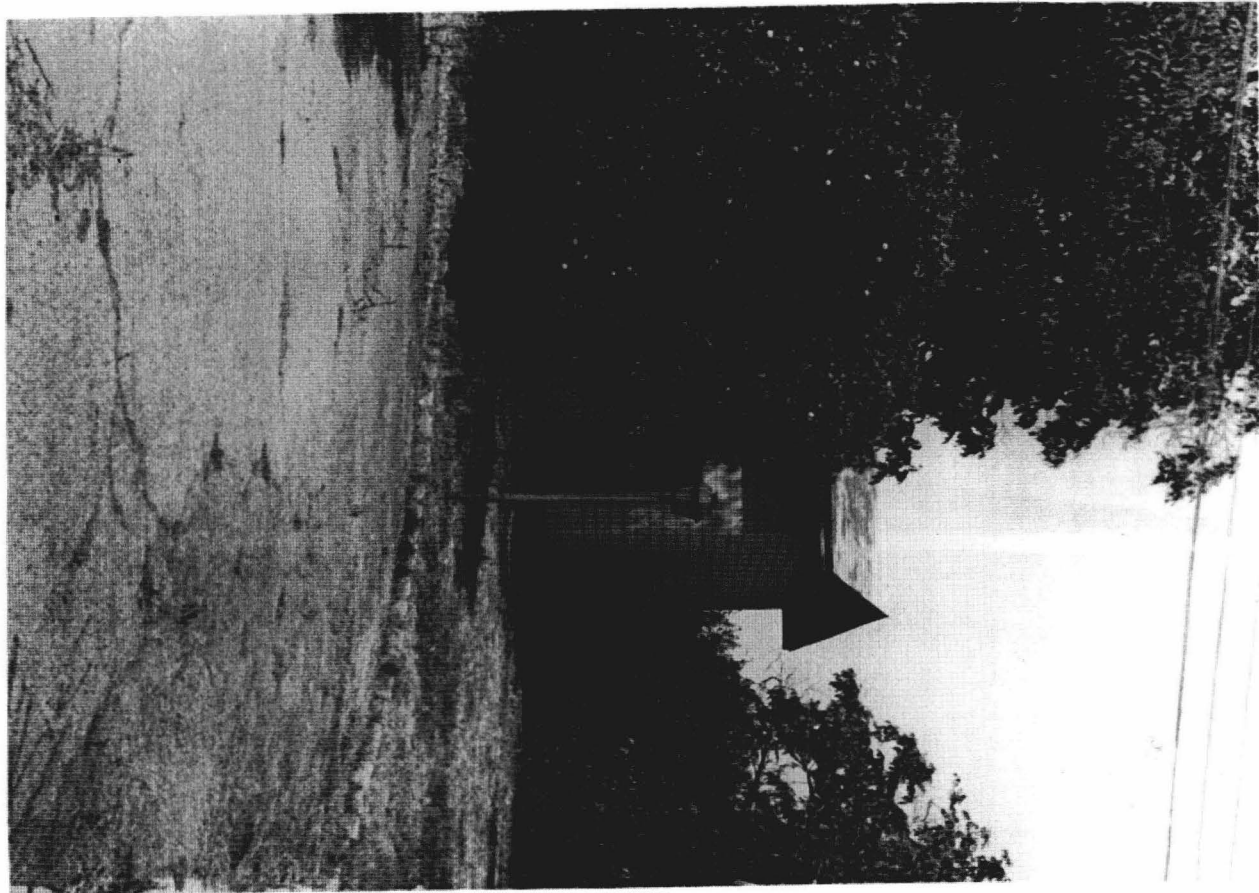








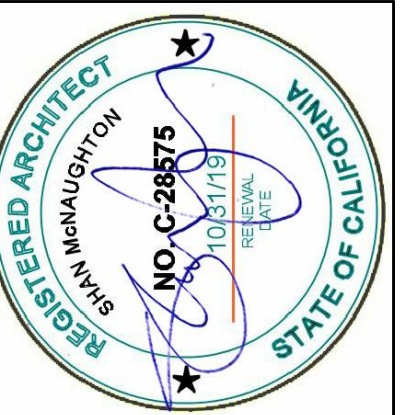




## ATTACHMENT "D"

Site Plans, Floor Plans, Elevations





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

Sheet Title:  
 ARCHITECTURAL SITE PLAN

Revisions:

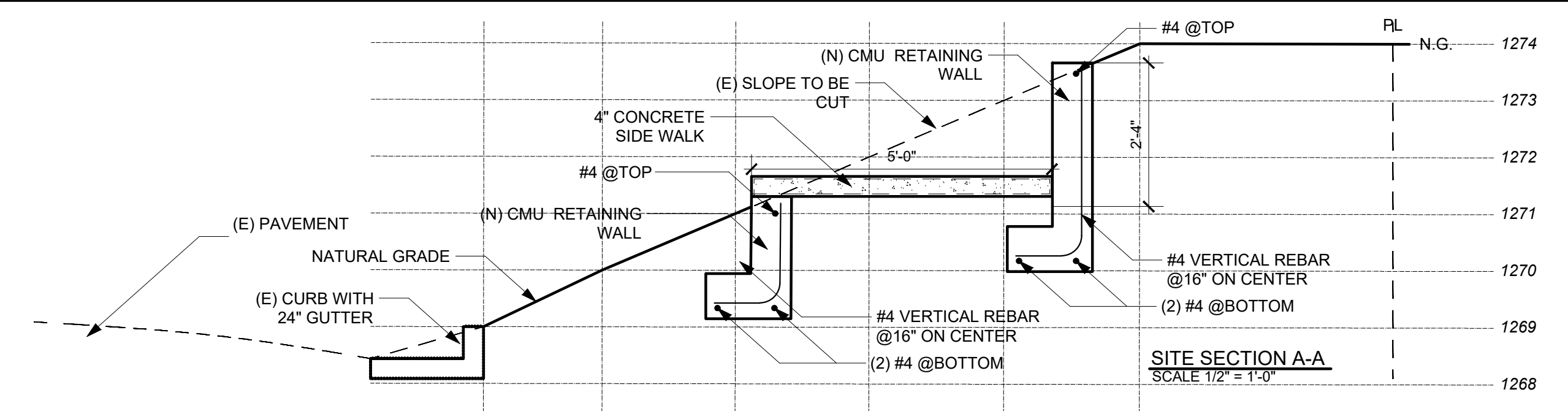
1	CITY COMMENTS	2/18/21
2	CITY COMMENTS	4/6/21

Scale: 1" = 10'

Date: 4/12/22

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

T-1.1



HOURS OF OPERATION	IMPERVIOUS AREA CALCULATION	PARKING SUMMARY
MEDICAL/ OFFICE USE	(E) SITE AREA 20,076 SF	(E) FIRST FLOOR: 2,254 GSF
M-F 8AM-5PM	(E) BUILDING FOOT PRINT	(E) SECOND FLOOR: 1,141 GSF
	- (E) HOUSE 2,394 SF	<b>TOTAL: 3,395 GSF</b>
	- (E) ENCLOSED PATIO 335 SF	(E) FIRST FLOOR AREA TO BE REMOVED: -984 GSF
	SUB TOTAL 2,729 SF	<b>TOTAL: 2,411 GSF</b>
	(E) GARAGE 421 SF	(N) FIRST FLOOR ADD: 608 GSF
	(E) COVERED AREA 163 SF	(N) SECOND FLOOR ADD: 630 GSF
	(E) WALK WAY AND ENTRANCE	<b>TOTAL: 1,238 GSF</b>
	- (E) COVERED PORCH 560 SF	<b>TOTAL(N)+(E): 3,649 GSF</b>
	- (E) CONCRETE WALK 954 SF	
	SUB TOTAL 1,514 SF	
	(E) ASPHALT DRIVE WAY 2,961 SF	
	<b>TOTAL (E) IMPERVIOUS AREA 7,788 SF</b>	
	(N) HOUSE ADDITION -295 SF	
	(N) WALK WAY ADDITION -873 SF	
	(N) CONCRETE DRIVE WAY ADDITION 4,834 SF	
	<b>TOTAL (N) IMPERVIOUS AREA 3,666 SF</b>	

**PARKING SUMMARY**

**B. 2. ALLOW THE USE OF OFF SITE PARKING IN PARKING LOTS THAT ARE LOCATED UP TO 400' AWAY FROM THE HISTORIC STRUCTURE**

**4. ALLOW 25% OF THE PARKING LOT LOCATED ON THE SITE OF THE HISTORIC STRUCTURE TO BE COMPACT SPACES, WITHOUT REQUIRING THE FIRST 25 SPACES TO BE FULL SIZE**

**5. ALLOW TANDEM PARKING WHERE THE PLANNING COMMISSION DETERMINES THAT SUCH PARKING WOULD BE EFFECTIVE USED**

**6. ALLOW REDUCTION OF TWO-WAY AISLE WIDTHS FROM 20' TO 10' WHERE THE LOCATION OF HISTORIC STRUCTURE ON THE SITE PROHIBITS CONSTRUCTION OF A FULL DRIVEWAY, AND ALLOW THE REDUCTION OF DRIVEWAY APPROACHES TO 14', AS OPPOSED TO 26'. SUCH REDUCTIONS SHALL ONLY BE APPROVED FOR DRIVEWAY TO PARKING AREAS HAVING LESS THAN 20 PARKING SPACES**

**7. ALLOW FOR THE USE OF 3' WIDE PLANTERS FOR REQUIRED LANDSCAPE AREA**

**8. ALLOW FOR THE DELETION OF THE LOADING SPACE REQUIREMENTS FOR HISTORIC STRUCTURE HAVING LESS THAN 6,000 SQ.F. OF GROSS FLOOR AREA**

