

CITY OF HIGHLAND SPECIAL MEETING OF THE HISTORIC AND CULTURAL PRESERVATION BOARD AGENDA

SPECIAL MEETING

May 11, 2022

5:00 p.m.

City Hall

Donahue Council Chambers
27215 Base Line
Highland, California

MEMBERS

Patrick Sandford, Chair
Pamela Bible, Vice Chair
Colin Childs, Member
Tony Mauricio, Member
Gail Shelton, Member

STAFF

Lawrence A. Mainez, Community Development Director
Kim Stater, Assistant Community Development Director
Ashiq Syed, Associate Planner
Camille Goritz, Administrative Assistant III

MISSION STATEMENT

Highland is dedicated to the betterment of the individual, the family, the neighborhood and the community. The City Council and the staff of Highland are dedicated to providing the quality of public facilities and services that its citizens are willing to fund and will do so as efficiently as possible.

Visit the City's Website at: www.cityofhighland.org

CITY OF HIGHLAND • 27215 BASE LINE • HIGHLAND, CALIFORNIA 92346 • (909) 864-6861 • (909) 862-3180

The City of Highland complies with the Americans with Disabilities Act of 1990. If you require special assistance to attend or participate in this meeting, please call the City Clerk's Office at (909) 864-6861 Ext. 226, at least 48 hours prior to the meeting.

Pursuant to Government Code Section 54957.5, any disclosable public records related to an open session item on a regular meeting agenda and distributed by the City of Highland to all or a majority of the Historic and Cultural Preservation Board, less than 72 hours prior to that meeting, are available for public inspection at Highland City Hall, 27215 Base Line, Highland, CA 92346, during normal business hours.

Submission of Public Comments: To limit the number of persons in the Council Chambers, the public is encouraged to make public comments by email rather than in person. For those wishing to make public comments by email to be read aloud at the meeting by the Community Development Administrative Assistant. Email comments must be submitted by 5:00 p.m. on May 11, 2022 to publiccomment@cityofhighland.org.

Members of the public will be permitted to make public comments in person.

**HISTORIC AND CULTURAL PRESERVATION
BOARD
SPECIAL MEETING AGENDA
May 11, 2022 - 5:00 P.M.**

CALL TO ORDER

Pledge of Allegiance

COMMUNITY INPUT (ITEMS NOT ON THE AGENDA)

To address the Historic and Cultural Preservation Board please complete a speaker form located at the entrance and give it to the Administrative Assistant prior to the beginning of the meeting. Your name will be called when it is your turn to speak. Individual speakers are limited to three minutes each. Comments received via email by May 11, 2022, 5:00 p.m., will be read into the record, provided that the reading shall not exceed three (3) minutes.

CONSENT CALENDAR

1. Minutes from April 7, 2022, Regular Meeting.

RECOMMENDATION: That the Historic and Cultural Preservation Board approve the minutes, as submitted.

BUSINESS ITEM

2. Certificate of Appropriateness (COA 22-001) for the demolition and reconstruction of a 2,450 square foot structure commonly known as the "Old Bank Building" located in the Highland Historic District. (6956 Palm Avenue)

RECOMMENDATION: Staff recommends that the Historic and Cultural Preservation Board consider the applicant's request, Certificate of Appropriateness (COA 22-001) for the demolition and reconstruction of a 2,450 square foot structure commonly known as the "Old Bank Building".

ANNOUNCEMENTS

ADJOURN

I, Camille Goritz, Administrative Assistant III of the City of Highland, California, certify that I caused to be posted this agenda on or before the 6th of May 2022 by 4:30 p.m. on our website at www.cityofhighland.org and in the following designated areas:

Highland Branch Library
7863 Central Avenue

Fire Station No. 1
26974 Base Line

City Hall
27215 Base Line

Date: May 6, 2022



Camille Goritz, Administrative Assistant III



STAFF REPORT

TO THE HISTORIC & CULTURAL PRESERVATION BOARD

DATE: May 11, 2022

FROM: Lawrence A. Mainez, Community Development Director

REVIEWED BY: Kim Stater, Assistant Community Development Director

PREPARED BY: Camille Goritz, Administrative Assistant III

SUBJECT: Minutes from the April 7, 2022 Historic and Cultural Preservation Board Special Meeting

RECOMMENDATION: Staff recommends the Historic and Cultural Preservation Board approve the Minutes as submitted.

PUBLIC NOTICE: The agenda for this item was posted at the three locations per Resolution No. 2011-047 and on the City's website.

Approved _____	Motion _____	Second _____	Agenda Item No. <u>1</u>
Denied _____	Ayes _____		
Continued _____	Noes _____		File No. _____
Tabled _____	Abstain _____		
	Absent _____		
 Recording Secretary		 Community Development Director	

MINUTES
HISTORIC AND CULTURAL PRESERVATION BOARD SPECIAL MEETING
April 7, 2022

CALL TO ORDER

The regular meeting of the Historic and Cultural Preservation Board of the City of Highland was called to order at 5:00 p.m. by Chair Bible at the Donahue Council Chambers, 27215 Base Line, Highland, California.

Present:	Chair	Patrick Sandford
	Vice Chair	Pamela Bible
	Member	Colin Childs
	Member	Gail Shelton

Absent:	Member	Tony Mauricio
---------	--------	---------------

Staff Present: Kim Stater, Assistant Community Development Director
Ash Syed, Associate Planner
Camille Goritz, Administrative Assistant III

The Pledge of Allegiance was led by Member Shelton.

COMMUNITY INPUT

None

CONSENT CALENDAR

1. Minutes from the March 3, 2022 Special Meeting.

A MOTION was made by Member Shelton, seconded by Vice Chair Bible, to approve the minutes, as amended. Motion carried, 4-0-1, with Member Mauricio being absent.

BUSINESS ITEMS

2. Post-event discussion of the 2022 Annual Citrus Harvest Festival, including discussion of Vendors, Car Show, Walking Tour, Entertainment, and Marketing.

Associate Planner Syed presented the staff report.

Member Shelton stated I participated in the Citrus Harvest Festival (CHF) and as a vendor I liked my location. People seem to really like the one row vendors, I received lot of great feedback. The only suggestion I have for next year is to have more signs up for vendor parking. The Historic tour was phenomenal.

Member Childs spoke about the Highland Historic District tour, it was a great turn out.

Chair Sandford stated I counted about 60 participants in the tour. It was very impressive. We have had discussions about the placement of the stage and how things are laid out. I like the other location where we used to be at, but if this works.

Vice Chair Bible stated I really enjoyed it. It seemed like we had different types of booths this year. It was more involved.

Assistant Community Development Director Stater stated the staff interviewed the vendors and listed the feedback. Very little improvements the vendors gave for next years CHF. We try and get 8 solid food vendors, we have talked about dispersing them through the event, however it is problematic.

Member Childs stated the problem I had was how much the food was this year.

Assistant Community Development Director Stater stated I think they knew there wasn't many vendors at CHF. For next year, Associate Planner Syed is going to get price lists from them. So, when you buy three tacos and a drink, it's not \$20. It will be more reasonable.

Associate Planner Syed stated we had 10 food vendors in 2019. I contacted them and four out of those ten don't exist anymore, and so the other four came back this year. Regarding the car show, they were very happy with the way the organization worked out. From the entrance it was clear directions where to head to and where to check in. There was a lot of new cars this year.

Vice Chair Bible stated there's still confusion in the morning because they are there at 6:30 and they're panicking, not sure where to go.

Associate Planner Syed stated last time we met I believe we were like \$3,400 short of our budget. We were able to recover \$3,400 plus an extra 100. Our developers in the City of Highland had a booth and was able to spread their word on upcoming housing developments. We had a total of 141 booth spaces. All the demonstrations were happy where they were placed. The radio station 103.9 crew was at the event, and they really liked it, I just need to figure out another location to place them.

Vice Chair Bible stated the church parking lot would be a good location for 103.9 radio station.

Chair Sandford stated it was a great festival, it turned out well. Thank you.

The Historic and Cultural Preservation Board receives and file staff's report.

3. A status of Certificate of Appropriateness Applications for properties within the Highland Historic District.

Associate Planner Syed presented the staff report. We have a new owner in the bank building who has submitted plans and it is a revised look to the structure. We will have a meeting date of May 11, 2022.

