


REQUEST FOR HISTORIC AND SCENIC PRESERVATION COMMISSION ACTION

V.A JERROD SMITH, APPLICANT

PUBLIC HEARING to consider **Certificate of Appropriateness No. 639** – A request to an remove existing asbestos tile roof on an existing single family dwelling and replace the roofing material with gray architectural composition shingles. The property is located at 309 E. Fern Avenue in the R-2 (Multiple Family Residential) District (APN: 0171-381-22-0000) and within the East Fern Avenue Historic and Scenic District. This project is exempt pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act Guidelines.

HISTORIC AND SCENIC PRESERVATION MEETING: JANUARY 6, 2022

Planner: Jocelyn Torres, Assistant Planner

Reviewed by: Lorelee Farris, Historic Preservation Officer 

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 structure is within Historic District No. 5 (East Fern Avenue Historic and Scenic District).
2. Existing Land Use: Zoning: R-2 (Multiple-Family Residential) District
General Plan: Medium Density Residential
3. Historic and Scenic Preservation Commission submittal dates:
 - (A) Submittal Dates: October 5, 2021
 - (B) Date Accepted as Complete: October 13, 2021
 - (C) Historic and Scenic Preservation Commission Meeting: January 6, 2022

4. Attachments:

- (A) Location Map and Aerial
- (B) Existing Roofing Material
- (C) Site Photographs
- (D-1) Certain Teed Roofing Material
- (D-2) Roof Specification
- (E) Cascade Signature Cut Roofing Shingles
- (F) Secretary of Interior's Standard for Rehabilitation
- (G) Resolution No. 2022 - 03
- (H) Resolution No. 2022 - 04 with Exhibit A (Conditions of Approval)

PROPOSAL

The applicant has submitted an application for Certificate of Appropriateness No. 639 to remove the existing asbestos tile roof and replace with new Certain Teed architectural-type composition shingles in the color "Shadow Gray" on an existing single family dwelling. The property is located at 309 E. Fern Avenue in the R-2 (Multiple-Family Residential) District and within Historic District No. 5 (East Fern Avenue Historic and Scenic District).

In accordance with Section 2.62.200 (D) of the Redlands Municipal Code, Certificates of Appropriateness may be approved by the Historic Preservation Officer for minor improvements, where proposed work does not adversely affect the exterior architectural features of the historic resource nor adversely affect the character or historical, architectural, or aesthetic interest or value of the resource and its site. Although reroof applications are typically considered a minor improvement, the subject proposal includes a material and design change, replacing asbestos tile with composition shingles that may affect the overall character of the resource. As such, the Historic Preservation Officer is referring the application to the Historic and Scenic Preservation Commission.

BACKGROUND

A building permit for the dwelling's original construction indicates the permit was issued on July 14, 1909, however, the County of San Bernardino's Assessor Office indicates that the dwelling was finished in 1910. The dwelling is not present on the 1908 Sanborn map but is shown as being present on the 1915 Sanborn map. The Historic Inventory Sheet prepared for the subject property, dated May 1986, describes the property as a "large rectangular shingle craftsman house with a gently sloping gable roof covered with composition shingles made to look like slate which is perpendicular to the street." The current roofing material that the subject property has is an asbestos-based tile with a diamond shaped design (see Attachment B – Existing Roofing Material). Due to the asbestos contained within the current tile, the applicant will have this material abated in

accordance with all local, state, and federal regulations. The applicant proposes to reroof the property with Certain Teed architectural type composition shingles, which results in a change in design from the existing roofing material.

The building permits on file for this property do not include any permits for reroof applications. The building permits associated to the subject property include a building permit for alternations to a porch dated July 2013, an electrical permit that was issued in July 28, 1971, a structural pest control permit for the dwelling issued on April 20, 1945, and a building permit for a shed issued on August 22, 1940. The Sanborn Fire Insurance Maps indicates that the property originally had wood shingles, as a roofing material, in the 1915 and 1925 maps. The 1938 Sanborn map indicates a change in the roofing material, utilizing a symbol that represents a non-combustable slate tile or metal/tin material. The tile symbol is also utilized on the 1959 Sanborn Map. The Historic Inventory Sheet, documenting the property, also references the property as having a roofing material "made to look like slate".

