

MINUTES: of the Historic and Scenic Preservation Commission (HSPC) meeting of the City of Redlands held on January 6, 2022, at 6:00 p.m. are as follows:

MEMBERS PRESENT: Nathan Gonzales, Commissioner
Lauren Weiss Bricker, Commissioner
Justine Guidry, Commissioner
Rose-Marie Raumin, Commissioner
Greg Weissman, Commissioner

STAFF PRESENT: Brian Desatnik, Director
Brian Foote, Planning Manager
Loralee Farris, Principal Planner
Emily Elliot, Contract Planner
Jocelyn Torres, Assistant Planner

This was the meeting of the Redlands Historic and Scenic Preservation Commission for January 2022. A quorum was present with five (5) Commissioners. The Chair and the Vice Chair were absent for this meeting. Commissioner Lauren Bricker nominated Commissioner Nathan Gonzales as Chair Pro Tem, there were no other nominations.

MOTION

It was moved by Commissioner Bricker, and seconded by Commissioner Rose-Marie Raumin that the Historic and Scenic Preservation Commission appoint Commissioner Gonzales as Chair Pro Tem for the duration of the meeting and the motion carried on a vote of 4-0.

I. CALL TO ORDER AND ATTENDANCE

The Commission was in full attendance, with the exception of Chairman Kurt Heidelberg and Vice Chairman Steven Holm who were excused.

II. PUBLIC COMMENT PERIOD – 3 MINUTES

(At this time, the public has the opportunity to address the Commission on any item of interest within the subject matter jurisdiction of the Commission that does not appear on this agenda. The Commission may not discuss or take any action on any public comment made, except that the Commissioners or staff may briefly respond to statements made or questions posed by members of the public)

Chair Pro Tem Gonzales opened the Public Comment Period. There were no public comments forthcoming and the Public Comment Period was closed.

III. APPROVAL OF MINUTES

A. December 2, 2021

MOTION

It was moved by Commissioner Bricker and seconded by Commissioner Justine Guidry and carried a vote of 5-0 (Chairman Heidelberg and Vice Chairman Holm absent) to approve the December 2, 2021 HSPC meeting minutes.

IV. OLD BUSINESS

A. REDLANDS RAILWAY DISTRICT, APPLICANT
(PROJECT PLANNER: EMILY ELLIOTT)

CONTINUED PUBLIC HEARING to consider **Certificate of Appropriateness No. 643** – A request to develop two commercial retail buildings totaling approximately 6,591 square feet (West Building with 3,053 sq. ft. and East Building with 3,898 sq. ft.) on a 0.68-acre project site located at 347 Orange Street (APN: 0169-281-39-0000), sharing the parcel with Historic Landmark Nos. 38 and 40 (Santa Fe Railway Station and Old Chamber of Commerce Building), at the northwest corner of Third Street and Shoppers Lane, in the Town Center – Historic (TC-H) District of the Downtown Specific Plan (Specific Plan No. 45). The project qualifies for exemption from environmental review in accordance with Section 15303 (New Construction of Small Structures) of the California Environmental Quality Act Guidelines. This item is continued from the December 2, 2021, meeting.

Chair Pro Tem Gonzales opened the Public Hearing for comments or questions.

Ms. Emily Elliott, Contract Planner, gave an overview and presentation on the proposal.

Chair Pro Tem Gonzales inquired if there were any questions for staff.

Mr. Glenn Fearon, Redlands Railway District representative, came forward and stated he believed the redesign improved the appearance of the buildings. Mr. Stevens, Architect, stated that they took the recommendations given from the Commission seriously, and believed they were successful with the results made to the sawtooth roofline. Mr. Stevens passed around a drawing board to the Commission to review.

Chair Pro Tem Gonzales inquired if there were any Public Hearing comments or questions. There were no comments or questions forthcoming and closed the Public Hearing.

Commissioner Bricker commended the project.

MOTION

It was moved by Commissioner Bricker, and seconded by Commissioner Greg Weissman and carried on a vote of 5-0 (Chairman Heidelberg and Vice Chairman Holm absent) that the HSPC adopt Resolution No. 2022-05, finding that the project was exempt from further environmental review pursuant to Sections 15303 of the CEQA Guidelines and approving Certificate of Appropriateness No. 643, subject to conditions of approval.