**PER 18.164.430 PERMITTED MODIFICATIONS ALLOWS FOR THE FOLLOWING**

**A 1. A REDUCTION OF THE REQUIRED NUMBER OF PARKING SPACES BY 20%**

**FOR MEDICAL OFFICE USE 3,649 GSF/200 = 18.245 SPACES**

**19 PARKING SPACES REQUIRED**

**UTILIZING HISTORIC PARKING MODIFICATION 18.164.430(A) 1) 20 SPACES PROVIDED**

**UTILIZING HISTORIC PARKING MODIFICATION INCLUDING**

**(4) COMPACT SPACES AND (3) PARALLEL SPACES WITHIN CITY DEDICATION**

**(8) OFF SITE PARKING SPACES PROVIDED ON SOUTH SIDE OF CALVARY CIR.**

**PER 18.164.440 EFFECT OF ADDITIONS TO HISTORIC STRUCTURES**

**(E) GROSS BLDG AREA = 3,395 SF**

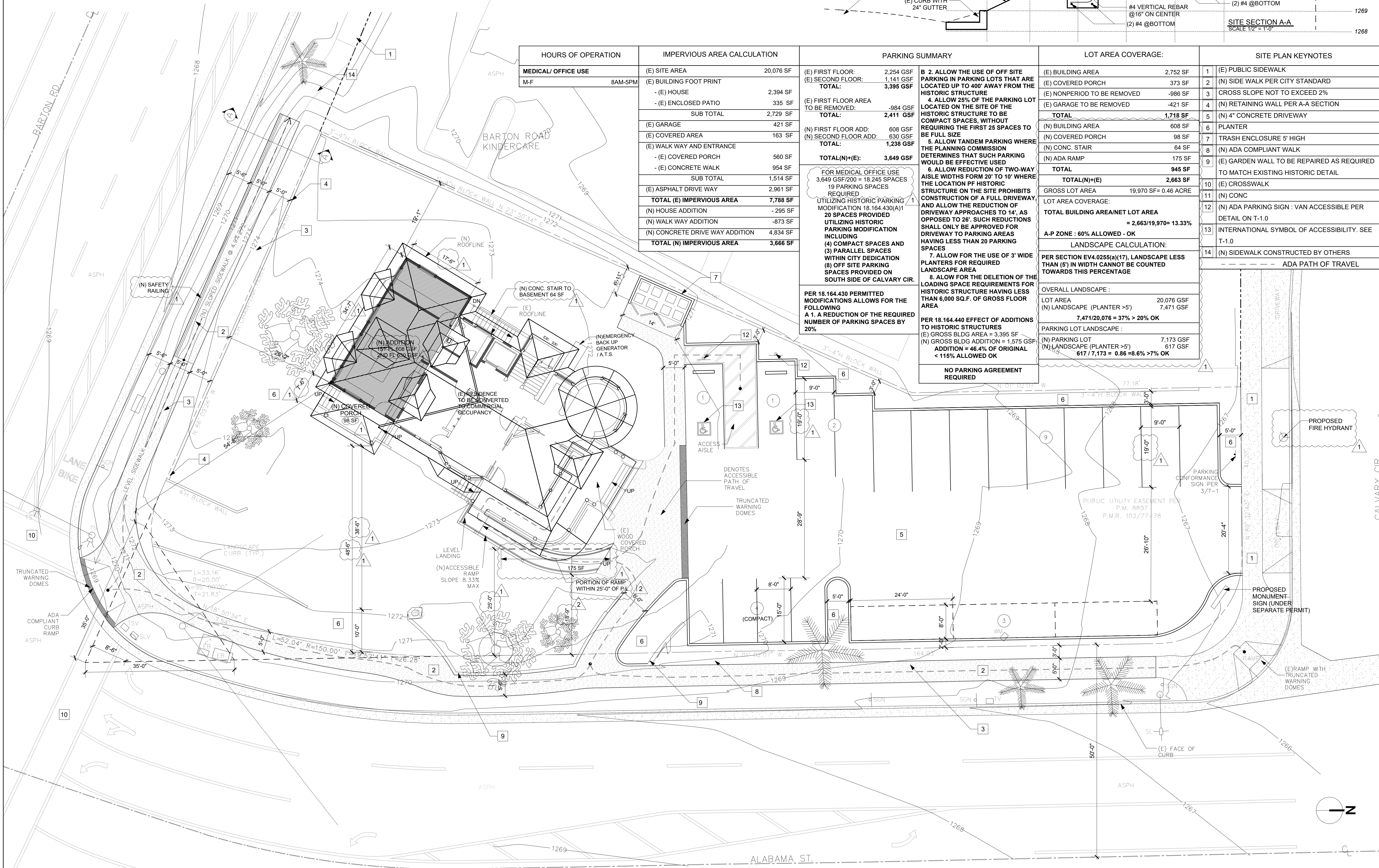
**(N) GROSS BLDG ADDITION = 1,575 GSF**

**ADDITION = 46.4% OF ORIGINAL < 115% ALLOWED OK**

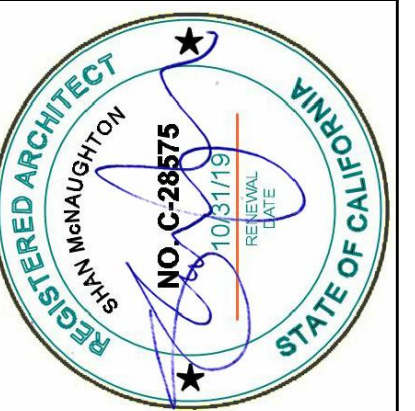
**NO PARKING AGREEMENT REQUIRED**

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

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







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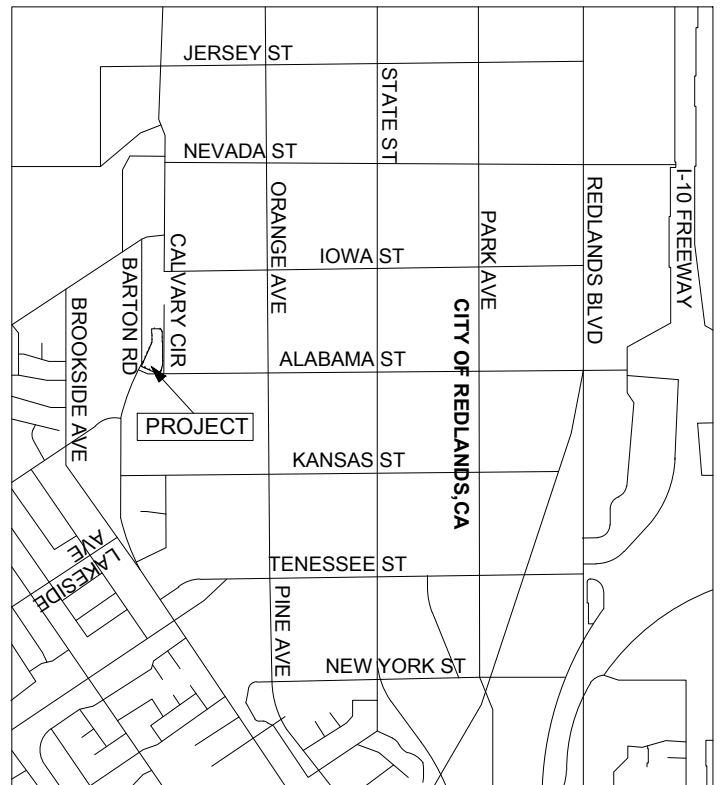
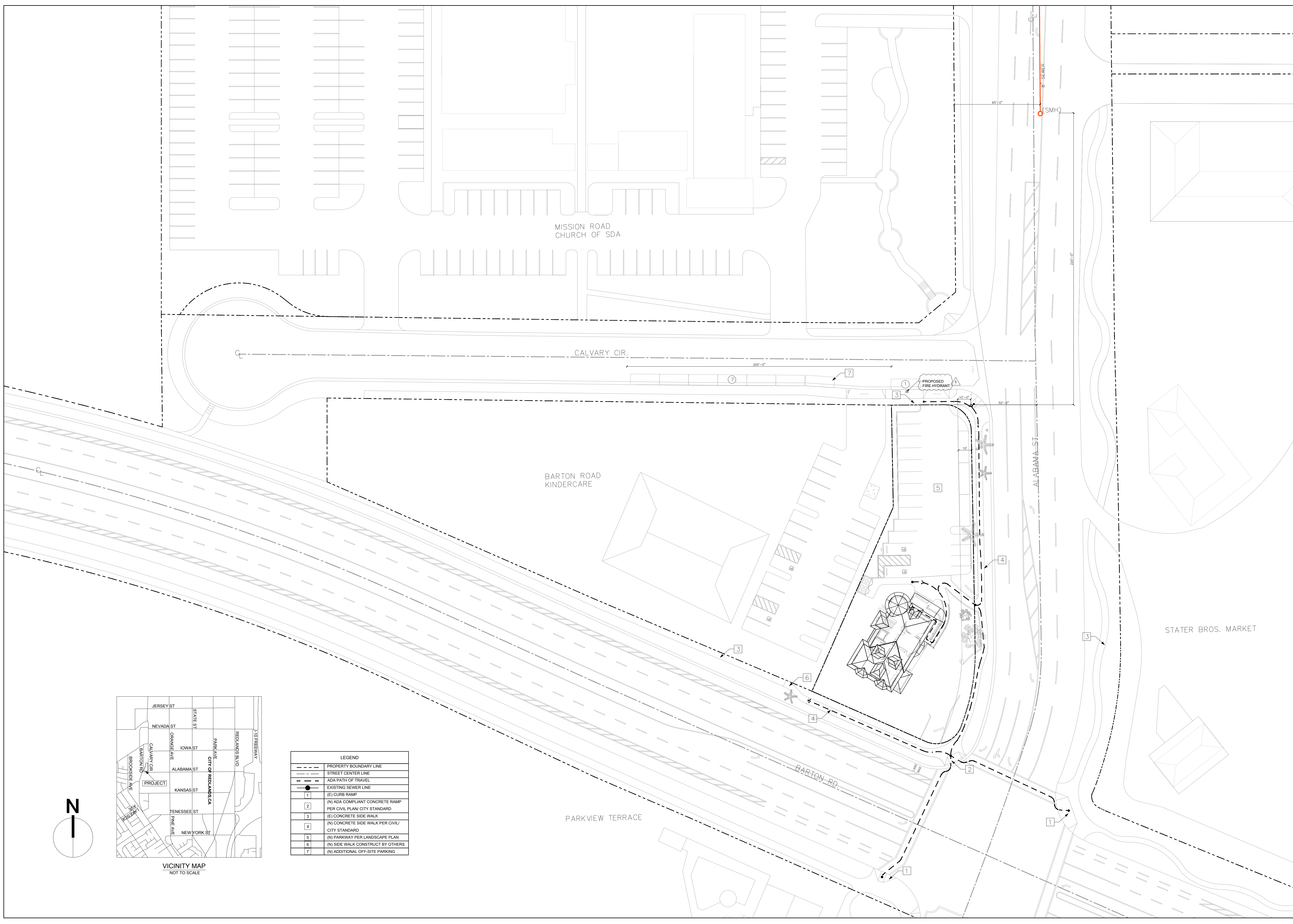
Job Title:  
 HISTORIC RESTORATION / ADAPTIVE USE  
 1605 CALVARY CIRCLE, REDLANDS, CA  
 Sheet Title:  
 ARCHITECTURAL CONTEXT PLAN