The Historic and Cultural Preservation Board receives and file staff's report.

ANNOUNCEMENTS

ADJOURN

There being no further business, Chair Sanford declared the meeting adjourned at 5:43 p.m.

Submitted by:

Approved by:

Camille Goritz, Administrative Assistant III

Patrick Sanford, Chair



STAFF REPORT

THE HISTORIC AND CULTURAL PRESERVATION BOARD

DATE: May 11, 2022

FROM: Lawrence A. Mainez, Community Development Director

REVIEWED BY: Kim Stater, Assistant Community Development Director *KS*

PREPARED BY: Ash Syed, Associate Planner *AS*

SUBJECT: Certificate of Appropriateness (COA 22-001) for the demolition and reconstruction of a 2,450 square foot structure commonly known as the "Old Bank Building" located in the Highland Historic District.

LOCATION: 6956 Palm Avenue, Highland, CA 92346
Assessor's Parcel No. 1191-471-62

OWNER / APPLICANT: Adam Tabba

RECOMMENDATION: Staff recommends that the Historic and Cultural Preservation Board consider the applicant's request, Certificate of Appropriateness (COA 22-001) for the demolition and reconstruction of a 2,450 square foot structure commonly known as the "Old Bank Building".

FISCAL IMPACT: There is no fiscal impact related to the project other than Staff's time spent to prepare this report.

PUBLIC NOTICE: On April 19, 2022, a notice of public hearing was mailed to property owners within 300 feet of the project site as well as those who previously requested notice.

Approved _____	Motion _____	Second _____	Agenda
			Item No. <u>2</u>
Denied _____	Ayes _____		
	Noes _____		File No. _____
Continue _____	Abstain _____		
	Absent _____		
<i>Carell</i> Recording Secretary		<i>Lawrence Mainez</i> Community Development Director	

DESCRIPTION OF SITE: The site consists of an existing commercial building on a roughly 5,275 square foot parcel at the southwest corner of the Palm Avenue and Main Street intersection. The building is commonly referred to as the “Old Bank Building” as the name signifies its most prominent use during the City’s “Period of Significance”.

Adjacent to the site are vacant structures known as the “Old Fire Station” and “Old Gas Station” to the north, a vacant lot to the south, the Highland Community Cross Church to the east, and a single-family home to the west (Attachment 1 – Area Map).

The Site has a General Plan and Zoning Designation of Village Commercial (VC). This zone allows for the general retail and office uses proposed as part of the reconstruction and are subject to a Major Design Review Application that shall be reviewed by the Planning Commission, subsequent to the approval of Certificate of Appropriateness (COA 22-001).

The Old Bank Building, a single-story, taupe stucco structure approximately 2,450 square feet in area, features three (3) access points; the primary entrance fronting the intersection of Palm Avenue and Main Street, the secondary entrance fronting Main Street toward the west end of the building, and a third entrance on the west side frontage. Along both the Palm Avenue and Main Street frontage are seven (7) foot tall arched windows, which are perceived to have allowed plenty of natural light into the building during its heyday. Meanwhile, the westerly side of the building is finished in a taupe stucco with no windows. Lastly, the easterly side also features a taupe stucco finish with no doors or windows.

According to the Historic Architectural Survey Report prepared for Caltrans in 1988, the “First Bank of Highland” was constructed in April of 1904. The building was designed by the distinguished Southern California architect, Arthur B. Benton, best known for his role designing the Mission Inn hotel in Riverside, California. The bank included facilities for the local telephone company, which operated out of the west end of the building with access from West Main Street. At some point between 1907 and 1918, the building was enlarged in compatible Mission styling, extended west to accommodate a new post office, and expanded south to incorporate an auto service garage. In December of 1937, the First Bank of Highland was acquired by Bank of America which ultimately shifted its operations to a newer building at the corner of Base Line and Palm Avenue. Soon afterward, in the early 1950s, the post office also moved out of the building and into a new facility further south on Palm Avenue. While the building was most recently utilized as a medical office, since the City’s incorporation in 1987, the Old Bank Building has remained primarily unoccupied. Some exterior improvements have been made over the years by previous owners to secure the property against transients breaking in and to repair a compromised roof.

The current Owner/Applicant informed Staff that he purchased the building at a Tax auction, site unseen, in late 2021. After learning that the building was classified as an unreinforced masonry (URM) structure and needs to be retrofitted in order to comply with the current California Building Code, the Applicant arranged for a Civil Engineer to inspect the site and provide an estimate for the scope of work required.

PROJECT REVIEW: The Owner/Applicant has conveyed to Staff that the Civil Engineer's analysis determined the building to have deteriorated to the point where a potential restoration and rehabilitation to the current building code would cost nearly \$1 million (Attachment 2 – Engineer's Analysis). Thus, he is alternatively recommending a complete demolition and reconstruction of the building (Attachment 3 – Proposed Reconstruction). The Owner/Applicant has provided Staff with images from a recent interior walkthrough of the building that show extensive wood decay at various locations as a result of years of neglect (Attachment 4 – Existing Building).

The existing building appears to have remained primarily in its original state, having sustained considerable wear due to a lack of exterior maintenance over the decades, as previously noted. The decay and water damage in the composition shingles have compromised the structural integrity of the wooden rafters that provide support for the roof. Subsequently, the condition of the roof has reportedly caused the interior walls of the building to lose their rigidity, compromising the overall structure and making it potentially dangerous to even enter the building.

Site Plan

As aforementioned, the Applicant is proposing the full demolition and reconstruction of the bank building. At just under 2,450 total square feet, the existing building features an approximately 1,850 square foot ground floor and a 600 square foot basement area. In keeping with the same overall footprint of the building, the Applicant is proposing a two story structure for general retail and office uses with a 1,845 square foot first floor and a 990 square foot second story, totaling approximately 2,835 square feet.

As part of the proposed reconstruction, the Applicant intends to remove parts of the existing concrete on the west side of the property and include additional landscaping. The Applicant shall also construct a new trash enclosure along the western property line.

Parking Lot Design

Pursuant to Chapter 16.52.030 of the Highland Municipal Code, the requirement for general retail and office uses is one (1) dedicated parking space per 250 square feet of gross floor area. At 2,835 square feet of interior space, twelve (12) parking spaces are required for the proposed uses. According to the site plan and existing property lines, there is not enough space on the site for a two-way traffic, single-loaded aisle parking configuration. Thus, for a project pertaining to the reconstruction of a contributing building within the City's Historic District, during the review of the subsequent Major Design Review Application, as mentioned, the Planning Commission shall have the authority to adjust the number of parking spaces necessary and allow required parking spaces to be provided as on-street parking.

Building Elevations

With the state of the Old Bank Building in its current condition, the Owner/Applicant's proposed reconstruction of the building incorporates a two-story design with a historic, brick exterior fascia on the first floor and a taupe stucco on the second floor. The design also features a corner parapet, a new S-tile roof with extended overhangs above the first floor, and tall, arched windows that resemble the ones on the current street frontages. Exact paint colors will be selected from the pre-approved color pallet that was adopted by the Historic and Cultural Preservation Board in February of 2021. The proposed reconstruction partially resembles the overall architectural design found on the existing building and does not negatively impact the surrounding vicinity or Historic District.

Conceptual Landscape Plan

The Applicant has not provided Staff with a proposed landscape plan for the site. However, Staff will require the inclusion of a conceptual landscape plan during the submittal of a Major Design Review.

Lighting

The Applicant has not provided Staff with a photometric plan for the site. However, Staff will require the inclusion of photometric plan during the submittal of a Major Design Review.

ANALYSIS: As previously noted, the building is classified as an unreinforced masonry (URM) structure, which leaves it vulnerable to damage or potential collapse during a seismic event. State and local laws require such a building to be retrofitted prior to its

re-occupancy. Should this Certificate of Appropriateness (COA 22-001) application be approved, the Owner/Applicant or any potential Tenant will be required to submit construction plans to the City's Building & Safety Division for the retrofit. If further exterior modifications are necessary per the Building & Safety review, a supplemental Certificate of Appropriateness application and Historic Board review will be required.