V. NEW BUSINESS

A. JERROD SMITH, APPLICANT
(PROJECT PLANNER: JOCELYN TORRES)

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.

Chair Pro Tem Gonzales opened the Public Hearing for comments or questions.

Ms. Jocelyn Torres, Assistant Planner, gave an overview and presentation on the proposal.

Chair Pro Tem Gonzales inquired if there were any questions for staff.

Commissioner Weissman inquired about the appropriateness of the proposed composition shingle roofing material. Ms. Lorelee Farris, Principal Planner, provided an overview of the Secretary of the Interior's Standards for the Treatment of History Properties and outlined the options the Commission had in applying the standards to this application. Ms. Farris advised the Commission to consider whether the existing roof tile, while not original to the dwelling, had gained historic significance in its own right. If so, guidance was given that a replacement material should be similar in the design, color and texture in order to maintain the same general appearance. If not, the Commission may determine whether they feel the composition shingle roofing was an adequate in-kind replacement material for the dwelling's original wood shingle roofing material, as restoration of a missing design element.

Chair Pro Tem Gonzales asked for staff to expand on the existing and proposed roofing material. Ms. Farris provided details on the roofing materials and outlined staff's recommendations as contained within the staff report.

Mr. Jerrod Smith, Applicant, came forward and shared his preference to replicate the look of the original design of wood shingles through the use of dimensioned composition shingles. Mr. Smith stated that he selected the proposed material as it resembled the look of the original roof by providing similar dimension and shading. Mr. Smith confirmed the wood shingle roofing was still existing on the home but was roofed over with the asbestos tile in the 1930s.

Chair Pro Tem Gonzales inquired whether Mr. Smith considered wood shingles for the roof. Mr. Smith said that he did consider wood shingle roofing, but had concerns due to the material's flammability, fire resistance, and availability. Mr. Smith shared a roofing material sample of the proposed material for Commission to review.

Chair Pro Tem Gonzales inquired if there were any Public Hearing comments or questions. There were no comments or questions forthcoming and closed the Public Hearing.

Commissioner Bricker commented that she can see the argument on both sides, but was grateful that the Applicant wants to restore the original appearance of the roof. Commissioner Weissman concurred with Commissioner Bricker.

Commissioner Weissman inquired about whether utilizing the proposed material could be considered a historic restoration project. Ms. Farris stated that there are several different categories under the Secretary of the Interior's Standards for the Treatment of Historic Properties, including those for restoration or rehabilitation, each with their own recommendations. Ms. Farris stated that the ultimate goal was to maintain the historic integrity of the structure. Commissioner Weissman stated that with the fires in Southern California, a wood shingle would probably not be the best replacement recommendation in regards to safety. Commissioner Weissman cited an example of another dwelling that utilized composition shingles with a diamond shape pattern and found the pattern to be an attractive option. Commissioner Bricker concurred with Commissioner Weissman.

Chair Pro Tem Gonzales suggested that if the consensus can go in either direction, the Commission should lead to the benefit of the property owner. Commissioner Raumin concurred with Chair Pro Tem Gonzales and felt the proposed roofing material would be appropriate, if it replicates the look of the original roofing material.

MOTION

It was moved by Commissioner Weissman, and seconded by Commissioner Raumin and carried on

a vote of 5-0 (Chairman Heidelberg and Vice Chairman Holm absent) that the HSPC approve Resolution No. 2022-04, finding that the project is exempt pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act Guidelines and approving Certificate of Appropriateness No. 639, subject to the conditions of approval.

B. ANTONIUS BRANDON, APPLICANT
(PROJECT PLANNER: IVAN FLORES)

PUBLIC HEARING to consider **Demolition No. 361** – A request to demolish an approximately 750 square foot detached accessory structure over 50 years of age located 36 S. San Mateo Street within the R-S (Residential Suburban) District (APN: 0172-013-57-0000). This project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301(l) (Existing Facilities) of the CEQA Guidelines.

Chair Pro Tem Gonzales opened the Public Hearing for comments or questions.