The property owner, who recently purchased the property, has indicated that the dwelling originally had wood shingle roofing that was installed at the time the house was constructed in 1910 and that between the 1920's to the 1960's the property was reroofed with a layer of asbestos tile (see Attachment C – Site Photographs). The applicant has indicated that it is their desire to restore the look of the home to the original construction with a material that better reflects the dimensional appearance of the wood shingle roofing, utilizing architectural composition shingle, a common replacement material in the Redlands area for homes that originally utilized wood shingle roofing. The property owner proposes to remove both the asbestos tile as well as the original wood shingles, which are damaged and contaminated by the asbestos tiles that were laid above. They wish to replace it with Certain Teed architectural type composition shingles in the color "Shadow Gray" which is a gray color (see Attachment D – Certain Teed Roof Material). The property owner has indicated that this change results in their desired appearance for the home.

Staff initially reviewed the proposed roofing material and recommended that the applicant seek a material and design that was more representative to an in-kind replacement to the current roofing material, which was existed as part of the dwelling's design since at least 1938, indicating that this part of the design of the home, although not original to the home's construction, may have become historic in its own right as a prominent visible feature on the home for at least 83 years. This may have included using a non-asbestos tile material with a similar color and design, or at the minimum, an architectural composition shingle with cascade-shaped shingles which would provide a similar diamond design that is reflective of the existing dimension, shape and articulation provided by the asbestos tile. The applicant wishes to proceed with their application, as-is, with architectural composition shingles (see Attachment D – Certain Teed Roof Material), indicating that they feel that the diamond shape of the existing roofing tiles is

not appropriate for the dwelling's architectural style. Staff has elevated the decision to the Historic and Scenic Preservation Commission for additional discussion regarding the proposed roofing material selected by the applicant.

ANALYSIS

A) Secretary of Interior Standards:

The Secretary of Interior's Standards and Guidelines for Rehabilitation indicates that the intent of the standards is to assist with the preservation of the materials and features of the property. Reroof applications are identified as rehabilitation projects which 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." Reroofing a building is often necessary to ensure its continued preservation as roofing material has a specific life-span and deteriorates over time.

The standards for Rehabilitation encourage that "deteriorated historic features be repaired, rather than replaced". However, due to the nature of the material, containing asbestos, the existing tile is deteriorated beyond repair and the asbestos would require abatement. The standards indicate that "where the severity of deterioration requires a 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." Utilizing a replacement that incorporates the same type of design, color, and texture is most ideal. However, as materials is a secondary consideration in this statement, a similar roofing material that at least maintains the three primary characteristics would be acceptable, even if the material was different. As such, utilizing a similar non-asbestos tile or even a composition shingle with a similar shingle shape would be most consistent with the Secretary of the Interior's Standards. Although the Sanborn map indicates wood shingles originally existed, there has been no other photographic evidence of what these tiles looked like. The property owner has indicated they currently underlay the existing tile, and during formal asbestos abatement would be made visible. Architectural composition shingle is a prominent material used as a roofing material within the neighborhood itself, and as such, a change to composition shingle would have minimal impact on the Historic District, as a whole. However, it would result in a more significant change to the individual dwelling.

The standards also indicate "the historic character of a property be retained and preserved" and that "removal of distinctive materials or alterations of features, spaces and spatial relationships that characterize a property will be avoided." Furthermore, it emphasizes that "changes to a property that have acquired historic significance in their own right will be retained and preserved."

The applicant maintains that a change from a shingle-style roof to a diagonal-tile shaped roof did not compliment or stay true to the architectural style of the building, and that the change to an architectural composition shingle is more in-line with replacing a missing feature or design (shingle-style roofing) more compatible with the original period of the dwelling, substantiated as being present on the 1915 and 1925 Sanborn Fire Insurance maps. Further, the applicant feels that the tile roofing represents an inappropriate material from another historic period which could be documented with photographs prior to its removal and replacement to architectural composition shingles. Staff's general concern as this change does not represent a true restoration project, under the Secretary of the Interior's Standards for Restoration, as the architectural composition shingles still represent a modern interpretation of the wood shingles that previously existed on the home, as opposed to a precise in-kind replacement utilizing documented and physical evidence. However, the Commission may wish to discuss the changes further, listen to the oral evidence presented by the applicant at the meeting, and determine an appropriate action.