The Standards for Reconstruction state that, "reconstruction will be used to depict vanished or non-surviving portions of a property when documentary and physical evidence is available to permit accurate reconstruction with minimal conjecture, and such reconstruction is essential to the public understanding of the property". It also states that "reconstruction will be based on the accurate duplication of historic features and elements substantiated by documentary or physical evidence rather than on conjectural designs or the availability of different features from other historic properties. A reconstructed property will re-create the appearance of the non-surviving historic property in materials, design, color, and texture." (Attachment 5 – Standards for Reconstruction).

CONCLUSION: Staff recommends the Historic and Cultural Preservation Board consider provide direction on the proposed demolition and reconstruction of the Old Bank Building, subject to the Conditions of Approval and Findings of Fact.

ATTACHMENTS:

1. Area Map
2. Engineer's Analysis
3. Proposed Reconstruction
4. Existing Building
5. Standards for Reconstruction
6. Conditions of Approval
7. Findings of Fact

Attachment 1:

Area Map



Attachment 2:

Engineer's Analysis



KNAPP & ASSOCIATES
CONSULTING STRUCTURAL ENGINEERS

November 16, 2021

Re: Bank Building
6956 Palm Ave.
Highland, CA

This building is a URM building, approximately 100 years old. It is a one-story building with a partial basement and has been sitting abandoned for over 30 years. The buildings roof structure is filled with dry-rotted lumber, with a partially collapsed section across the mid and rear section of the building, with large openings. These large openings have allowed rainwater to enter the building and rot the wood floor system, making it dangerous to walk over the basement. The unreinforced brick walls have many large cracks, as the building has moved as the roof is slowly collapsing. Clearly this building is far from being safe.

The buildings owner, Mr. Anwar Tabba, understands that the building has been designated an historic piece of architecture in the city, However, it's cost to rehabilitate to current code is clearly prohibitive at close to one million dollars. Mr Tabba would like to suggest an alternative direction, creating a new wood framed building on the site, with the bank's original architecture at the exterior. The new building would have the same exterior as the original building (to be demoed), except all of the replacement building features would be new, including a new tile roof, new canopies at two sides of the building, the banks original windows rebuilt with required R values and safety requirements. The mission style parapets at the front of the building would not be incorporated, as they were not part of the building's original architecture.

This should be a win, win for the city, replacing the original architecture with a new look alike building, and having a new business on Palm Ave.

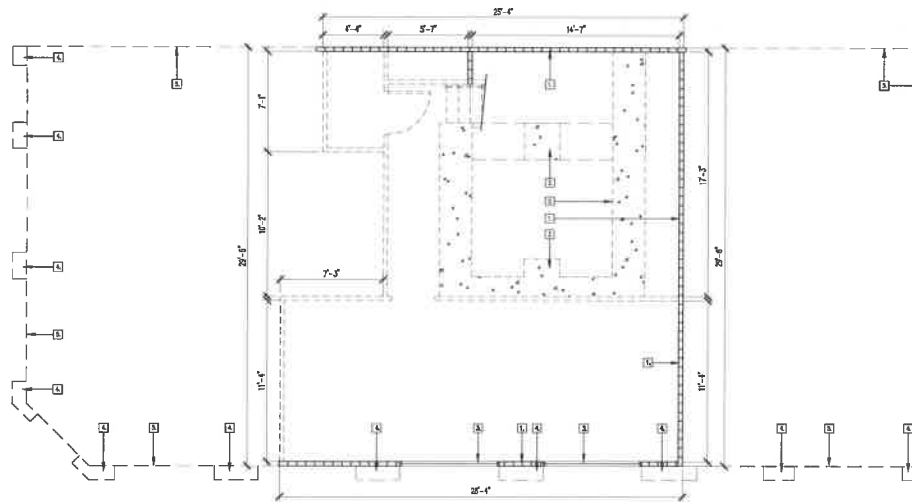
Thank you,

Leonard C. Knapp
Professional Engineer

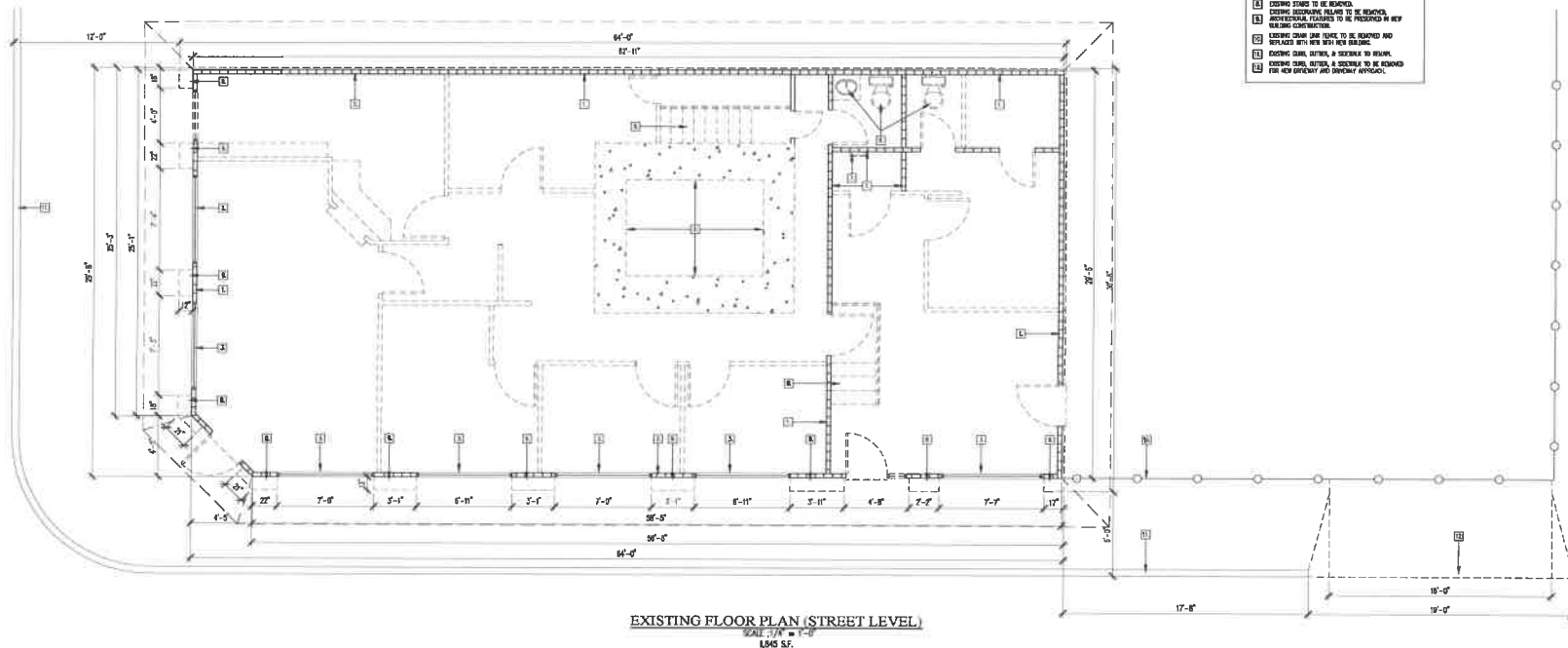


Attachment 3:

Proposed Reconstruction



- DEMOLITION KEY NOTES**
- EXISTING OR REINFORCED MASONRY BRICK TO BE REMOVED AND RE-USED IN THE VENEER OF THE NEW BUILDING.
 - EXISTING CONCRETE WALLS AND PILARS TO BE REMOVED.
 - EXISTING WOOD FRAMED JOISTS AND WOODS TO BE REMOVED AND RE-USED IN THE NEW BUILDING.
 - EXISTING INTERIOR FLOORING TO BE REMOVED.
 - EXISTING EXTERIOR FLOORING TO BE REMOVED.
 - EXISTING ROOFING MATERIALS TO BE REMOVED. ALL APPLICABLE ROOFING MATERIALS TO BE REMOVED. ALL FLOORING TO BE REMOVED AND NEW TO BE INSTALLED WITH NEW BUILDING.
 - EXISTING ELECTRICAL PANELS TO BE REMOVED. NEW ELECTRICAL PANELS AND TUBES TO BE INSTALLED WITH NEW BUILDING.
 - EXISTING STAIRS TO BE REMOVED.
 - EXISTING MECHANICAL EQUIPMENT TO BE REMOVED.
 - MECHANICAL EQUIPMENT TO BE PROVIDED IN NEW BUILDING CONSTRUCTION.
 - EXISTING CHIMNEY AND VENTS TO BE REMOVED AND REPLACED WITH NEW NEW BUILDING.
 - EXISTING DRAIN, SEWER, & VENTILATION TO REMAIN.
 - EXISTING DRAIN, SEWER, & VENTILATION TO BE REMOVED FOR NEW EFFICIENT AND MODERN APPROACH.