Revisions:

1	CITY COMMENTS
	2/18/21

Scale: 1" = 30'  
 Date: 4/12/22  
 Drawn By: Thunyanon Locharoenrat, AIA  
 Checked By: Shan McNaughton, AIA  
 Sheet Number

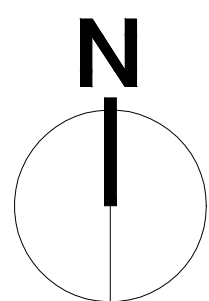
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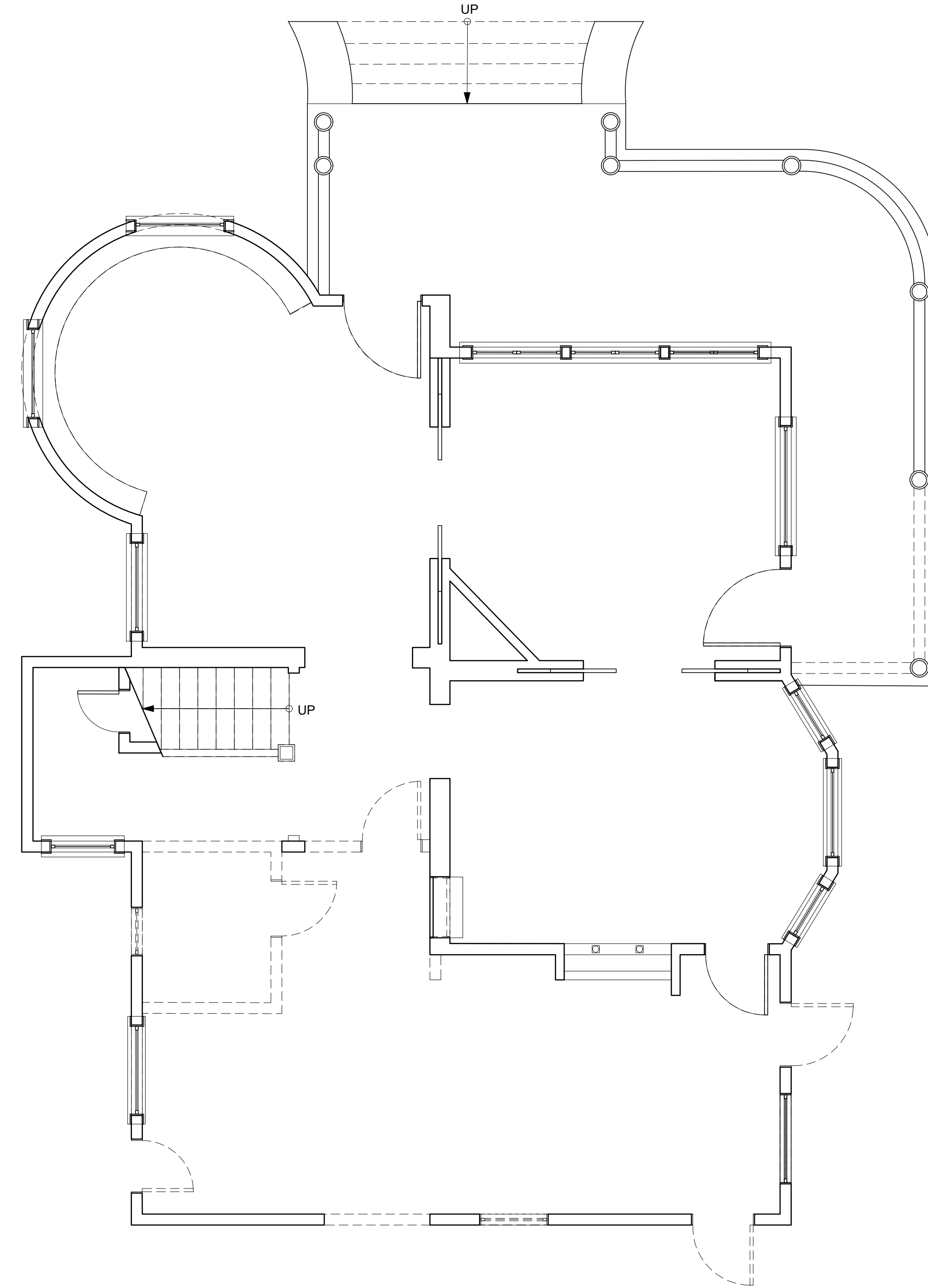
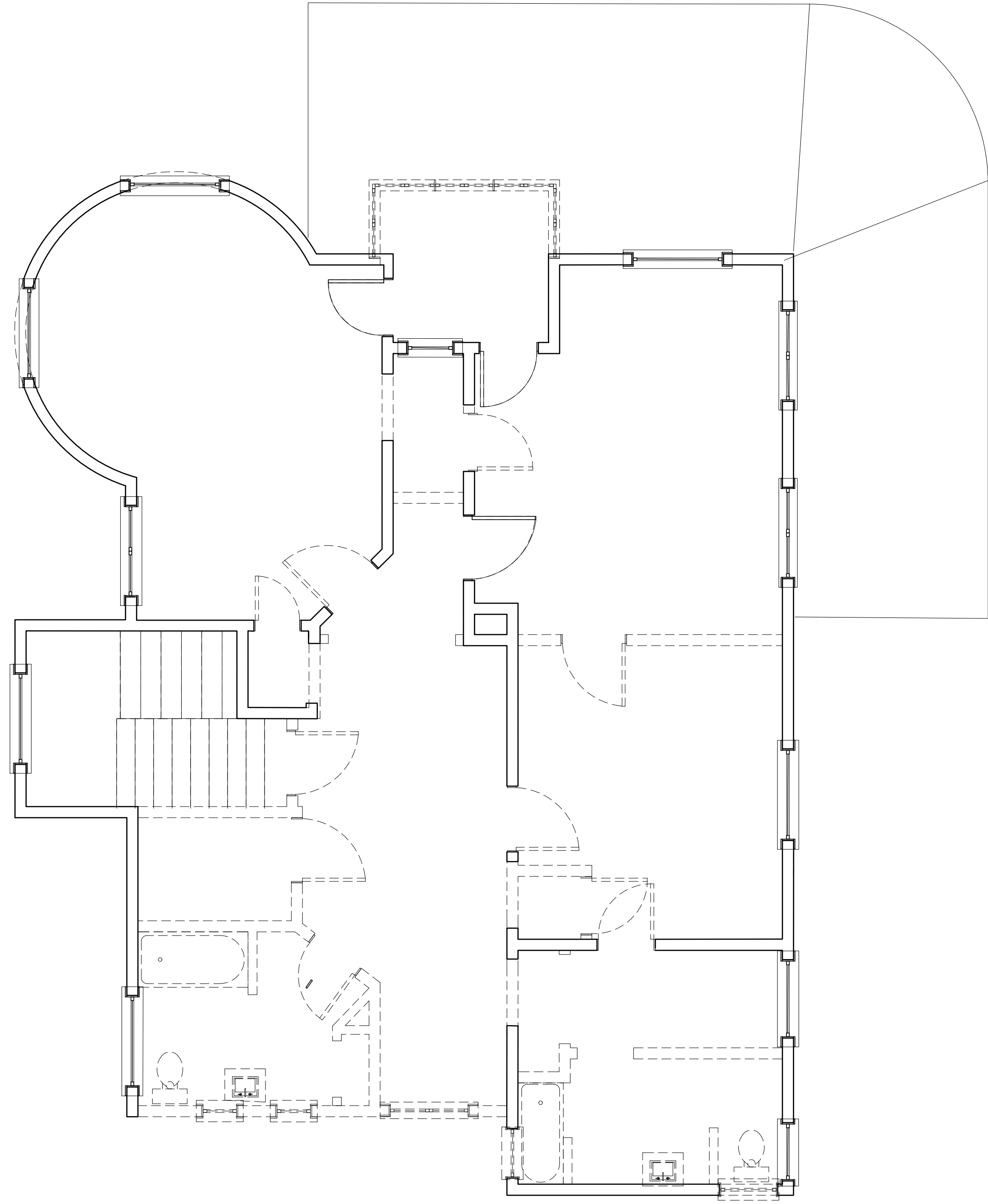


VICINITY MAP  
 NOT TO SCALE

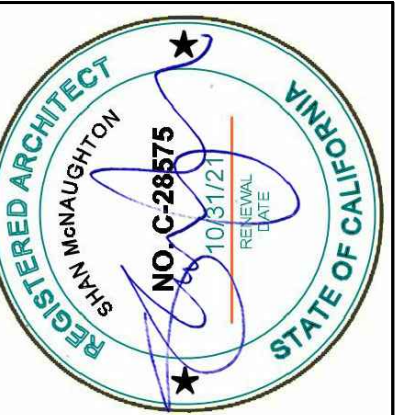
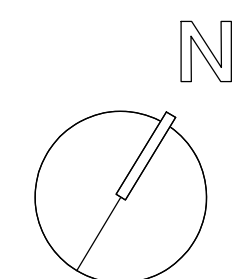
LEGEND

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





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



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

Sheet Title:  
 EXISTING / DEMO PLAN

Revisions:


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

Date: 4/12/22

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

**A-1.0**





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

Sheet Title:  
 ROOF / ATTIC PLAN

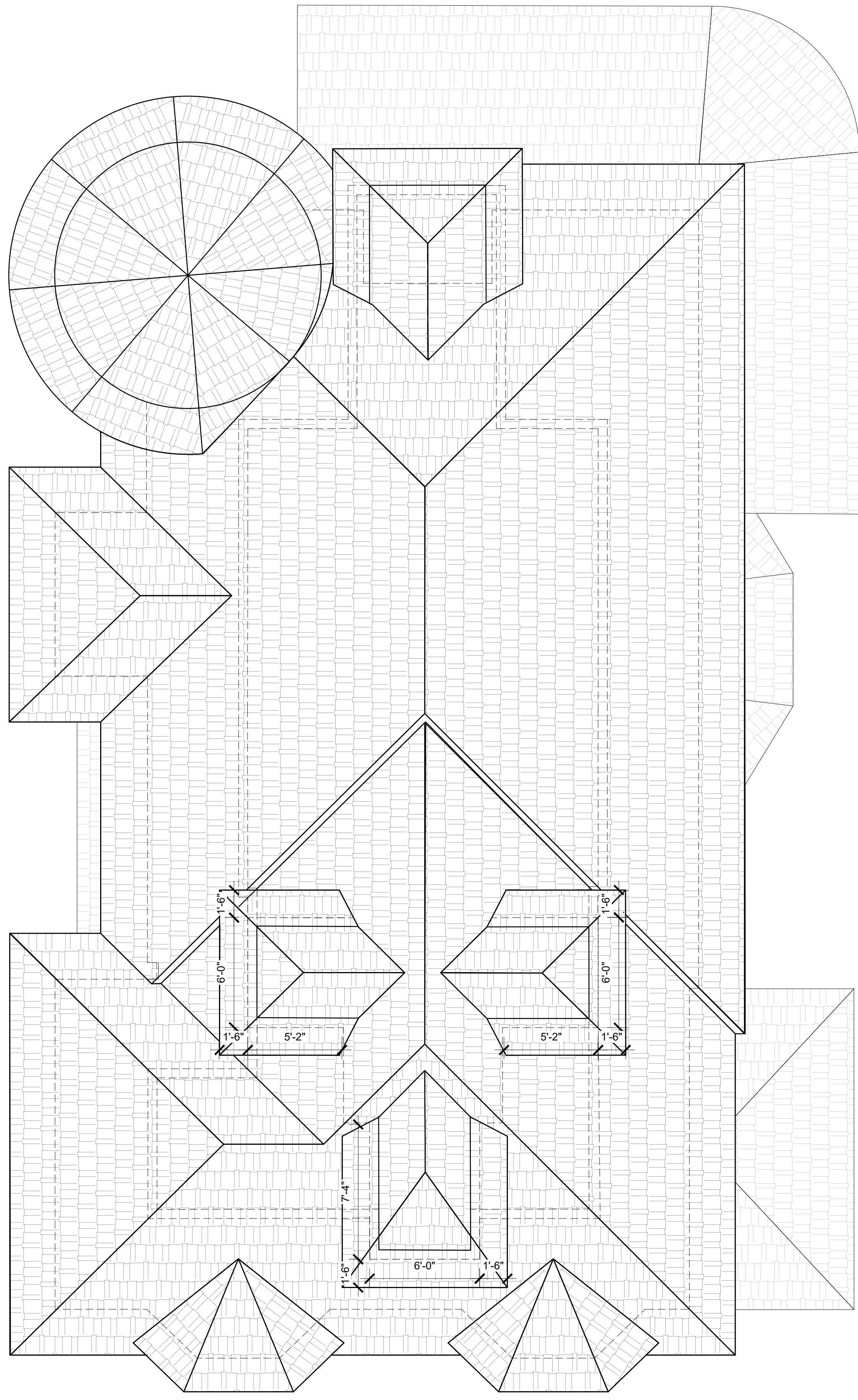
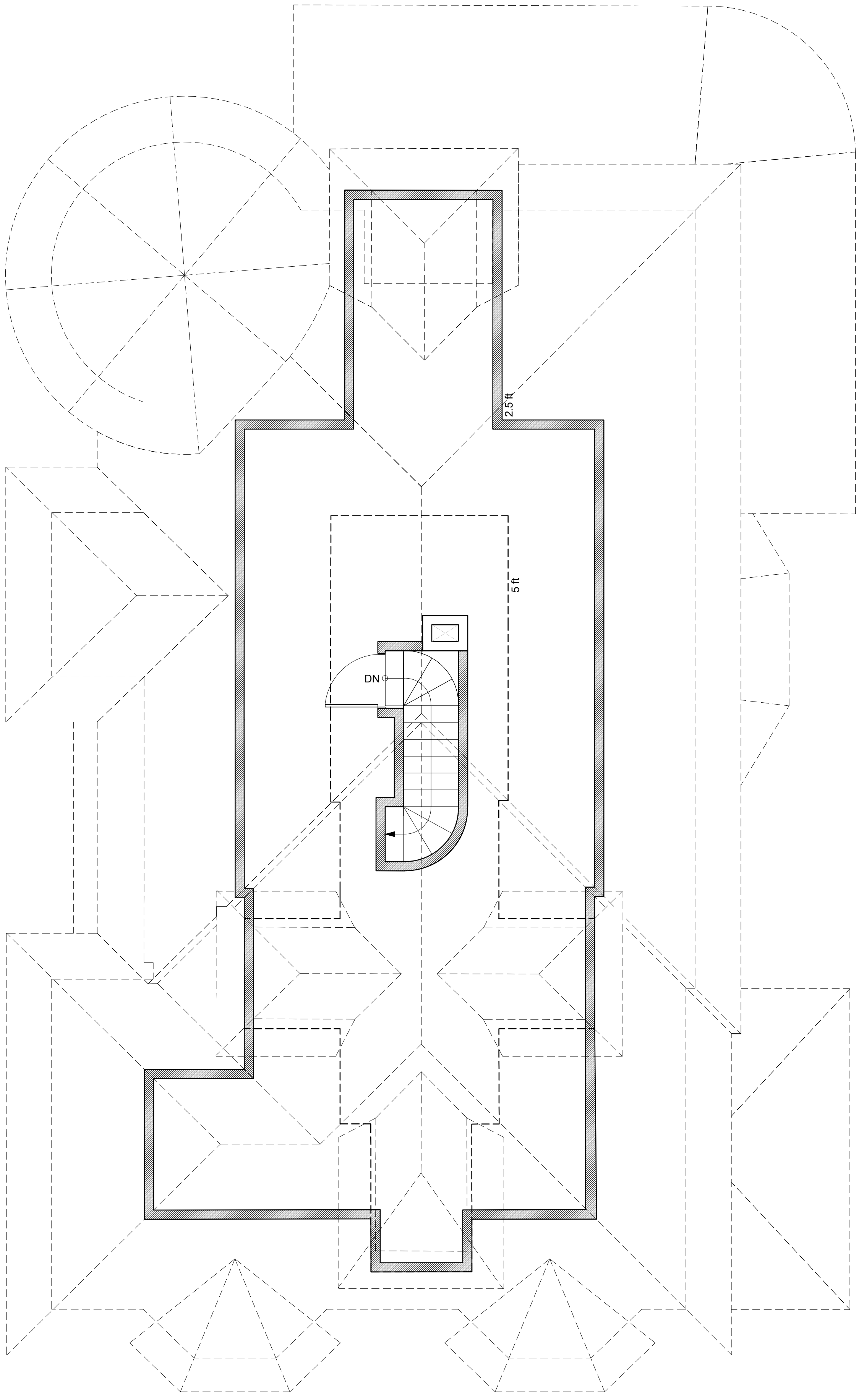
Revisions:


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

Date: 4/12/22

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

**A-3.0**





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

2 NORTH ELEVATION

SCALE 1/4"= 1'-0"



1 EAST ELEVATION

SCALE 1/4"= 1'-0"



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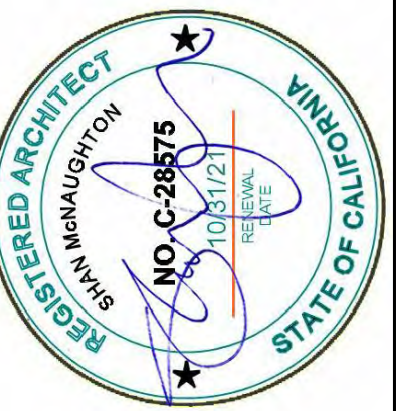
Job Title:  
 HISTORIC RESTORATION / ADAPTIVE USE  
 1605 CALVARY CIRCLE, REDLANDS, CA

Sheet Title:  
 ELEVATIONS

Revisions:


Scale: 1/4" = 1'-0"  
 Date: 4/12/22  
 Drawn By: Thunyamon Locharoenrat, AIA  
 Checked By: Shan McNaughton, AIA  
 Sheet Number

**A-4.0**



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 1605 CALVARY CIRCLE, REDLANDS, CA

Sheet Title:  
 ELEVATIONS

Revisions:


Scale: 1/4" = 1'-0"  
 Date: 4/12/22  
 Drawn By: Thunyamon Locharoenrat, AIA  
 Checked By: Shan McNaughton, AIA  
 Sheet Number

**A-5.0**



2 WEST ELEVATION

SCALE 1/4"= 1'-0"



1 SOUTH ELEVATION

SCALE 1/4"= 1'-0"

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



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

Sheet Title:  
 PERSPECTIVES

Revisions:


Scale: NO SCALE  
 Date: 4/12/22  
 Drawn By: Thunyamon Locharoenrat, AIA  
 Checked By: Shan McNaughton, AIA  
 Sheet Number

PERSPECTIVE KEYNOTES

1	(N) 50 YEAR ASPHALTIC SHINGLE ROOFING
2	(N) CEDAR SHINGLE - COLOR : ARGOS (NC04)
3	(E) SHINGLE (N) PAINT FINISH - RESTORE AS REQUIRED
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15	(E) ROOF BRACKET (N) PAINT FINISH
16	(N) DECORATIVE CORBEL
17	(E) FINIAL TO REMAIN



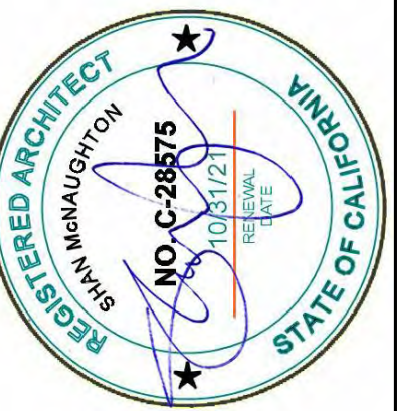
2 | NORTHEAST PERSPECTIVE VIEW FROM ALABAMA ST.