B) City's Historic Design Manual

The Historic Design Manual indicates that common materials for Craftsman style architecture include wood shingle, wood clapboard, stone, brick, limestone, concrete stucco, glass and concrete, with the roofing most typically originally using wood shingle and shake. It further indicates that roofs in this style may have themes such as peaked oriental or Swiss chalet. It also indicates that composition shingles, or similar materials, to simulate slate tile roofing were often used for period revival examples, architecturally. The manual indicates that changes in a historic district should help maintain the integrity of the district and that alterations should not damage or diminish the essence and feeling of a district. For exterior renovation, the manual recommends "not to try to make a structure look either newer or older than it is"; "retain as many original materials as a budget will allow. Generally speaking, different materials will not look better than the original ones"; "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"; and "avoid imitation materials or design elements whenever possible".

In this respect, the concrete tile is unique for Craftsman style architecture and may have been an element added in the 1930s to implement a period revival appearance. While the changes in roofing material will not introduce a new material that would detract from the integrity of the district as a whole, it would have more of a localized impact to the appearance of the individual dwelling. The Design Manual does not provide specific information of guidance on roofing materials, other than encouraging the preservation of original material and reinforcing the compatibility of new materials with the overall design of the building to maintain its overall character. Architectural composition shingles may be consistent with the wood shingle appearance of traditional Craftsman roofing, but will involve a noticeable visual change from the street.

ENVIRONMENTAL REVIEW

In accordance with the provisions of the California Environmental Quality Act (“CEQA”), the project qualifies for a categorical exemption from environmental review pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act Guidelines. However, the Historic and Scenic Preservation Commission needs to concur that the proposed changes are consistent with the Secretary of the Interior’s Standards in order to qualify for Section 15331 (Historical Resource Restoration and Rehabilitation).

STAFF RECOMMENDATION

Staff’s recommendation would be that the Historic and Scenic Preservation Commission encourage the applicant to utilize a material with a similar color, shape, design, and texture as the existing tile. Although the applicant has indicated to staff that they do not wish to change the material they’ve proposed, should the applicant agree with the Commission to add a condition of approval to do so, staff’s recommended language would be as follows:

“The new shingles shall reflect a similar design and shape as the roofing material that is existing, such as non-asbestos tile or Cascade composition shingles which provides a diamond-shaped design that is similar to the existing roofing material.”

Should the applicant wish the Commission act on the application with the architectural composition shingles, as proposed, the Commission may:

1. Determine that the change is inconsistent with the Secretary of the Interior’s Standards because the replacement material does not adequately match the old in design, color, texture, and where possible materials, and **deny** Certificate of Appropriateness No. 639.

Or

2. Determine that the applicant’s proposal is consistent with the Secretary of the Interior’s Standards because the Commission finds that the applicant is replacing a missing feature or design (shingle-style roofing) more compatible with the original period of the dwelling, substantiated as being present on the 1915 and 1925 Sanborn Fire Insurance maps and **approve** Certificate of Appropriateness No. 639.

MOTION FOR DENIAL

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

“I move that the Historic and Scenic Preservation Commission deny Certificate of Appropriateness No. 639 and adopt Resolution No. 2022-03, based on the facts within this staff report.”

MOTION FOR APPROVAL

If the Historic and Scenic Preservation Commission deems it appropriate, the alternative motion may be utilized:

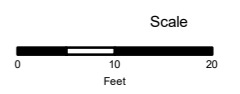
“I move that the Historic and Scenic Preservation Commission adopt Resolution No. 2022-04 determining the Certificate of Appropriateness No. 639 is exempt from review under the California Environmental Quality Act (CEQA) pursuant to Sections 15301 and 15331 of the CEQA Guidelines and approve Certificate of Appropriateness No. 639, based on the facts within this staff report and subject to Conditions of Approval.”