REVISIONS	
DATE	BY

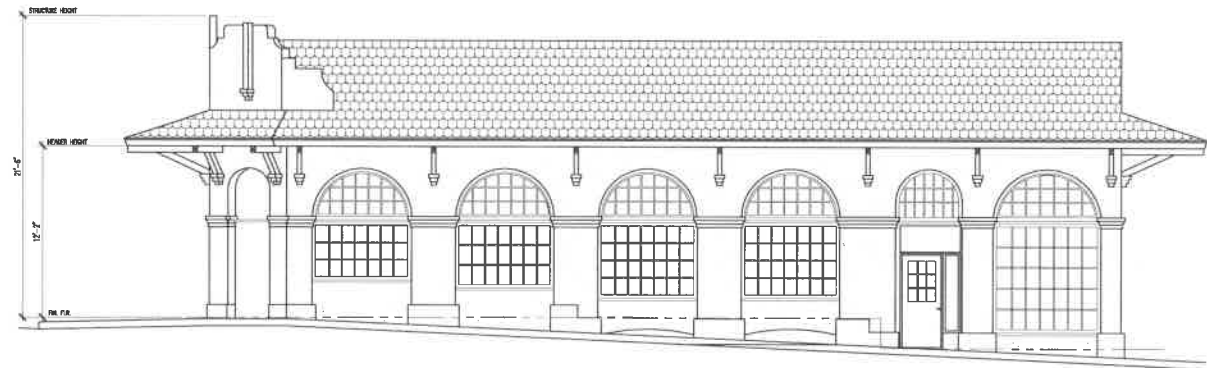
FINE LINE DESIGNS
FINELINEDESIGN2874RD.COM
563 Jefferson St.
Redwood City, CA 94061
(650) 303-8153

PROJECT FOR:
TABBA COMMERCIAL BLDG.
COMMERCIAL BUILDING
6556 PALM AVE.
HIGHLAND, CA 92346
A/N.

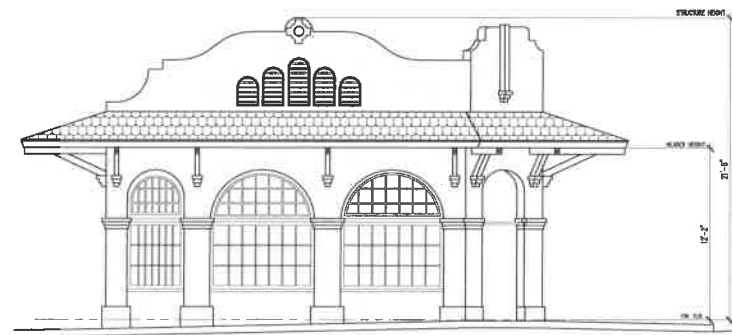
DATE: 02-20-2022

NOTICE:
The design and ideas indicated by these drawings are the sole property of Fine Line Designs. These designs may not be reproduced or used in any form without the written consent of Fine Line Designs.

DATE: 02-20-2022
SCALE: 1/8" = 1'-0"
DRAWN: R. LEE
JOB: 22-003
SHEET: A-1.1



EXISTING NORTH ELEVATION (SIDE)
SCALE: 1/4" = 1'-0"



EXISTING EAST ELEVATION (FRONT)
SCALE: 1/4" = 1'-0"

REVISIONS	
DATE:	BY:

FINE LINE DESIGNS
FINELINEDESIGN73@YAHOO.COM

563 Jefferson St.
Redlands, CA 92374
(909) 363-5153



DATE : 02-20-2022

A PROJECT FOR:

TABBA COMMERCIAL BLDG.
LOCATED AT:
6956 PALM AVE.
HIGHLAND, CA. 92346
APN:

code	Local Code
2019 C.B.C.	2019 C.B.C.
2019 C.M.C.	2019 C.M.C.
2019 C.P.C.	2019 C.P.C.
2019 C.E.C.	2019 C.E.C.
2019 F.C.	2019 F.C.

NOTICE:
The designs and ideas indicated by these drawings were created for the use of this project only and are the sole property of Fine Line Designs. These designs may not be used for any other purpose whatsoever or reproduced without the written consent of Fine Line Designs.

DATE: 02-20-2022

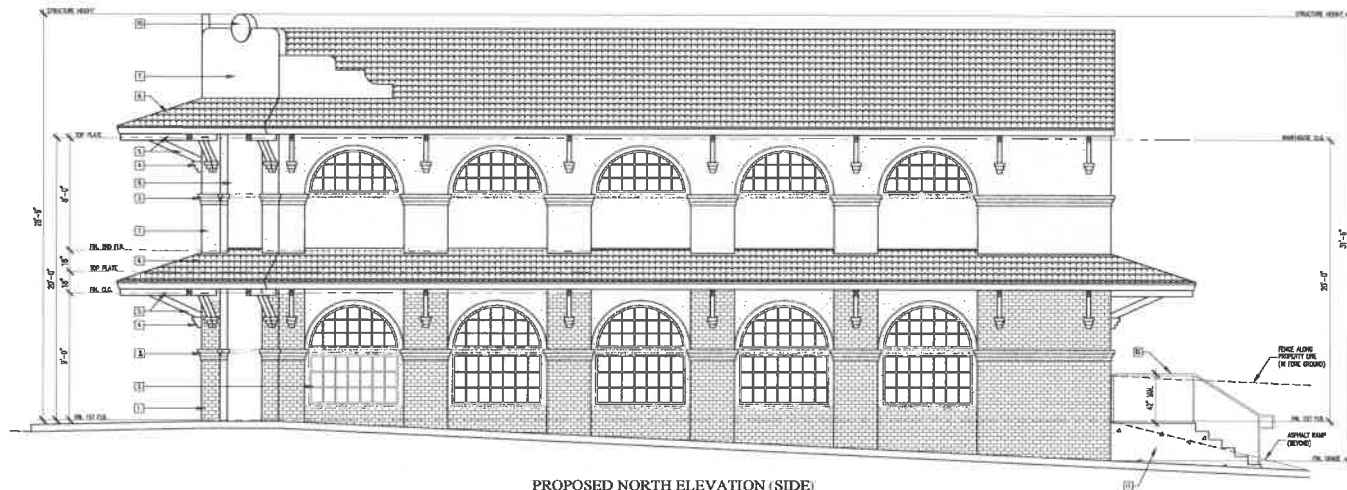
SCALE: 1/4" = 1'-0"

DRAMA DEBUT

DRAWN: R LEE

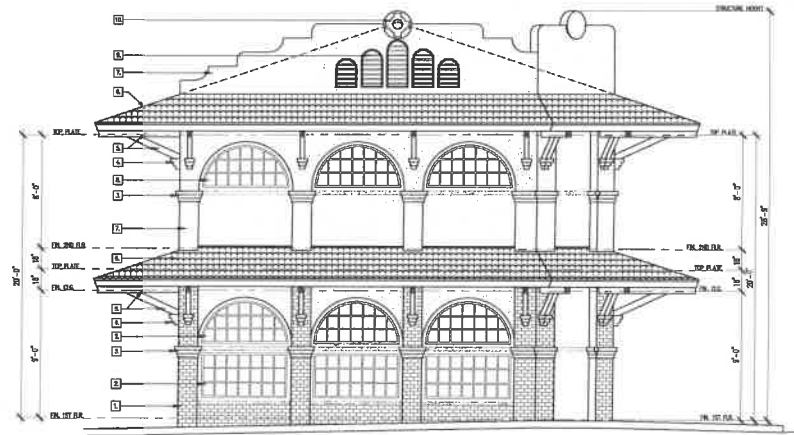
JOB: 22-003

SHEET :
A-2.1



PROPOSED NORTH ELEVATION (SIDE)
SCALE: 1/4" = 1'-0"