NO SCALE



1 | SOUTHEAST PERSPECTIVE VIEW FROM BARTON RD.

NO SCALE



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 1605 CALVARY CIRCLE, REDLANDS, CA  
 Sheet Title:  
 PERSPECTIVES

Revisions:


Scale: NO SCALE  
 Date: 4/12/22  
 Drawn By: Thunyamon Locharoenrat, AIA  
 Checked By: Shan McNaughton, AIA  
 Sheet Number

**A-7.0**

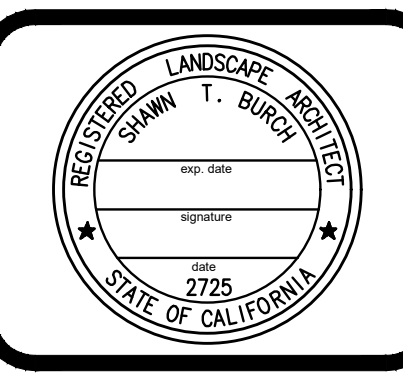


PERSPECTIVE KEYNOTES	
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2	(N) CEDAR SHINGLE - COLOR : ARGOS (NC04)
3	(E) SHINGLE (N) PAINT FINISH - RESTORE AS REQUIRED
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15	(E) ROOF BRACKET (N) PAINT FINISH
16	(N) DECORATIVE CORBEL
17	(E) FINIAL TO REMAIN

1 | SOUTHWEST PERSPECTIVE VIEW

NO SCALE





# CONCEPTUAL LANDSCAPE PLAN

## CALVARY CIRCLE PROFESSIONAL BUILDING REDLANDS, CA

REVISIONS

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

California Water Conservation Ordinance					
Eto = 55.6					
<b>Domestic Water</b>					
<b>MAWA</b>	Eto	Sq. Ft.	% of ET	gallon conversion	total gallons
landscape area	55.6	11949	0.45	0.62	195,357.77
Special Landscape Area	55.6	1261	1	0.62	43,434.72
		13209			MAWA = 238,792.49
<b>EAWU</b>					
	Eto	Sq. Ft.	PF % of ET	gallon conversion	I.E. total gallons
Turf spray	55.6	0	0.8	0.62	0.65 0.00
Turf rotor	55.6	0	0.7	0.62	0.8 0.00
Turf Drip	55.6	2117	0.7	0.62	0.9 64,803.63
Shrub spray	55.6	0	0.4	0.62	0.65 0.00
Shrub rotor	55.6	0	0.4	0.62	0.8 0.00
Tree Bubbler	55.6	0	0.4	0.62	0.9 0.00
Drip	55.6	10792	0.2	0.62	0.9 82,671.62
		13209			EAWU = 147,475.05

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

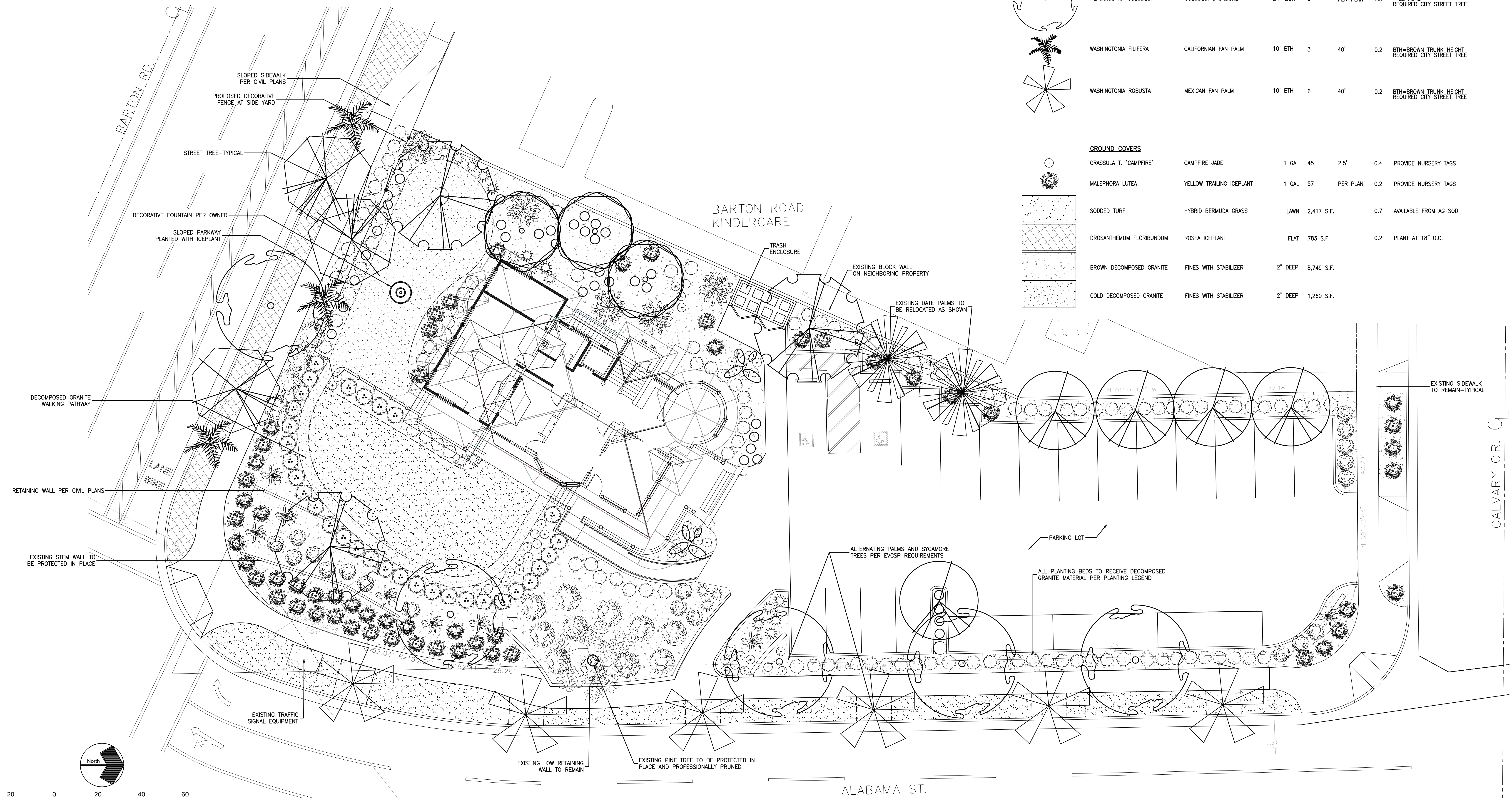
  

I.E. = Irrigation Efficiency	
spray	0.65
rotor	0.8
drip / bubbler	0.9

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

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

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



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



# CONCEPTUAL LANDSCAPE PLAN

## CALVARY CIRCLE PROFESSIONAL BUILDING REDLANDS, CA

NO.	REVISIONS

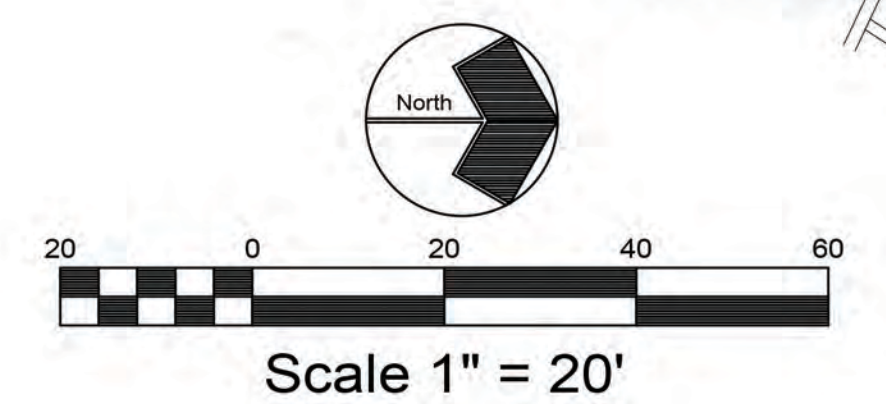
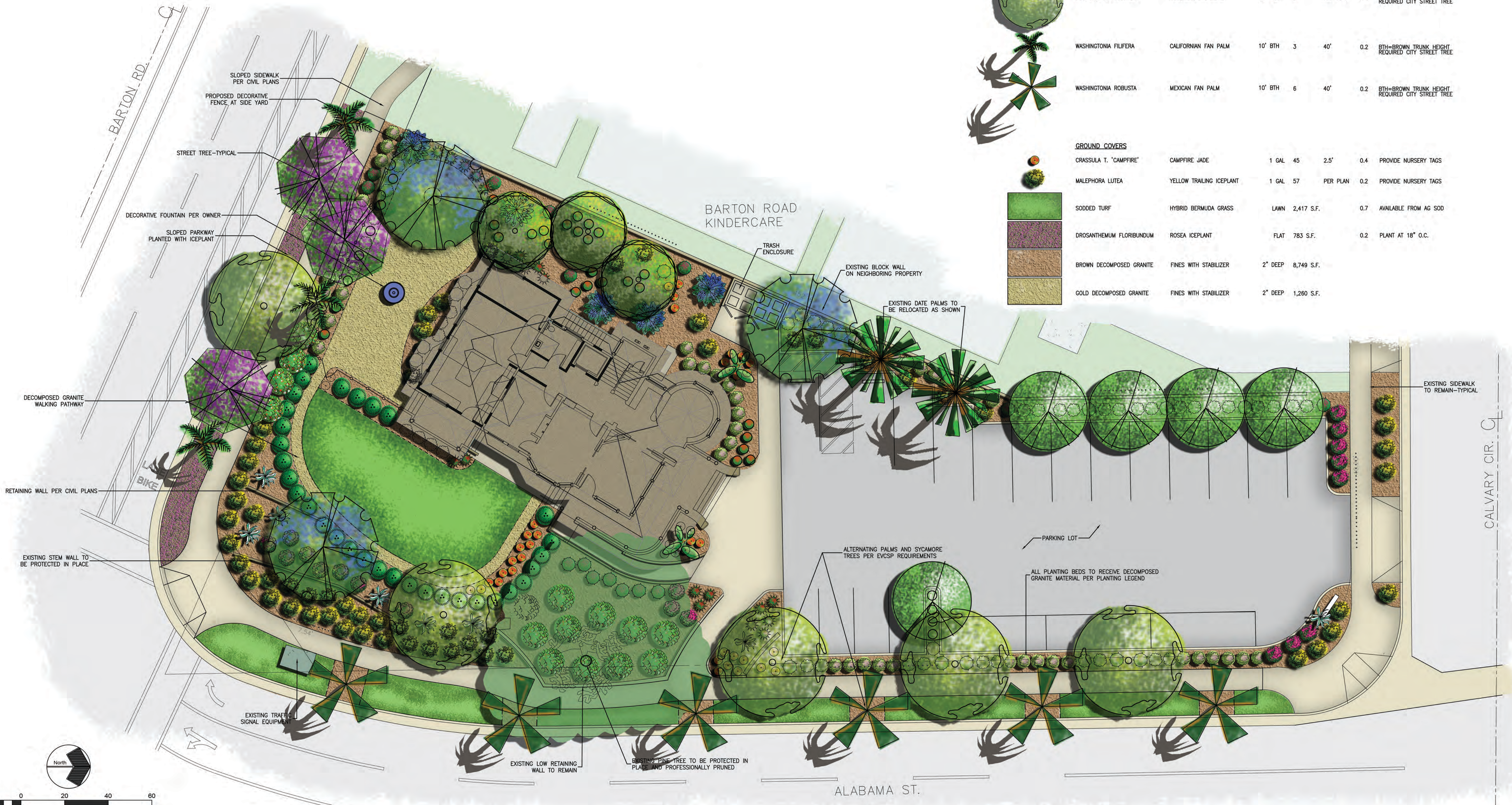
DRAWN BY	CAD
DESIGNED BY	S.T.B.
CHECKED BY	C.R.
DATE	1/20/21
JOB NO.	18-50
SCALE	1"=10'
SHEET	1

### PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUAN	SPACING	WUCOLS#	NOTES
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	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL	30	PER PLAN	0.2	PROVIDE NURSERY TAGS



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NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

1605 CALVARY CIR. - EXISTING



WINDOWS

- (E) DOUBLE HUNG WOOD SASH, SINGLE GLAZED WINDOW, TDL, REPAIR / REPLACE AS REQUIRED  
- PAINT FINISH, CAPITOL WHITE COLOR CW-10 BY BENJAMIN MOORE OR EQUAL
- (N) DOUBLE HUNG WOOD SASH, DUAL GLAZED WINDOW, TDL, MUNTIN PROFILE TO MATCH (E) W/ HISTORIC LUG DETAIL, BY TM COBB OR EQUAL  
- PAINT FINSH, CAPITOL WHITE COLOR CW-10 BY BENJAMIN MOORE OR EQUAL

SILL : 2'-0" TYP  
HH : 8'-0" TYP

DOORS

- (E) WOOD DOOR, RETAINED AND RESTORED AS REQUIRED  
- PAINT FINISH, CAPITOL WHITE COLOR CW-10 BY BENJAMIN MOORE OR EQUAL
  - (N) WOOD DOOR  
- PAINT FINSH, CAPITOL WHITE COLOR CW-10 BY BENJAMIN MOORE OR EQUAL
- HH : 7'-4"



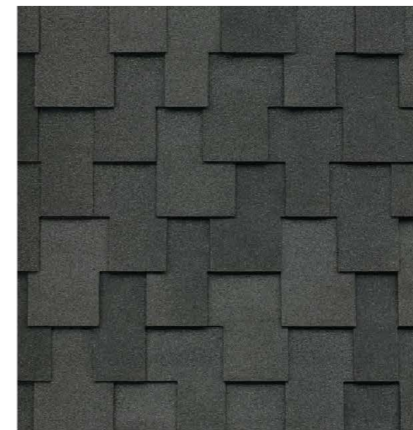
SIDING

- (E) CEDAR SHINGLES SIDING, 5", STRAIGHT EDGE, REMOVE / REPLACE AS REQUIRED  
- PAINT FINISH, LAVENDER BLUE 1438 COLOR BY BENJAMIN MOORE OR EQUAL
- (N) REDWOOD / CEDAR SIDING, TO MATCH (E)  
- PAINT FINISH, LAVENDER BLUE 1438 COLOR BY BENJAMIN MOORE OR EQUAL
- (E) WOOD SIDING, 3"  
- PAINT FINSH, LAVENDER BLUE 1438 COLOR BY BENJAMIN MOORE OR EQUAL
- (N) REDWOOD SIDING, PROFILE TO MATH (E)  
- PAINT FINISH, LAVENDER BLUE 1438 COLOR BY BENJAMIN MOORE OR EQUAL



ROOF

- (E) REPLACE W/ (N) 50 YEAR ASPHALTIC SHINGLE BY MALARKEY ROOFING PRODUCT ,DESIGNER SHINGLE- WINSOR  
- COLOR MIDNIGHT BLACK



ROOF

- (N) 50 YEAR ASPHALTIC SHINGLE BY MALARKEY ROOFING PRODUCT ,DESIGNER SHINGLE- WINSOR  
- COLOR MIDNIGHT BLACK

ADDITIONAL ARCHITECTURAL NOTES/ ELEMENTS :

- Existing Windows- repair window cords/counterweights to make windows operational, add weather-stripping as required for tight seal. Finish Color for both window sash and trim: Capitol White.
- Existing Corinthian Columns- repair damaged base wood as required: Finish Color: Capitol White
- Existing Porch Railing- restore as required: Finish Color: Capitol White
- Existing rafter tails- restore as required: Finish Color: Capitol White
- New Doric Columns- Architectural Wood: Finish Color: Capitol White
- New Rafter Tails: Plumb cut wood: Finish Color: Capitol White
- New ADA ramp guard rail: Finish Color: Capitol White
- New Ramp Surface Finish: Architectural Concrete: Light aggregate finish, Pewter grey

SIDING / BODY COLOR

LAVENDER BLUE 1438 COLOR BY BENJAMIN MOORE OR EQUAL

DOORS / WINDOWS / COLUMN / TRIM COLOR

CAPITOL WHITE COLOR CW-10 BY BENJAMIN MOORE OR EQUAL

Capitol White <sup>CW-10</sup>

Lavender Blue <sup>1438</sup>

## ATTACHMENT "E"

City Council Staff Report of 4-19-2022



"A City That Works"

City Council Meeting

AGENDA ITEM NO. K.1.

DATE: 04/19/2022

TO: Honorable Mayor and City Council Members

SUBJECT: **GUADALUPE COBANOV, APPLICANT**  
(Mayor to declare meeting open as a public hearing)

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

1. **Resolution No. 8321 (Historic Designation No. 135)** designating the property located at 1605 Calvary Circle as a Historic Resource (Historic and Scenic Resource No. 135).
2. **Resolution No. 8322 (Specific Plan No. 40, Amendment No. 47)**, approving Amendment No. 47 to Specific Plan No. 40 to amend Division 4 (Community Design), Chapter 1 (Circulation), Section EV4.0110(B) (Road Standards), Section EV4.0155(A) (Special Landscaped Streets), and Section EV4.0125(2) (Setbacks and Intersections) to amend the required road right-of-way requirements for the property located at 1605 Calvary Circle.
3. **Resolution No. 8323 (Conditional Use Permit No. 1107)** approving Conditional Use Permit No. 1107 for the adaptive reuse of the property located at 1605 Calvary Circle.
4. **Resolution No. 8324 (Variance No. 799)** approving Variance No. 799 relating to a front yard and parking lot setback requirements for property located at 1605 Calvary Circle.
5. **Resolution No. 8325 (Historic Parking Modification No. 31)** approving a Historic Parking Modification No. 31 in connection with the adaptive reuse of the property located at 1605 Calvary Circle.

(Development Services Director Desatnik)

**PROCEDURE FOR PUBLIC HEARING:**

1. Mayor declares the meeting open as a public hearing.
2. Mayor calls upon Department Director for report.
3. Mayor calls for questions/comments from members of the City Council.
4. Mayor calls upon applicant, or his/her representative, for comments and testimony.
5. Mayor calls for comments/questions/testimony from members of the public (3 minutes per speaker).
6. Mayor calls upon City Clerk to note any written comments received.
7. Mayor calls upon the applicant, or representative, for rebuttal comments (5 minutes).
8. Mayor closes the public hearing.
9. City Council considers the motion and votes.

**MOTION(S):**

If the City Council determines that the recommendations of the Historic and Scenic Preservation Commission and the Planning Commission are appropriate, the following motion is provided:

I move that the City Council adopt Resolution Nos. 8321, 8322, 8323, 8324, and 8325.

**COMMISSION RECOMMENDATION:**

The Historic and Scenic Preservation Commission (HSPC) reviewed the request to adaptively reuse the single family dwelling as a medical office on July 10, 2019 and again on November 4, 2022, after the project transitioned to the current owner, as well as the applicant's related request to nominate the structure as a locally designated historic resource (Historic Resource No. 135). The applicant worked with this Commission to incorporate its design comments to implement the best rehabilitation practices of the Secretary of the Interior's Standards for the Treatment of Historic Properties in finalizing the design of the project. The HSPC indicated its support for the adaptive reuse project as an effort to encourage the building's long-term preservation and continued use, unanimously recommending that the City Council locally designate the property, and making recommendations to the Planning Commission and City Council that these respective bodies recommend approval and approve the adoption of the Specific Plan Amendment, Conditional Use Permit, Variance, and Historic Parking Modification to facilitate the project.

On February 22, 2022, the Planning Commission reviewed Specific Plan No. 40, Amendment No. 47, Conditional Use Permit No. 1107, Variance No. 799, and Historic Parking Modification No. 31, and unanimously voted to recommend that the City Council determine the project is exempt from the California Environmental Quality Act subject to Section 15061(b)(3), Section 15301 (Existing Facilities) and Section 15305 (Minor Alterations in Land Use Limitations), and approve the project.