ATTACHMENT A
Location Map and Aerial



Project Location

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



ATTACHMENT B
Existing Roofing
Material

Existing Roofing Material - Photograph





ATTACHMENT C
Site Photographs



RR



FL



FR



RL

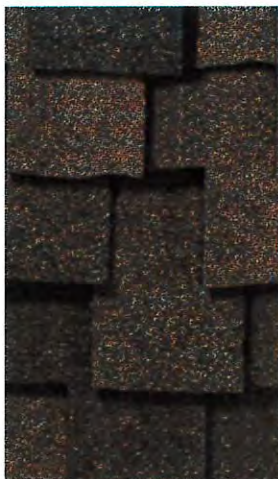
ATTACHMENT D-1 (D-1)

Certain Teed Roofing

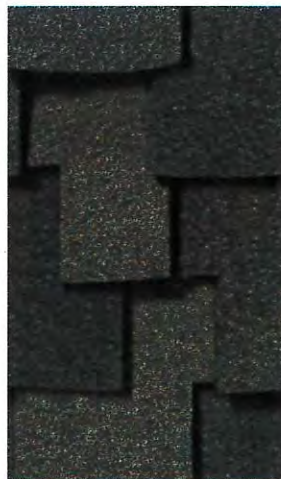
Material



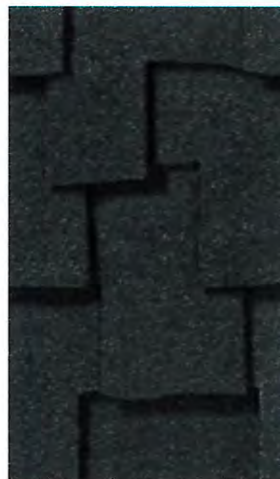
PRESIDENTIAL SHAKE® COLOR PALETTE



Aged Bark



Autumn Blend



Charcoal Black



Country Gray

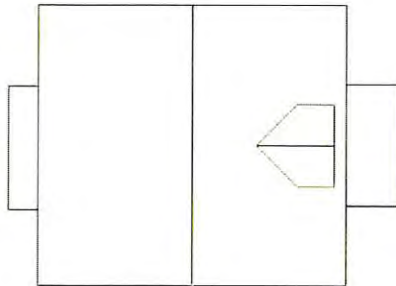


Shadow Gray



CertainTeed

ATTACHMENT D-2
Roof Specifications



In this 3D model, facets appear as semi-transparent to reveal overhangs.

PREPARED FOR

Contact:	Ray Rike
Company:	Circle City Roofing
Address:	454 6th Street
	Norco, CA 92860
Phone:	(951) 736-5252

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MEASUREMENTS

Total Roof Area =2,788 sq ft
 Total Roof Facets =6
 Predominant Pitch =8/12
 Number of Stories >1
 Total Ridges/Hips =12 ft
 Total Valleys =20 ft
 Total Rakes =163 ft
 Total Eaves =135 ft

Measurements provided by www.eagleview.com



Certified Accurate

www.eagleview.com/Guarantee.aspx

IMAGES

The following aerial images show different angles of this structure for your reference.

Top View



IMAGES

North Side



South Side



IMAGES

East Side



West Side



LENGTH DIAGRAM

Total Line Lengths:

Ridges = 12 ft
Hips = 0 ft

Valleys = 20 ft

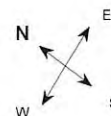
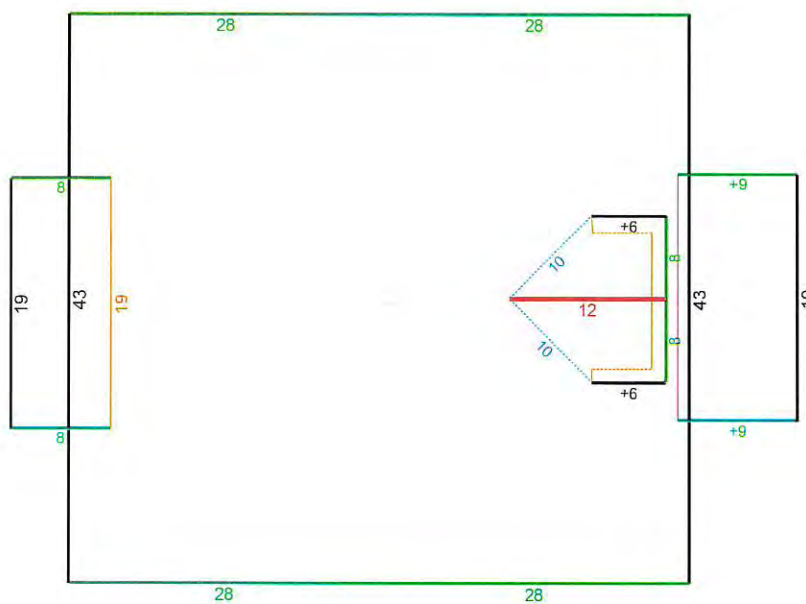
Rakes = 163 ft

Eaves = 135 ft

Flashing = 50 ft

Step flashing = 11 ft

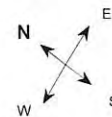
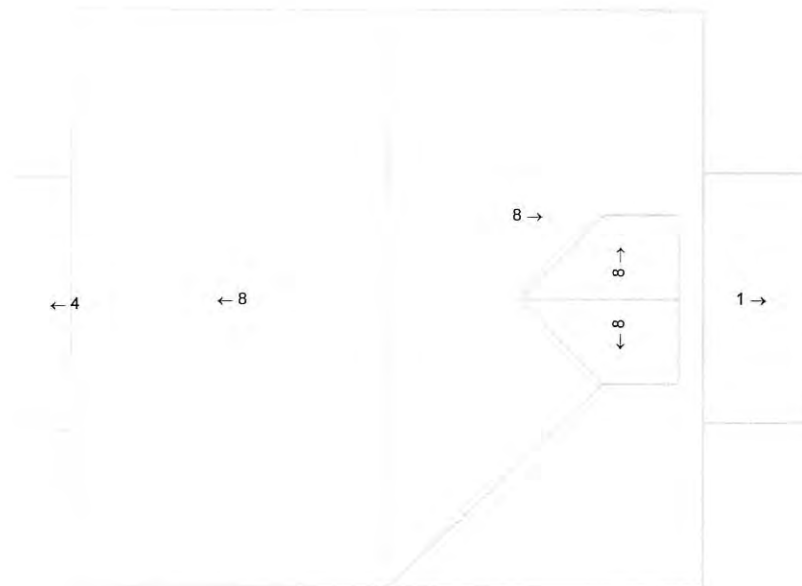
Parapets = 0 ft



Note: This diagram contains segment lengths (rounded to the nearest whole number) over 5.0 Feet. In some cases, segment labels have been removed for readability. Plus signs preface some numbers to avoid confusion when rotated (e.g. +6 and +9).

PITCH DIAGRAM

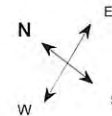
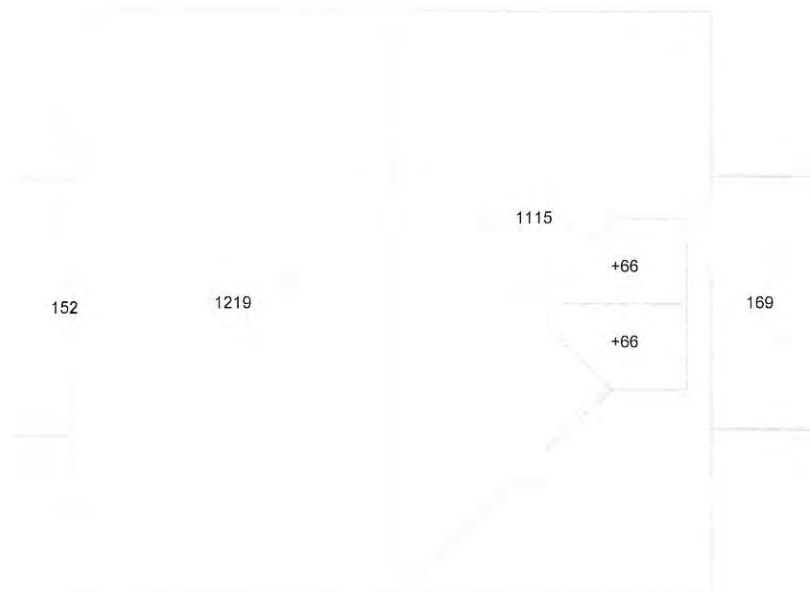
Pitch values are shown in inches per foot, and arrows indicate slope direction. The predominant pitch on this roof is 8/12