- PROPOSED PLAN KEY NOTES**
1. RE-IMPOSED MASONRY BRICK VENEER FROM DEMOLISHED BUILDING.
 2. RE-IMPOSED MASONRY BRICK VENEER FROM DEMOLISHED BUILDING.
 3. NEW DECORATIVE BRICK ARCHITECTURAL FEATURE DESIGNED TO REPLICATE DEMOLISHED BUILDING ARCHITECTURAL FEATURE.
 4. NEW BRICK VENEER BRICK PROJECTS DESIGNED TO REPLICATE DEMOLISHED BUILDING BRICK PROJECTS.
 5. NEW 1/2" BRICK TO REPLICATE DEMOLISHED BUILDING BRICK.
 6. NEW SPANISH STYLE LIGHTNING ROD CONCRETE BRICK ROOFING OVER EXISTING BRICK.
 7. 1" THICK BRICK OVER NEW 1/2" BRICK & EXISTING BRICK.
 8. NEW BRICK VENEER TO REPLICATE DEMOLISHED BUILDING BRICK.
 9. NEW 1/2" BRICK FOR NEW BRICK VENEER ON NEW BRICK TO REPLICATE BRICK VENEER FROM DEMOLISHED BUILDING.
 10. NEW BRICK VENEER IN BRICK ARCHITECTURAL FEATURE TO REPLICATE SPANISH STYLE ARCHITECTURAL FEATURE FROM DEMOLISHED BUILDING.
 11. NEW CONCRETE STEPS AND LANDINGS FOR EXISTING WAREHOUSE DOOR.
 12. NEW STEEL GROUNDWATER 1/2" THICK PER DETAILS ON NEW BRICK SHEETS.



PROPOSED EAST ELEVATION (FRONT)
SCALE: 1/4" = 1'-0"

REVISIONS	DATE	BY

FINE LINE DESIGNS
FINE LINE DESIGNS 2014/2015
563 Jefferson St.
Redlands, CA 92374
(909) 482-8133



DATE: 02-20-2022

A PROJECT FOR:
TABBA COMMERCIAL BLDG.
6555 PALM AVE.
HIGHLAND, CA 92346
A/N:

DATE	BY	CHKD	APPD
2022-02-20	R. LEE	R. LEE	R. LEE
2022-02-20	R. LEE	R. LEE	R. LEE
2022-02-20	R. LEE	R. LEE	R. LEE
2022-02-20	R. LEE	R. LEE	R. LEE
2022-02-20	R. LEE	R. LEE	R. LEE
2022-02-20	R. LEE	R. LEE	R. LEE
2022-02-20	R. LEE	R. LEE	R. LEE
2022-02-20	R. LEE	R. LEE	R. LEE
2022-02-20	R. LEE	R. LEE	R. LEE

NOTICE:
The design and data indicated by these drawings are intended for the use of the client and are not to be used for any other purpose without the written consent of Fine Line Designs.

DATE: 02-20-2022

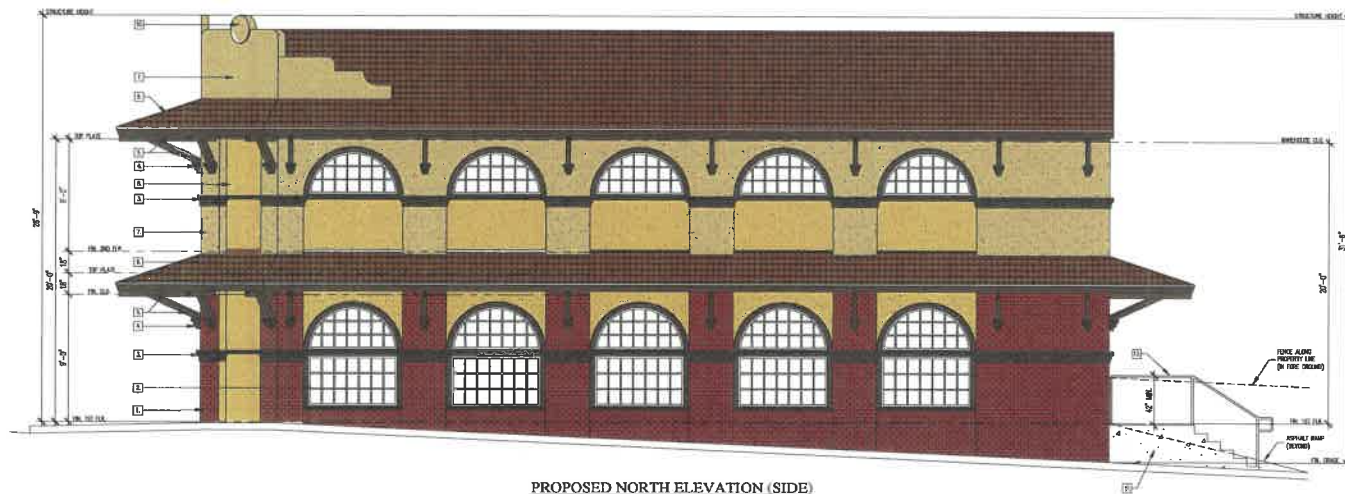
SCALE: 1/4" = 1'-0"

DRAWN: R. LEE

JOB: 22-003

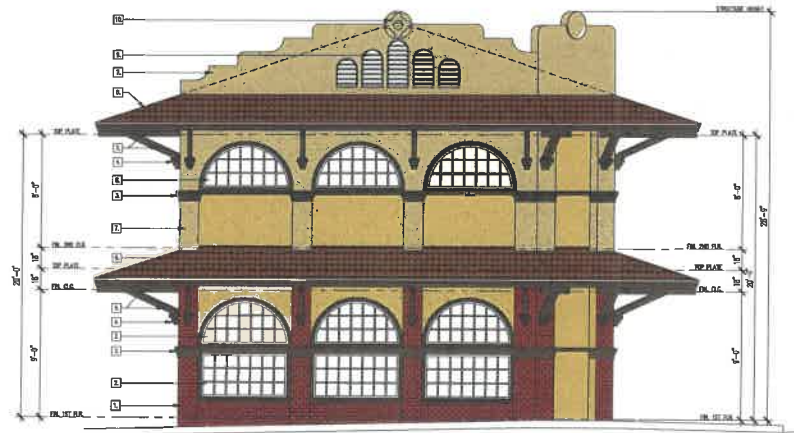
SHEET:

A-2.2



PROPOSED NORTH ELEVATION (SIDE)
SCALE: 1/4" = 1'-0"

- PROPOSED PLAN KEY NOTES**
1. RE-FINISHED MASONRY BRICK VENEER FROM DOWNGRADED BUILDING.
 2. RE-FINISHED BRICKWORK FROM DOWNGRADED BUILDING.
 3. NEW RESTORED STUCCO ARCHITECTURAL, LEAVING EXISTING TO REPLICATE DOWNGRADED BUILDING ARCHITECTURAL TEXTURE.
 4. NEW STUCCO APPLIED SCAM PROFILES INTENDED TO REPLICATE DOWNGRADED BUILDING SCAM PROFILES.
 5. NEW S.C. BEAMS TO REPLICATE DOWNGRADED BEAMS.
 6. NEW CHINA STAIN LIGHTFAST COLORED, SEE BEARING CAP POSTURE NUMBER.
 7. STUCCO VENEERING OVER WIRE, LATH, & JOINTING GARNISH.
 8. NEW BRICK VENEERING TO REPLICATE DOWNGRADED BRICKWORK FROM DOWNGRADED BUILDING.
 9. NEW ATTIC RAFTS FOR ATTIC ROOF COLLECTION, SEE WED PAGE TO REPLICATE ATTIC RAFTS FROM DOWNGRADED BUILDING.
 10. NEW STUCCO VENEERING SPANISH MEXICANAN, CEILING TO REPLICATE SPANISH STUCCO ARCHITECTURAL, SEE FLOOR DOWNGRADED BUILDING.
 11. NEW CONCRETE STEPS AND LANDINGS FOR EXISTING WAREHOUSE DOOR.
 12. NEW STEEL, GUARDRAIL 42" HALL FOR DETAILS ON ADA DETAIL SHEETS.