**BACKGROUND:**

**Project Description:** The project is proposed at 1605 Calvary Circle, located on the south side of Calvary Circle, and at the northwest corner of Alabama Street and Barton Road (see Attachment A – Location Map & Aerial Photograph). The proposal includes the following applications (See Attachment B, Project Plans):

1. Historic Resource Designation to designate the property located at 1605 Calvary Circle as a locally designated historic resource;
2. Amendment to the East Valley Corridor Specific Plan (Specific Plan No. 40) to amend the required road right-of-way and streetscape landscaping requirements along the project site's Alabama Street frontage (which will reduce the amount of dedication required and allow greater flexibility in the street landscaping design);
3. Conditional Use Permit to adaptively reuse the existing single family dwelling as a medical office;
4. Variance for a reduction in the front yard setback (from 25'0" to 20'2") to allow the encroachment of a ramp to accommodate ADA accessibility, and a recommendation for a reduction to the parking lot setback (from 15 feet to 0 feet) to accommodate the adaptive reuse of the property; and,
5. Historic Parking Modification allow a reduction in the width of landscape planters to 3 feet, allow up to 4 compact parking stalls, without requiring 25 standard spaces, allow for the deletion of the loading space requirements for historic structures having less than 6,000 square feet of gross floor area, and allow the reduction of driveway approach from 26 feet to approximately 20'4" feet.

## **ANALYSIS:**

### **A) General Plan**

The proposed project is located in the Office land use designation of the General Plan (Attachment C – General Plan Land Use Map), which designates are for the development of a wide range of office types, including general office, medical, and other professional uses, as well as ancillary commercial uses. The 2035 General Plan addresses topic areas including those promoting office and commercial land uses and the preservation of historic resources. See Attachment D, General Plan Policies, for a list of applicable policies and the project's consistency with each.

The proposed adaptive reuse and rehabilitation project furthers the implementation of the policies within the General Plan and ensures the long-term preservation of a local historic resource.

### **B) East Valley Corridor Specific Plan**

The project site is located within the Administrative Professional District of the East Valley Corridor Specific Plan (Attachment E – Zoning Map), which supports businesses and



professions which provide services primarily from offices and maintain no stock of foods for retail trade. This district provides a transition or buffer between more intensive commercial areas and major arterials and residential land uses. The East Valley Corridor Specific Plan provides the current development standards for the Administrative Professional District, a detailed analysis for which has been provided in Attachment F – Development Standards.

The project includes a request to convert a residential building from a residential use to an office use. The East Valley Corridor Specific Plan does not specifically address this in the Administrative Professional District, however the use of an office use in a residential structure is not prohibited in the district and would otherwise be permitted in the Administrative Professional District. As such, staff has used the provisions for the conversion of a residential structure within the provisions of the City's Municipal Code (Sections 18.156.390 through 18.156.420). This approach was utilized to approve other similar conversions of residential structures to office uses within the same zoning designation, including the conversion of the Barton House (Conditional Use Permit No. 803), located north of Barton Road on Nevada Street. The Municipal Code allows for the conversion of certain structures subject to specific requirements and under the approval of a Conditional Use Permit.

### C) Historic Resource Designation

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

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

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

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

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

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

The significant characteristics of the Craftsman style seen include the three large square

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

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

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

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

#### D) Specific Plan Amendment

A Specific Plan Amendment is proposed as part of the project scope to amend Division 4 (Community Design), Chapter 1 (Circulation), Section EV4.0110(b) (Road Standards), Section EV4.0115(a)(Special Landscaped Streets), and Section EV4.0125(2) (Setbacks at Intersections) to amend the required road right-of-way requirements of a 300 linear foot segment of Alabama Street on the north side of Barton Road (from a width of 120 feet to 110 feet), allow for a 50 foot half-width on the western side and a 60 foot half-width on the eastern side of Alabama Street, and exclude the segment of Alabama Street from the special landscape street and intersection design requirements.

Currently, the East Valley Corridor Specific Plan would require that the property provide ten (10'0") additional feet of right-of-way dedication along Alabama Street, and utilize special landscaping street and intersection design requirements. Due to the unique shape of the parcel, the loss of 10 additional feet to the property would render an adaptive reuse project infeasible, as the property would no longer be able to retain enough room for the required parking lot and landscaping improvements. As indicated above, the General Plan supports adaptive reuse projects as a preservation mechanism for historic resources. The emphasis of historic adaptive reuse is to retain as much of the historic character and features as possible. Implementing the special landscape street and intersection standards would require substantial alteration to historic elements of the property and would require the removal of existing mature trees and affect a historic garden wall intended to remain on the property. In addition, the implementation of special intersection landscaping standards would be difficult due to topographical differences at the intersection and would require substantial grading and additional retaining walls to

incorporate room for additional trees that would be located outside of the corner cut-off area to ensure safe intersection visibility protection. The subject property would be the sole property affected by the Specific Plan Amendment, and as such, the change would be very limited in scope and would not affect other sections of Alabama Street. The amendment would allow the property to be adaptively reused without additional dedication and would allow the Planning Commission and City Council to review the site design with a historic preservation scope in mind.

The Municipal Utilities and Engineering Department has reviewed the potential effects of the Specific Plan Amendment related to roadway improvements along this property's eastern frontage and determined that it is unlikely that such dedication would be utilized for street widening due to the existing and foreseen needs of this intersection and the difficulties and potential impacts upon historic improvements and topographical differences. A legislative version of the proposed changes has been included as Attachment G – Specific Plan Amendment.

### E) Conditional Use Permit

As referenced in the analysis above, a Conditional Use Permit is required to establish a non-residential use in a residential building. The medical office use would essentially replace the residential use of the structure and allow the building and property to be adaptively reused in this capacity, aiding in its long-term viability and rehabilitation. The Conditional Use Permit application includes:

1. The approval of a nonresidential use (medical office) in a residential structure;
2. Construction of a two-story 1,238 square foot addition to the rear (a 51% enlargement);
3. Façade improvements, including a new 50-year asphalt shingle roofing material, new decorative corbels at a basement stairway, new turned solid wood architectural columns on the addition, new rafter tails on the addition, similar compatible materials (shingles and siding on addition to match existing materials), a new ADA accessible ramp and guard rail; and
4. Construction of related on-site improvements, including a parking lot and landscaping planters, which will require the removal of an existing accessory building, subject to approval of a subsequent demolition application.

To adaptively reuse a residential building for a non-residential use, RMC Section 18.156.410 indicates that the building must have historical, architectural, cultural or aesthetic interest or value to the community proposed to be preserved or continued. The Historic and Scenic Preservation Commission (HSPC) has reviewed the proposed property and made a recommendation to the City Council to designate the property as a local historic resource, indicating that the property meets three of the City's historic eligibility criteria for designation, Criterion F, H, and I, as referenced above.

Documentation of the property's historic significance has been prepared on Department of Parks

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

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

The proposed conversation will include a 1,238 square foot two-story addition (resulting in a total building size of 3,649 square feet). The addition and the rehabilitation has been designed utilizing the Secretary of the Interior's Standards for the Treatment of Historic Properties, in a manner to respect the original design of the historic structure and will retain the original appearance of a single family dwelling. The new addition will integrate a design that is compatible and consistent with the original structure, while implementing the Historic and Scenic Preservation Commission's comments for subtle differentiation of the columns and rafter tails of the new addition to differentiate new work from the original work, as recommended by historic preservation practices. While the HSPC has reviewed and indicated their support the design of the project, a Certificate of Appropriateness application for the exterior improvements will be required by the HSPC, upon approval and recordation of the historic designation, as incorporated in the Conditions of Approval.

RMC Section 18.156.420 discusses the property development standards required for non-residential uses in residential buildings. These are discussed below:

- 1. The residential structure shall be improved to conform with the requirements of the Fire and Building and Safety Departments. Their requirements shall be developed from a careful study of each structure and the appropriate building and fire ordinances of the City. It is anticipated that all possible alternatives will be explored to retain the structure and still comply with the spirit and intent of the codes.*

The project will be required to comply with all requirements of the Building and Fire Code. With historic designation of the property, the project will be able to utilize the California Historic Building Code to aid in additional flexibility to retain the structure and comply with the spirit and intent of the code. The Fire Department has provided conditions of approval, which require the applicant to provide adequate fire flow, follow the California Fire Code requirements, maintain minimum fire hydrant flow rates and distance requirements, provide an unobstructed fire access to the building, adequately address the building to commercial standards, and provide a knox box and fire sprinklers.

- 2. The exterior of the structure shall not be modified in a manner that would alter its residential character.*

The design of the project will retain the residential character and architectural design of the structure. The addition to the building has been designed to be compatible and consistent with the design of the structure, without detracting or calling attention away from the primary, historic portion of the building.

- 3. The Commission may require complete exterior renovation of the structure, including repainting and reroofing.*

The project scope already increases the complete exterior renovation of the structure, including a reroofing with a new 50-year asphalt shingle roofing material, new decorative corbels at a basement stairway, new simplified turned solid wood architectural columns to differentiate the new columns from the existing columns, new simplified rafter tails on the addition to differentiate the new columns from the existing, similar compatible materials (shingles and siding on addition to match existing materials), and a new ADA accessible ramp and guard rail.

- 4. Off-street parking shall be provided as required in Sections 18.152.140 through 18.152.320 of the Redlands Municipal Code. No parking permitted in any existing front-yard area.*

The residential structure is proposed to be adaptively reused as a medical office. Medical offices are required to provide 1 parking space per 200 square feet of gross floor area with a minimum of five (5) parking stalls. The total parking required on-site is nineteen (19) parking stalls. As designed, the project complies with the amount of parking stalls required. Due to the unique shape of the parcel, which originally only anticipated a narrow northern portion to accommodate a residential driveway, a Historic Parking Modification and Variance application have also been submitted, which will provide the property flexibility to meet the parking requirements, given the property constraints and the difficulties involved with adaptive reuse projects, within the intent of the parking requirements.

- 5. One identification sign containing the name of the business and/or use, not exceeding twenty square feet in area, is permitted. In reviewing the sign, special emphasis will be placed on the proper integration of the sign with the project.*

The applicant has not submitted any plans for signage, however, room for a future monument sign has been accommodated on the site plan as part of planning the site design. Prior to the development of any signs on the property, subsequent approval from the Planning and Historic and Scenic Preservation Commission for any signs.