Note: This diagram contains labeled pitches for facet areas larger than 20.0 square feet. In some cases, pitch labels have been removed for readability. Blue shading indicates a pitch of 3/12 and greater. Gray shading indicates flat, 1/12 or 2/12 pitches.

AREA DIAGRAM

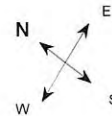
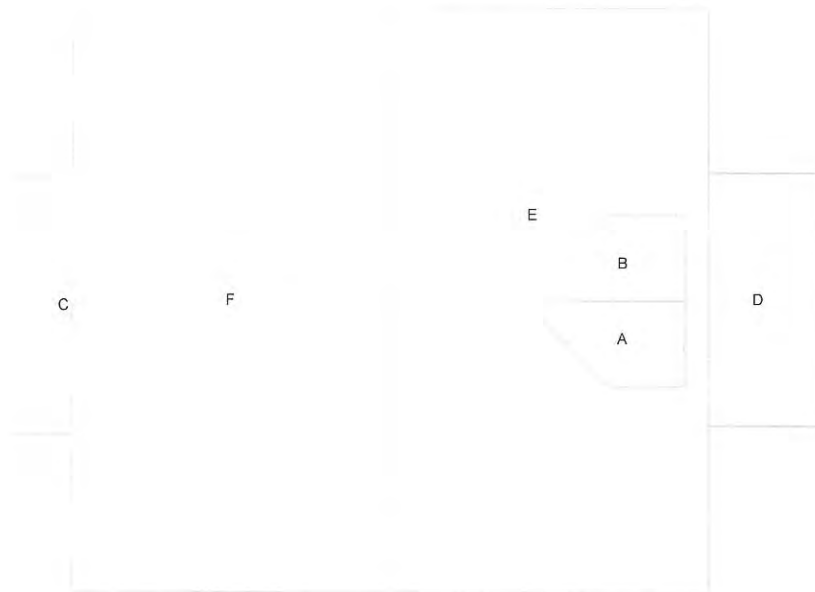
Total Area = 2,788 sq ft, with 6 facets.



Note: This diagram shows the square feet of each roof facet (rounded to the nearest Foot). The total area in square feet, at the top of this page, is based on the non-rounded values of each roof facet (rounded to the nearest square foot after being totaled).

NOTES DIAGRAM

Roof facets are labeled from smallest to largest (A to Z) for easy reference.



Note: This diagram also appears in the Property Owner Report.

ATTACHMENT E
Cascade Signature Cut
Roofing



HARNESS YOUR HOME'S HISTORY.

Our unique and distinguished Cascade™ diamond-shaped shingle is the perfect choice for your historical-style home.

Featuring our exclusive U.S. patented design, Cascade shingles have a style that honors your home's heritage. The unique shape accentuates steeply-sloped roofs, offering a glimpse into an idyllic past. Cascade is available in four classic colors, meets [UL790 Class A Fire Resistance Standard](#), offers a Limited Lifetime warranty, and features [Algae Defender®](#).

color shown in image: Pewter Gray



PRODUCT INFO



Design

Diamond Shaped Open
Tooth Laminated



Colors

Available in Four Colors



Algae Defender®

Available with [Algae Defender*](#)