PROPOSED EAST ELEVATION (FRONT)
SCALE: 1/4" = 1'-0"

REVISIONS
DATE: BY:

FINE LINE DESIGNS
FINELINEDESIGN28@YAHOO.COM
583 Jefferson St.
Redwood City, CA 94061
(650) 912-9121



DATE: 02-20-2022

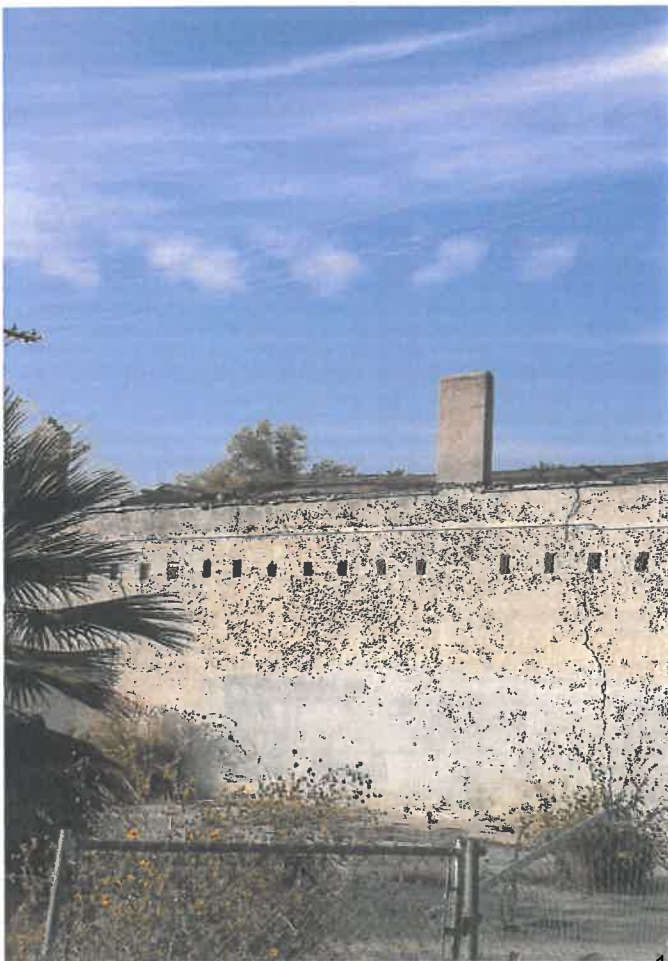
A PROJECT FOR:
TABBA COMMERCIAL BLDG.
6552 FALLA AVE.
HIGHLAND, CA 92346
AUN

DATE: 02-20-2022
SCALE: 1/4" = 1'-0"
DRAWN: R. LEE
JOB: 22-003
SHEET: A-2.2

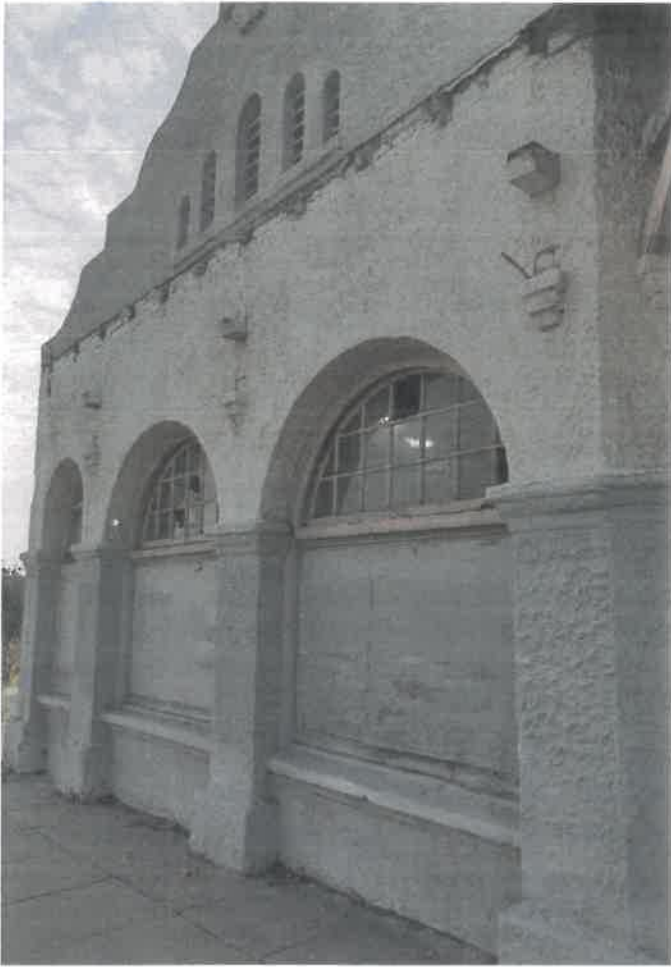
NOTICE:
The designs and ideas indicated by these drawings are for the use of the client and are not to be used for any other purpose without the written consent of Fine Line Designs.

Attachment 4:

Existing Building

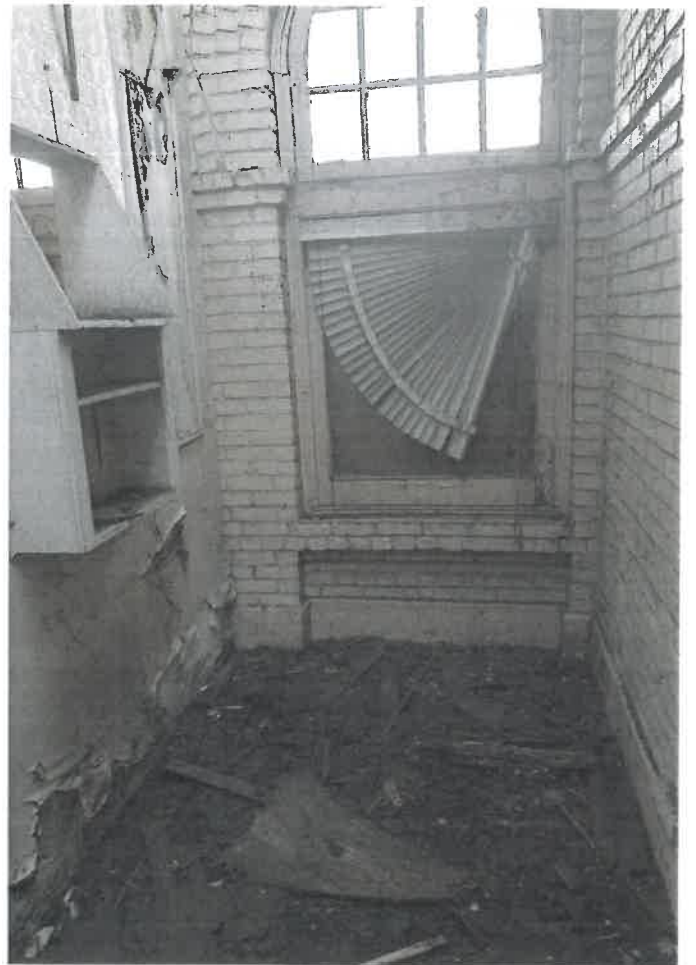










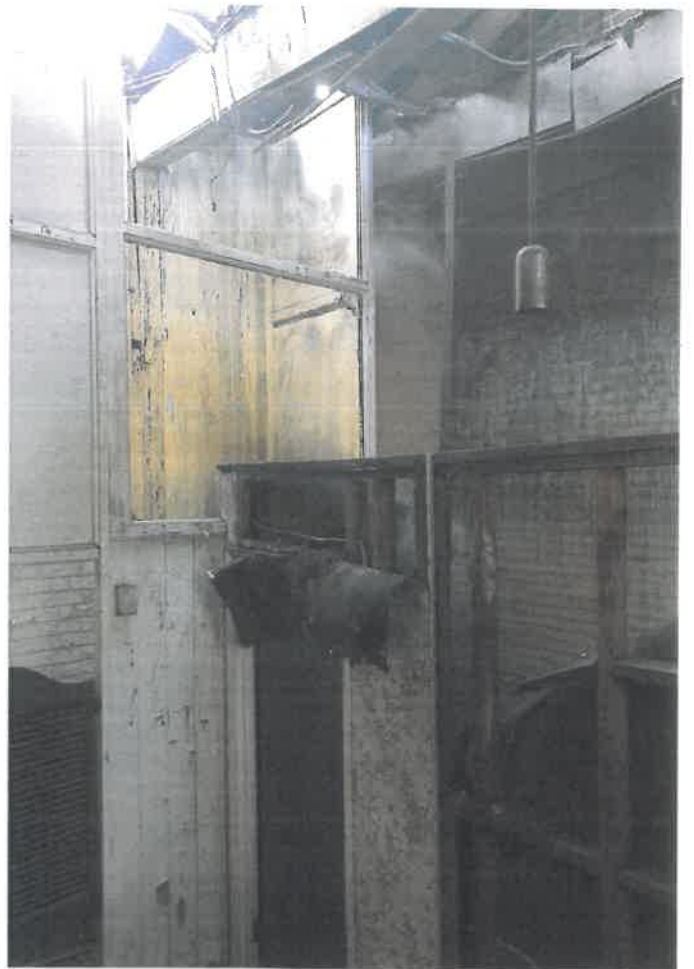


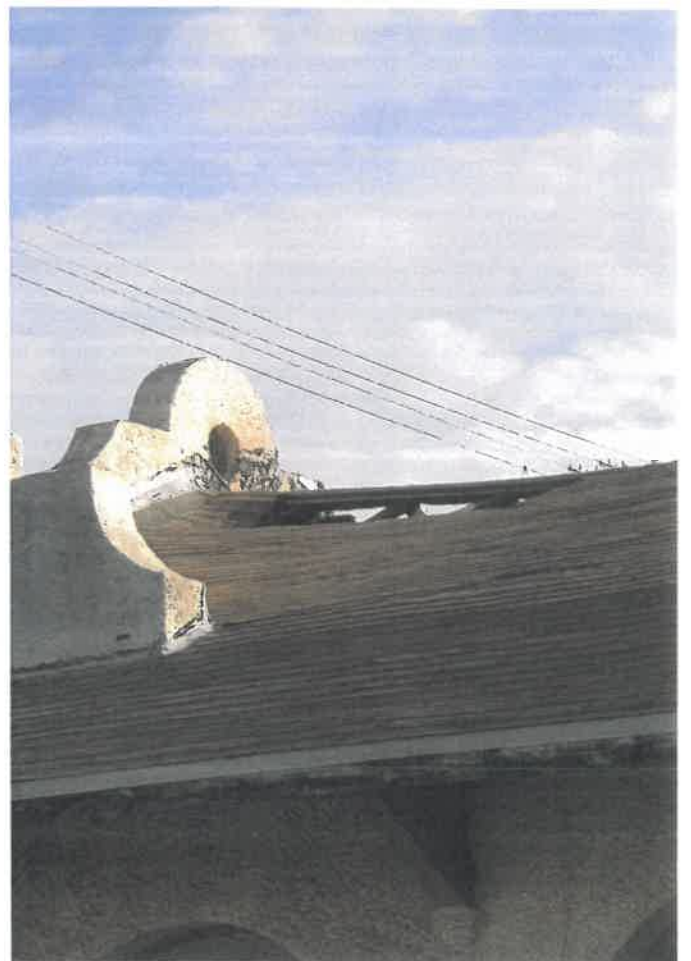


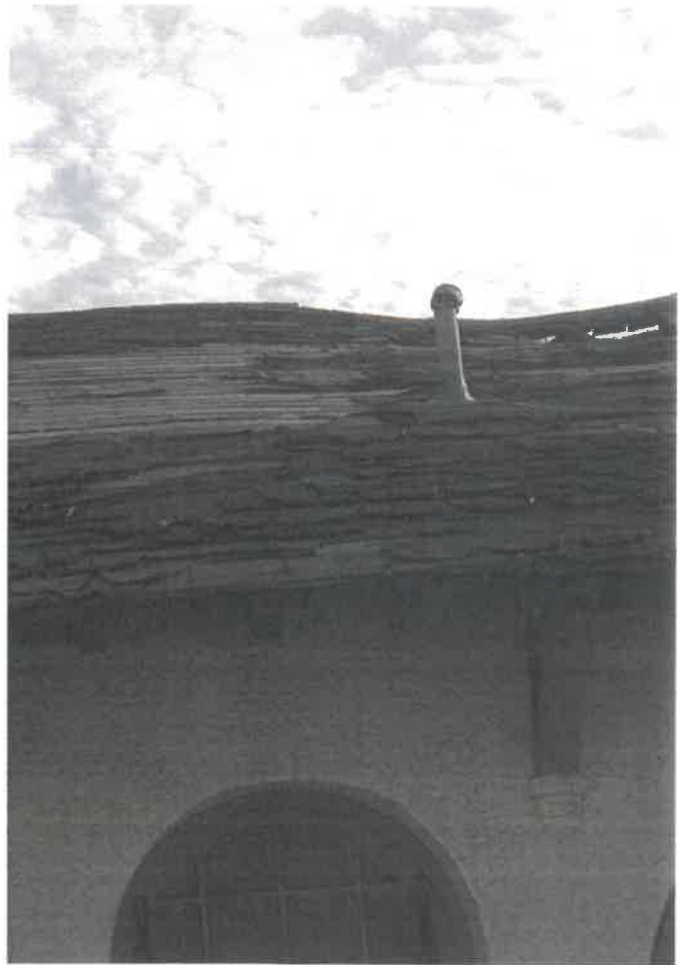
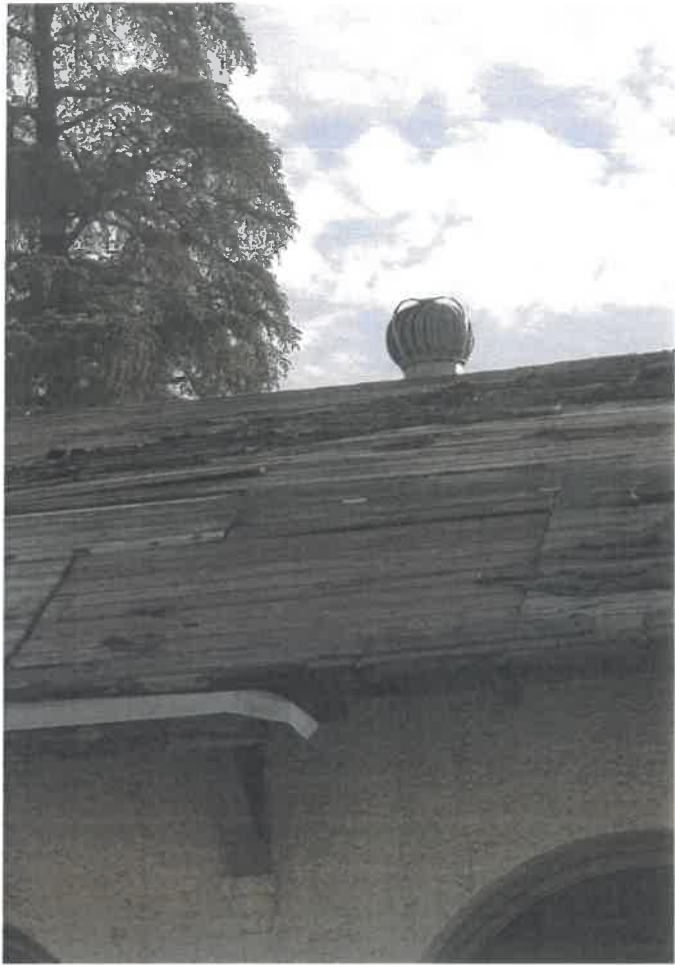












Attachment 5:

Standards for Reconstruction

The Secretary of the Interior's Standards for Reconstruction

The Secretary of the Interior is responsible for establishing professional standards and providing advice on the preservation and protection of all cultural resources listed in or eligible for listing in the National Register of Historic Places.

