

6836 Palm Ave, Highland, CA

Purchased 1981 – property was abandoned with vagrants living in the structure

House originally was a grove house (square design with 4 exterior walls – 2 stories) on La Praix – built by Mr. Coy

Moved to current location in late 1934, according to Jack Coy – nephew of original owner (subsequently owned by Laverne Swanson and then by Frank Rodriguez)

After being moved, a south side porch added and enclosed, north side porch added with steps, back porch and a second story porch were added; 2 outside bathrooms (one inside attached to the back porch and one outside the porch); 3 foot high cement porch added to the old back porch; old back porch was enclosed; front porch added using city creek rocks for porch facing – with round wood pillars; inside upstairs plumbing was installed with pipes running outside the house; and lighting which was originally by oil, changed to electric

A kitchen was added on and later altered

House used gas and the light fixtures were originally gas

The property immediately to the South and the property immediately to the east are in the City of San Bernardino, not Highland

The property immediately to the west was completely rebuilt from a single story to a 2 story house, following a house fire at Christmas and is not historic

**At the time of purchase, the property was inhabited by vagrants and assorted animals, including goats**

**Since the property was purchased in 1981, massive renovations have occurred, prior to Highland becoming a city, including:**

Wooden Front porch pillars replaced and wrapped in aluminum with different column style from original

Front porch resurfaced with pebbles – original was painted concrete

South porch windows replaced on south and west sides in metal frame; exterior door replaced

North porch door replaced; metal screen door added; Porch and stairs replaced and ramp added; cemented in and metal railing added

West porch railing replaced with metal rail and support beams added

Downstairs back porch windows added on north and east side – single pane in metal frame

Downstairs back porch door replaced; metal screen door added

Downstairs cement ramps added to exterior west back porch and north side porch

Upstairs porch jacked up 4 feet due to falling off the building (not part of the original La Praix structure)

Vertical support poles added from downstairs outside porch

Upstairs back porch windows replaced with double pane in vinyl

5 downstairs doors removed and replaced

Entire house covered with vinyl siding

All house windows replaced with vinyl double paned windows except 2 front windows, both of which have been replaced; all wooden double hung windows removed

1<sup>st</sup> Floor - 3 Interior walls added; all downstairs interior walls removed except for ½ wall adjacent to stairwell

Dining room and kitchen repurposed and walls and doors removed; dining room sliding door removed and relocated

Original light fixtures removed and all light fixtures replaced upstairs and downstairs

Support beam downstairs replaced

Exterior East and West gates replaced with metal gates and additional interior metal gate added

Interior shed enclosed on south side

Oil chimney and lights removed due to extreme fire hazard

All electrical replaced and old spool and knob removed; electrical fuse boxes replaced

Old heating unit removed from basement and replaced with whole house heating/AC system

Stairs replaced from 1<sup>st</sup> floor to basement

Upstairs bannister and railing removed and replaced

Interior stairs were rebuilt and widened; interior wall between dining and living room areas and stairs removed

Stair landing and steps added

Upstairs flooring replaced

Downstairs floors replaced with parquet tiles, over 30% of flooring

Baseboards replaced on 1<sup>st</sup> floor

Molding replaced on first floor

Chair rails added to main interior rooms on first floor

All interior cabinets removed

Upstairs garden window added on south, replacing prior window

Downstairs outside bath sink, light, door, flooring and toilet replaced

Exterior Doors replaced, including front metal security screen door

Inside doors removed

Security lights added outside the buildings

2 outside buildings added after the house structure was moved

Inside structure - 3 walls enclosed from mid height to roof, electrical replaced, roofing changed from original

Outside structure - 2 walls replaced; window added on one wall, electrical replaced, roofing changed from original corrugated tin

Chain link fence put on South side – 1987

Entire house was earthquake reinforced; originally sitting on piles of wood and rocks

Original roof replaced with composite shingles

Property to North, South and East all in the City of San Bernardino

Property to West was rebuilt after a fire from 1 storey into a 2 story house and is not in the historic district

The signage designating the City of Highland is several doors South of the property

Both outside buildings completely repaired, doors replaced, and windows replaced in metal frame; electrical replaced

Property is not historic and never has been – it is old, has no historic value and has been substantially changed both in the interior and exterior from the original

Structure was originally excluded from the Historic District per the city council at the request of the owner

Subsequently reversed by the next city council, contrary to the testimony and wishes of the owner