*Not available in all markets



Fire Resistance



Warranty



Wind Warranty



Class A Fire Resistance

Limited Lifetime Warranty*

*See [Limited Shingle Warranty](#) for details, limits, and conditions

110 mph Standard Application
130 mph High Wind Application

AVAILABLE COLORS

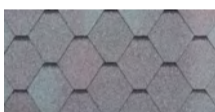


Pewter Gray

Cascade™



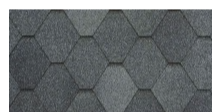
Antique Black



Cambrian Slate



Oakwood



Pewter Gray

We have done our best to accurately display colors, but colors will vary by monitor.
We cannot guarantee that your monitor's display of any color will be accurate.
Color selection should be made from 2-3 full size shingles.



RESOURCES

[TECHNICAL](#)

[DOCUMENTS](#)

UL Classified to Meet:

- ASTM D3462, Fiberglass Shingle Standard
- ASTM D3161 Class F
- ASTM D7158 Class H
- UL 790 Class A, Fire Resistance Standard
- CAN/ULC-S107

Complies With:

- CSA A123.5, Fiberglass Shingle Standard
- ASTM D3018 Type I, Fiberglass Shingle Standard



GALLERY





Oakwood
Cascade™



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ATTACHMENT F
Secretary of the
Interior's Standards for
Rehabilitation

Standards for Rehabilitation

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.
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.
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.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
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.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. 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.
10. 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.

ATTACHMENT F
Resolution No. 2022-03
(Denial Option)

RESOLUTION NO. 2022-03

A RESOLUTION OF THE HISTORIC AND SCENIC PRESERVATION COMMISSION OF THE CITY OF REDLANDS APPROVING MINOR CERTIFICATE OF APPROPRIATENESS NO. 639 TO REMOVE THE EXISTING SLATE TILE ROOF ON AN EXISTING SINGLE FAMILY DWELLING AND REPLACE WITH AN ARCHITECTURAL COMPOSITION SHINGLE ROOFING. THE PROPERTY IS LOCATED AT 309 E. FERN AVENUE IN THE R-2 (MULTIPLE FAMILY RESIDENTIAL) DISTRICT (APN: 0171-381-22-0000).

WHEREAS, Jerrod Smith, has submitted an application for Minor Certificate of Appropriateness No. 639 to remove the existing slate tile roof on an existing single-family dwelling and replace with architectural shingle roofing. The project site is located at 309 E. Fern Avenue in the R-2 (Multiple Family Residential) District (APN: 0171-381-22-0000).

WHEREAS, notice of this Historic and Scenic Preservation Commission public hearing was provided in accordance with Redlands Municipal Code Section 15.44; and

WHEREAS, on January 6, 2021, the Historic and Scenic Preservation Commission held a public hearing and considered the staff report, oral report, the testimony and the written evidence submitted by and on behalf of the applicant and by members of the public; and,

WHEREAS, the proposed project would not qualify for exemption from environmental review pursuant to the California Environmental Quality Act Guidelines Section 15331 (Historic Resource Restoration and Rehabilitation) of the California Environmental Quality Act Guidelines; 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 not exempt from the California Environmental Quality Act per Section 15331 (Historical Resource Restoration and Rehabilitation) because the rehabilitation work proposed for the historic resource, in the form of a change to the roofing materials, is not consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (1995), Weeks and Grimmer, because:

- A. The tile-style design of the roof represents a change to the property that has acquired historic significance in its own right, as it represents a defining characteristic of the resource that has existed since at least 1938, and should be retained.
- B. The replacement material of this distinctive feature is not consistent with the old in design, color, texture, and where possible materials and reflects a visible

change to a character-defining feature that's well visible from the street.

Section 2. The proposed project is hereby denied based on the Historic and Scenic Preservation Commission's determination that the alternation is inconsistent with Chapter 2.62 of the Redlands Municipal Code, the Secretary of the Interior's Standards for the Treatment of Historic Properties, and the City's Historic Design Manual.

Section 3. This Resolution shall become effective upon adoption, and will be subject to a ten day appeal period.