Ms. Farris, Principal Planner, gave an overview and presentation on the proposal.

Chair Pro Tem Gonzales inquired if there were any questions for staff.

Chairman Bricker asked if when evaluating the barn if there was consideration made to the significance of the barn to the property as a whole. Ms. Farris said that the primary dwelling of the property had been surveyed in a previous historic survey, but did not provide reference to the accessory structure.

Chair Pro Tem Gonzales inquired whether the structure still included the ramp that was mentioned in the Historic Society evaluation. Ms. Farris stated that it was noted in the Historic Society information, and that it was likely in association to citrus use that occurred on the property, and indicated that the property owner could confirm whether the ramp was still extant.

Chair Pro Tem Gonzales inquired if there were any Public Hearing comments or questions. There were no comments or questions forthcoming and closed the Public Hearing.

Commissioner Bricker requested to view the aerial photo and inquired about the function of the other accessory structure on the property. Ms. Farris stated that it is a more recent structure and serves as an accessory dwelling unit.

Chair Pro Tem Gonzales inquired if photography was included on the Condition of Approval. Ms. Farris stated this condition was not presently included, but if the Commission would like to add the condition, they could do so. Commissioner Bricker suggested adding the Condition of Approval, not only for recording the history of the site, but also believes it would be helpful for future researchers to see what had been on the property. Ms. Farris stated that the photos are digital photographs. Chair Pro Tem Gonzales said that they could be digital as long as they are created at a high resolution format.

MOTION

It was moved by Commissioner Bricker, and seconded by Commissioner Weissman and carried on a vote of 5-0 (Chairman Heidelberg and Vice Chairman Holm absent) that the HSPC adopt Resolution No. 2022-01, finding the application exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301(l) (Existing Facilities) of the CEQA Guidelines and approving Demolition Permit No. 361, based on the facts within the staff report and subject to the Conditions of Approval, this includes the modified Condition of Approval No. 3 as follows:

3. Prior to the issuance of any permits the applicant shall submit digital photos of the structure and its surroundings located at 36 San Mateo Street to the Development Services Department and the Heritage Room of the A. K. Smiley Library. The photo shall utilize the cardinal directions to indicate the appropriate elevation.

C. TEKIN FAMILY TRUST, APPLICANT
(PROJECT PLANNER: IVAN FLORES)

PUBLIC HEARING to consider **Demolition No. 363** – A request to demolish an approximately 1,860 square foot single family dwelling over 50 years of age located 110 Terracina Boulevard within the Agricultural District (A-1) (APN: 0293-141-32-0000). This project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301(I) (Existing Facilities) of the CEQA Guidelines.

Chair Pro Tem Gonzales opened the Public Hearing for comments or questions.

Ms. Farris, Principal Planner, gave an overview and presentation on the proposal.

Chair Pro Tem Gonzales inquired if there were any questions for staff. There were no comments from the Commission or the public, and Chair Pro Tem Gonzales closed the Public Hearing.

MOTION

It was moved by Commissioner Raumin, and seconded by Commissioner Guidry and carried on a vote of 5-0 (Chairman Heidelberg and Vice Chairman Holm absent) that the HSPC adopt Resolution No. 2022-02, to determine that Demolition Permit No. 363 was exempt from review under the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities) of the CEQA Guidelines and approved Demolition Permit No. 363, based on the facts within the staff report and subject to the Conditions of Approval.

VI. DISCUSSION, POSSIBLE ACTION, AND INFORMATION ITEMS

A. Informational items provided by City Staff

Ms. Farris informed the Commissioners that their updated resumes and CVs for the Commissioners were needed for the Certified Local Government (CLG) annual report. Ms. Farris stated that at the next HSPC meeting the Commission will be electing the next HSPC Commission Chairperson and Vice Chairperson.

B. Commissioner Announcements - None

VII. ADJOURN TO REGULARLY SCHEDULED MEETING ON FEBRUARY 3, 2022

Chair Pro Tem Gonzales adjourned the HSPC meeting at 6:50 P.M. to the next regularly scheduled meeting of February 3, 2022.

Alma Morales
Administrative Assistant



Loralee Farris
Principal Planner