The Secretary of the Interior's Standards for Treatment of Historic Properties apply to all proposed development grant-in-aid projects assisted through the National Historic Preservation Fund, and are intended to be applied to a wide variety of resource types, including buildings, sites, structures, objects and districts. These Standards, developed in 1992, were codified as 36 CFR Part 68 in the July 12, 1995, Federal Register (Volume 60, No. 133). They replace the 1978 and 1983 versions of 36 CFR 68 entitled, "The Secretary of the Interior's Standards for Historic Preservation Projects."

The Secretary of the Interior's Standards for the Treatment of Historic Properties may be used by anyone planning and undertaking work on historic properties, even if grant-in-aid funds are not being sought. It should be noted that another regulation, 36 CFR Part 67, focuses on "certified historic structures" as defined by the IRS Code of 1986. The "Standards for Rehabilitation" cited in 36 CFR 67 should always be used when property owners are seeking certification for federal tax benefits.

Reconstruction:

The act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location.

Standards for Reconstruction:

1. Reconstruction will be used to depict vanished or non-surviving portions of a property when documentary and physical evidence is available to permit accurate reconstruction with minimal conjecture, and such reconstruction is essential to the public understanding of the property.
2. Reconstruction of a landscape, building, structure, or object in its historic location will be preceded by a thorough archeological investigation to identify and evaluate those features and artifacts which are essential to an accurate reconstruction. If such resources must be disturbed, mitigation measures will be undertaken.
3. Reconstruction will include measures to preserve any remaining historic materials, features, and spatial relationships.
4. Reconstruction will be based on the accurate duplication of historic features and elements substantiated by documentary or physical evidence rather than on conjectural designs or the availability of different features from other historic properties. A reconstructed property will re-create the appearance of the non-surviving historic property in materials, design, color, and texture.

5. A reconstruction will be clearly identified as a contemporary re-creation.
6. Designs that were never executed historically will not be constructed.

NOTE:

When a contemporary depiction is required to understand and interpret a property's historic value (including the re-creation of missing components in a historic district or site); when no other property with the same associative value has survived; and when sufficient historical documentation exists to ensure an accurate reproduction, Reconstruction may be considered as a treatment. Prior to undertaking work, a documentation plan for Reconstruction should be developed.

Attachment 6:

Conditions of Approval

**CERTIFICATE OF APPROPRIATENESS
CONDITIONS OF APPROVAL**

Date: May 11, 2022

Applicant: Adam Tabba

File/Index: COA 22-001

Proposal: Certificate of Appropriateness (COA 22-001) for the demolition and reconstruction of a 2,450 square foot structure commonly known as the "Old Bank Building"

Location: 6956 Palm Avenue, Highland, CA 92346
Assessor's Parcel No. 1191-471-62

The CERTIFICATE OF APPROPRIATENESS Application has been conditionally approved subject to the compliance with the requirements as specified below:

1. This CERTIFICATE OF APPROPRIATENESS shall become null and void:
 - a. Unless all conditions have been complied with and occupancy or use of the land or existing structures authorized by Certificate of Appropriateness (COA 22-001) has taken place within twelve (12) months after the approval of said Certificate of Appropriateness.
 - b. Where circumstances beyond the control of the Applicant cause delays which do not permit compliance with the time limitation established in this Section, the Historic and Cultural Preservation Board may grant an Extension of Time for a period of not to exceed an additional twelve (12) months. Applications for an extension of time must set forth, in writing, the reasons for granting an extension, and shall be filed together with a fee as established by the City Council, with the Planning Division thirty (30) calendar days prior to the expiration of Certificate of Appropriateness (COA 22-001).

NOTE:

All required on-site and off-site improvements, shall be completed and approved prior to final inspection of any building or structure.

The conditions listed below are continuing conditions; failure of the Applicant to comply with any/all conditions at any time, shall result in initiating revocation of the subject permit granted to use the property.

PLANNING CONDITIONS

2. Certificate of Appropriateness (COA 22-001) for the demolition and reconstruction of a 2,450 square foot structure commonly known as the "Old Bank Building"
3. The subject property shall be developed in accordance with photos/renderings approved by the Historic and Cultural Preservation Board on May 11, 2022 and shall be in compliance with all conditions of approval contained herein.
4. Prior to the issuance of any applicable permits, the Applicant/Owner of the property shall submit to the Planning Division written evidence of agreement with all conditions of this approval.
5. The owner/applicant shall obtain all required permits from the Planning Division, Engineering Division, and Building and Safety Divisions.
6. Revisions, and/or modifications to the approved materials shall be submitted to the Planning Division for review and approval. Revisions, modifications and/or deletions may require additional review by the Historic and Cultural Preservation Board, as determined by the Community Development Director.
7. If further exterior modifications are necessary per the Building & Safety review, a supplemental Certificate of Appropriateness application and Historic Board review will be required.
8. In compliance with the Highland Municipal Code, the owner/applicant shall agree, at his/her sole cost and expense, to defend, indemnify, and hold harmless, the City, its officers, employees, agents, and consultants, from any claim, action, or proceeding brought by a third-party against the City, its officers, agents, and employees, which seeks to attack, set aside, challenge, void, or annul an approval of the City Council, Planning Commission, or other decision-making body, including staff, concerning this project. The City may, at its sole discretion, participate at its own expense in the defense of any such action but such participation shall not relieve the Applicant of any obligations under this condition.

Attachment 7:

Findings of Fact

**CERTIFICATE OF APPROPRIATENESS
FINDINGS OF FACT**

Date: May 11, 2022

Applicant: Adam Tabba

File/Index: COA 22-001

Proposal: Certificate of Appropriateness (COA 22-001) for the demolition and reconstruction of a 2,450 square foot structure commonly known as the "Old Bank Building"

Location: 6956 Palm Avenue, Highland, CA 92346
Assessor's Parcel No. 1191-471-62

The Historic and Cultural Preservation Board shall make the following Findings of Fact prior to approval of the application:

1. With regard to a designated resource, the proposed work will neither adversely affect the significant architectural features of the designated resource nor adversely affect the character of historical, architectural, or aesthetic interest or value of the designated resource and its site.

The existing building appears to have remained primarily in its original state, having sustained considerable wear due to a lack of exterior maintenance over the decades, as previously noted. The Owner/Applicant's proposed reconstruction of the building incorporates a two-story design with a historic, brick exterior fascia on the first floor and a taupe stucco on the second floor. The design also features a new S-tile roof with extended overhangs above the first floor and tall, arched windows that resemble the ones on the current street frontages. The proposed reconstruction partially resembles the overall architectural design found on the existing building and does not negatively impact the surrounding vicinity or Historic District.

2. With regard to any property located within a Historic District, the proposed work conforms to the prescriptive standards and design guidelines for the District adopted by the Board and does not adversely affect the character of the district.

While the bank is to be one of the oldest structures within the Historic District, The decay and water damage in the composition shingles have compromised the structural integrity of the wooden rafters that provide support for the roof. Subsequently, the condition of the roof has reportedly caused the interior walls of the building to lose their rigidity, compromising the overall structure past the point of restoration. The proposed reconstruction of the building incorporates a two-story design with a historic, brick exterior fascia on the first floor and a taupe stucco on

the second floor. The design also features a new S-tile roof with extended overhangs above the first floor and tall, arched windows that resemble the ones on the current street frontages. The proposed reconstruction partially resembles the overall architectural design found on the existing building and does not negatively impact the surrounding vicinity or Historic District.

3. In the case of construction of a new improvement, addition, building, or structure upon a designated cultural resource site, the use and exterior of such improvements will not adversely affect and will be compatible with the use and exterior or existing designated cultural resources, improvements, buildings, natural features, and structures onsite.

As previously discussed, with the state of the Old Bank Building deemed unsalvageable, the Owner/Applicant's proposed reconstruction of the building incorporates a two-story design with a historic, brick exterior fascia on the first floor and a taupe stucco on the second floor. The design also features tall, arched windows that resemble the ones on the current street frontages. The proposed reconstruction partially resembles the overall architectural design found on the existing building and does not negatively impact the surrounding vicinity or Historic District.