## F) Variance

The applicant is requesting a variance for two specific areas in order to allow the property to

have enough area to meet the development standards for parking lots and accessibility (Attachment I – Applicant’s Variance Request). RMC Section 18.196.010 states that the purpose of a variance shall be to ensure that no property, because of special circumstances applicable to it (such as size, shape, topography, location or surroundings) shall be deprived of privileges commonly enjoyed by other properties in the same vicinity. The variance requests are:

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

The subject parcel is irregularly shaped, with the existing single family dwelling located on the widest part of the lot at a higher elevation, and the usable area for the development of a parking lot extending on a narrower finger sloping downwards towards Calvary Circle. The area for the parking lot is 60 feet in width, and needs to incorporate landscape planters, 19 foot deep parking lot stalls, a 26 foot wide driveway, 15 foot deep compact parking stalls, and 8 foot wide parallel parking stalls. As indicated in the background above, when the existing parcel was created as part of the recordation of an earlier parcel map, there were no known plans for the adaptive reuse of the property, as the area transitioned through the development of adjacent commercial and high density uses after this time. As such, the shape and size of the lot was driven towards maintaining access for a single family dwelling and allowing enough room for the development of the commercial day care facility located to the west. As such, there are constraints created by the properties unique shape, the adjacency of the property along streets on three sides, creating larger setbacks on three sides of the property, the sloping topography of the lot, and the existing placement of the historic resource.

The variance would be essential for the conversion of the property to an office use. The property is currently constructed as a single family dwelling, which is no longer a use permitted by right in the underlying zoning district, the Administrative Professional (EV/AP) District of the East Valley Corridor Specific Plan. In order to convert the property to an office use, and retain the historic structure, the property would be required to construct a paved and striped parking lot. The use proposed for the structure, a medical office, is a use permitted by right in the zoning district. Therefore, its establishment of a permitted use is contingent on the development standard reliefs requested in the variance. The construction of an ADA accessible ramp for access is a requirement to establish a commercial use in the building. To preserve the historic integrity of the building and establish the necessary slope gradient maximum allowed for ramps, the new ramp structure would extend into the 25-foot setback by less than 5 feet.

### G) Historic Parking Modification

The intent of a Historic Parking Modification is to allow for the consideration and approval of a permit for modified parking requirements for historic structures. Pursuant to RMC Section 18.164.410, the permit allows certain specified citywide parking requirements to be modified as an incentive to preserve and maintain designated historic structures. The residential structure is

proposed to be adaptively reused as a medical office, and medical offices are required to provide 1 parking space per 200 square-feet of gross floor area, with a minimum of five (5) parking stalls. Based on the proposed square-footage (including the addition), the total parking required on-site is 19 parking stalls, and 20 will be provided.

The applicant is seeking a Historic Parking Modification to:

1. Allow a reduction in the width of landscape planters to 3 feet;
2. Allow up to 4 compact parking stalls, without requiring the 25 standard (full-size) spaces;
3. Allow for the deletion of the loading space requirements for historic structures having less than 6,000 square-feet of gross floor area; and
4. Allow the reduction of the driveway width from 26 feet minimum to approximately 20'4" feet.

The table below shows how the project is designed to comply with the requirements of a Historic Parking Modification, given the practical difficulties and infeasibility of meeting the standard parking lot requirements that would otherwise be required for new developments.

<i>Development Standard</i>	<i>Municipal Code Requirement (Without an Exception)</i>	<i>Municipal Code Requirement (With Exception)</i>
Landscaping Planter Width	5 ft, 6 inches	3 feet
Number of Compact Parking Stalls Allowed	25 full-size parking stalls; 25% of remaining stalls may be compact.	25% of stalls may be compact stalls (5 stalls)
Loading Stalls	1	0
Driveway Approach	26 feet wide	14 feet wide

As designed, with the relief indicated above, the project site can be designed to incorporate 20 parking stalls, therefore allowing them to meet the minimum parking requirement. The modification will not require a reduction in the overall number of parking stalls, even with incorporation of the addition. The proposal has been reviewed by Planning and Engineering staff, and the Historic and Scenic Preservation Commission and Planning Commissions have made recommendations for approval to the City Council.

#### ENVIRONMENTAL REVIEW:

The Specific Plan Amendment would be exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the CEQA Guidelines. Section 15061(b)(3) is referred as the “general rule” and applies to those projects where it is seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. Conditional Use Permit would be exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities) and Section 15331 (Historical Resource Restoration/Rehabilitation) of the CEQA Guidelines and the Variance and Historic Parking Modification would be exempt pursuant to Section 15305 (Minor Alterations in Land Use Limitations) of the CEQA Guidelines.

#### ALTERNATIVES:

1. The City Council may continue the public hearing and direct staff to address any issues or bring back additional information; or,
2. The City Council may continue the public hearing and direct staff to prepare findings supporting denial of the request.

#### SUBMITTED BY:

Brian Desatnik, Development Services Director

#### RECOMMENDED BY:

Charles M. Duggan Jr., City Manager

#### REVIEWED BY:



Daniel J. McHugh, City Attorney  
Janice McConnell, Assistant City Manager

**PREPARED BY:**

Loralee Farris, Principal Planner

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Attachments

Attachment A: Location Map & Aerial Photo

Attachment B: Site Plans, Floor Plans, Elevations

Attachment C: General Plan Land Use Map

Attachment D: General Plan Policies

Attachment E: Zoning Map

Attachment F: Table of Development Standards

Attachment G: Specific Plan Amendment

Attachment H: DPR Forms

Attachment I: Variance Request

Attachment J: Resolution No. 8321 - Historic Resource No. 135

Attachment K: Resolution No. 8322 - Specific Plan No. 40 Amendment No. 47

Attachment L-1: Resolution No. 8323 - Conditional Use Permit No. 1107

Attachment L-2: Exhibit B (MUED Conditions of Approval)

Attachment L-3: Exhibit C (Fire Dept. Conditions of Approval)

Attachment M: Resolution No. 8324 - Variance No. 799

Attachment N: Resolution No. 8325 - Historic Parking Modification No. 31

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ATTACHMENT "F"

Resolution No. 2022-11

RESOLUTION NO. 2022-11

A RESOLUTION OF THE HISTORIC AND SCENIC PRESERVATION COMMISSION OF THE CITY OF REDLANDS APPROVING CERTIFICATE OF APPROPRIATENESS NO. 652 FOR THE EXTERIOR RESTORATION AND A NEW TWO-STORY ADDITION ON AN EXISTING HISTORIC SINGLE-FAMILY RESIDENCE (HISTORIC RESOURCE NO. 135) LOCATED AT 1605 CALVARY CIRCLE IN THE ADMINISTRATIVE PROFESSIONAL (EV/AP) DISTRICT OF THE EAST VALLEY CORRIDOR SPECIFIC PLAN.

WHEREAS, property owner Guadalupe Cobanov has submitted an application for Certificate of Appropriateness No. 652 for rehabilitation of an existing single-family dwelling for medical office use including exterior façade restoration and preservation (including a 1,238 square-foot two-story addition resulting in a total building size of 3,649 square-feet) located at 1605 Calvary Circle (APN: APN: 0293-133-13-0000) in the Administrative Professional (EV/AP) District of the East Valley Corridor Specific Plan.

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 May 5, 2022, the Historic and Scenic Preservation Commission held a public hearing and considered the staff report, oral report, the testimony and the written evidence submitted by and on behalf of the applicant and by members of the public; and,

WHEREAS, Public Resources Code Sections 15331 (Historical Resource Restoration/Rehabilitation) and 15301 (Existing Facilities) provides for exemption from the California Environmental Quality Act, there is no substantial evidence of any potentially significant impacts, and the project qualifies for these exemptions; and,

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

Section 1. The proposed project is exempt from the California Environmental Quality Act per Sections 15331 (Historical Resource Restoration/Rehabilitation) and 15301 (Existing Facilities), and there is no substantial evidence of any potentially significant impacts.

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

Section 3. This Resolution, if no appeal is filed, shall become effective on May 16, 2022.

ADOPTED, SIGNED AND APPROVED this 5th day of May, 2022.

Kurt Heidelberg, Chair, Historic and Scenic  
Preservation Commission

ATTEST:

Alma Morales, Secretary

I, Alma Morales, Historic and Scenic Preservation Commission Secretary of the City of Redlands, hereby certify that the foregoing resolution was duly adopted by the Historic and Scenic Preservation Commission at a regular meeting thereof held on the 5th day of May, 2022, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

Alma Morales, Secretary, Historic  
and Scenic Preservation Commission

**EXHIBIT A**  
**CONDITIONS OF APPROVAL**  
**CERTIFICATE OF APPROPRIATENESS NO. 652**

1. This approval is for Certificate of Appropriateness No. 652 for rehabilitation of an existing single-family dwelling for medical office use including exterior façade restoration and preservation (including a 1,238 square-foot two-story addition resulting in a total building size of 3,649 square-feet), located at 1605 Calvary Circle (APN: APN: 0293-133-13-0000), and in substantial conformance with the applicable Secretary of Interior Standards.
2. All plans submitted to the City as part of this Certificate of Appropriateness application shall reflect the project plans submitted on April 13, 2022, for this Certificate of Appropriateness and shall comply with all applicable provisions of the Redlands Municipal Code.
3. Unless construction has commenced pursuant to a building permit, or a time extension is granted in accordance with the Redlands Municipal Code, this application shall expire in eighteen (18) months from the approval date.

**Note:** This project can be extended by staff per RMC Section 2.62.200(K) for a period not to exceed 36 months.

4. Prior to beginning any construction and/or demolition activities, an administrative building permit(s) shall be obtained from the Building & Safety Division.
5. The applicant shall not make any modifications or changes during construction that are in conflict or contrary to the project's approved site design, or building elevations without first consulting the Development Services Director or designee.
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.

7. 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 with the Development Services Director or his designee.
8. Chemical or physical treatments, if appropriate, shall be undertaken using the gentlest means possible. Treatments that cause damage to historic materials shall not be used.
9. All other conditions of approval issued for construction of the project (i.e., existing house and property improvements) with Conditional Use Permit No. 1107 shall remain applicable to the project, if not in conflict with any conditions listed above for Certificate of Appropriateness No. 652. The applicant, architect, and/or contractor shall first consult with the Development Services Director or designee regarding any project conditions or circumstances that may be in conflict prior to beginning construction.

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Brian Foote, City Planner/Planning Manager  
Historic Preservation Officer