ADOPTED, SIGNED AND APPROVED this 6th day of January, 2022

Kurt Heidelberg, Historic and Scenic
Preservation Commission Chair

ATTEST:

Linda McCasland, Secretary

I, Linda McCasland, Historic and Scenic Preservation Commission Secretary of the City of Redlands, hereby certify that the foregoing resolution was duly adopted by the Historic and Scenic Preservation Commission at a regular meeting thereof held on the 6th day of January, 2022.

AYES:

NOES:

ABSENT:

ABSTAINED:

Linda McCasland
Commission Secretary

ATTACHMENT G
Resolution No. 2022-04
(Approval Option with
Conditions of Approval)

RESOLUTION NO. 2022-04

A RESOLUTION OF THE HISTORIC AND SCENIC PRESERVATION COMMISSION OF THE CITY OF REDLANDS APPROVING MINOR CERTIFICATE OF APPROPRIATENESS NO. 639 TO REMOVE THE EXISTING SLATE TILE ROOF ON AN EXISTING SINGLE FAMILY DWELLING AND REPLACE WITH AN ARCHITECTURAL COMPOSITION SHINGLE ROOFING. THE PROPERTY IS LOCATED AT 309 E. FERN AVENUE IN THE R-2 (MULTIPLE FAMILY RESIDENTIAL) DISTRICT (APN: 0171-381-22-0000).

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WHEREAS, notice of this Historic and Scenic Preservation Commission public hearing was provided in accordance with Redlands Municipal Code Section 15.44; and

WHEREAS, on January 6, 2021, the Historic and Scenic Preservation Commission held a public hearing and considered the staff report, oral report, the testimony and the written evidence submitted by and on behalf of the applicant and by members of the public; and,

WHEREAS, the proposed project qualifies for exemption from environmental review pursuant to the California Environmental Quality Act Guidelines Section 15301 (Existing Facilities) of the California Environmental Quality Act Guidelines; 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 Section 15301 (Existing Facilities) and Section 15331 (Historical Resource Restoration and Rehabilitation) and there is no substantial evidence of any potentially significant impacts.

Section 2. The proposed reroof application is consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

Section 3. The proposed project is hereby approved subject to the conditions of approval contained in Exhibit A attached to this Resolution.

Section 4. This Resolution shall become effective upon adoption, and will be subject to a ten day appeal period.

ADOPTED, SIGNED AND APPROVED this 6th day of January, 2022

Kurt Heidelberg, Historic and Scenic
Preservation Commission Chair

ATTEST:

Linda McCasland, Secretary

I, Linda McCasland, Historic and Scenic Preservation Commission Secretary of the City of Redlands, hereby certify that the foregoing resolution was duly adopted by the Historic and Scenic Preservation Commission at a regular meeting thereof held on the 6th day of January, 2022.

AYES:

NOES:

ABSENT:

ABSTAINED:

Linda McCasland
Commission Secretary

**EXHIBIT A
DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION**

**CONDITIONS OF APPROVAL FOR
MINOR CERTIFICATE OF APPROPRIATENESS NO. 639**

Date of Preparation: December 14, 2021

Historic and Scenic Preservation

Commission Date:

January 6, 2022

Applicant:

Jerrod Smith

Location:

309 E. Fern Avenue

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1. This approval is for Minor Certificate of Appropriateness No. 639 to remove the existing slate tile roof on an existing single-family dwelling and replace with architectural composition shingles. The project site is located at 309 E. Fern Avenue in the R-2 (Multiple Family Residential) District (APN: 0171-381-22-0000).
 2. Prior to construction, a building permit shall be obtained from the Development Services Department.
 3. All plans submitted to the City as part of the building permit application shall reflect the items discussed at the Historic and Scenic Preservation Commission for this Certificate of Appropriateness, and shall comply with all provisions of the Redlands Municipal Code.
 4. Unless construction has commenced pursuant to a building permit this application shall expire in eighteen (18) months from the approval date.
 5. The applicant shall not make any modifications or changes during construction that are in conflict or contrary to the project's approved roofing design without first consulting the Development Services Director or his 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.

End of Conditions