

MINUTES: of the Historic and Scenic Preservation Commission (HSPC) meeting of the City of Redlands held on March 7, 2024, at 6:00 p.m. are as follows:

MEMBERS Kurt Heidelberg, Chair
PRESENT: Steven Holm, Vice Chair
Nathan Gonzales, Commissioner
Lauren Bricker, Commissioner
Justine Guidry, Commissioner
Rose-Marie Raumin, Commissioner

STAFF Sean Reilly, Principal Planner
PRESENT: Jazmin Serrato, Assistant Planner

I. CALL TO ORDER AND ATTENDANCE

The Commission was in full attendance, with the exception of Commissioner Greg Weissman who was 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 Kurt Heidelberg opened the Public Comment Period. There were no comments forthcoming, and the Public Comment Period was closed.

III. APPROVAL OF MINUTES

A. Meeting Minutes of February 1, 2024

MOTION

It was moved by Commissioner Nathan Gonzales, seconded by Vice Chair Steven Holm and carried a vote of 6-0 (Commissioner Weissman absent) to approve the February 1, 2024, HSPC meeting minutes.

IV. OLD BUSINESS - None

V. NEW BUSINESS

A. JEFFREY GOULD, APPLICANT
(PROJECT PLANNER: JAZMIN SERRATO, ASSISTANT PLANNER)

PUBLIC HEARING to consider **Certificate of Appropriateness No. 686** – A request to construct a 277 square-foot utility room extension with a 72 walk-in closet and bathroom, a 46 square-foot utility room extension with a 72

square-foot remodel, a 32 square-foot solid covered porch, and a 77 square-foot lattice covered porch. The project site is located at 420 South Eureka (APN: 0173-032-07-0000) in the Multiple-Family Residential (R-2) District and the Smiley Park Neighborhood Historic & Scenic District (Historic District No. 8).

Chair Heidelberg opened the Public Hearing.

Miss Jazmin Serrato, Assistant Planner, gave an overview and presentation on the proposal and stated she and the applicant are available for any questions.

Commissioner Gonzales requested clarification regarding “vinyl windows are consistent with the City’s Design Manual.” Mr. Sean Reilly, Principal Planner, responded to Commissioner Gonzales’ question.

Chair Heidelberg inquired about the construction of the existing windows. Mr. Jeffrey Gould, applicant, responded that the inside of the windows are vinyl, and the outside of the windows have wood trim. He added the house is exactly as he purchased it, and he will try to match the materials on the existing house with the new construction.

Commissioner Bricker encouraged the applicant to reuse some of the existing windows that will be removed during the alteration, if possible. Mr. Gould agreed to use some of the existing material for the new construction.

Commissioner Gonzales suggested the following recommendations:

- Replace the small sliding window on the addition that faces Eureka Street with a double hung window to match the existing windows that are in the front façade.
- Paint all the white framing of the vinyl windows to match the trim of the house.
- It is possible to vent the bathroom other than using the window and still meet the code, a single pane window would look better. It is proposed to install a ventilation system on the inside of the bathroom.
- Consider keeping the existing dimensions of what is being proposed and change the style of the window.

Mr. Miguel Gonzales, Contractor, expanded on the proposal and stated it is important to keep the window that faces the street similar with the overall look.

Commissioner Bricker suggested the following recommendations:

- There are many existing vinyl windows; however, vinyl is not a historic material.
- Consider installing frosted glass windows for privacy.
- The window on the east façade of the southern addition should be a wooden window.
- Suggested installing an awning window because it opens from the top rather than the bottom and it would reduce security concerns.

Mr. Gould stated a wooden window would not match the existing vinyl windows on the east façade.

Chair Heidelberg stated another option is to have a taller window installed; however, a solid piece of glass would also meet the code.

Chair Heidelberg clarified the conditions as modified; he said for the proposed window on the east façade to either install a single pane window or an awning window.

There were no public comments forthcoming, and Chair Heidelberg closed the Public Hearing.

MOTION

It was moved by Commissioner Nathan Gonzales, seconded by Commissioner Rose-Marie Raumin, and carried a vote of 6-0 (Commissioner Weissman absent) to adopt Resolution No. 2024-03 and approve Certificate of Appropriateness No. 686, and found that the project was exempt from environmental review pursuant to Sections 15301, 15303, and 15331 of the CEQA Guidelines. This includes the modified Condition of Approval No. 10 as follows:

10. Prior to issuance of a building permit, project plans shall indicate an awning or picture style window on the East façade bathroom addition.

B. RICK & KELLIE FERGUSON, APPLICANT
(PROJECT PLANNER: JAZMIN SERRATO, ASSISTANT PLANNER)

PUBLIC HEARING to consider **Certificate of Appropriateness No. 689** – A request to construct an approximately 484 square-foot detached garage in the rear yard of the property located at 233 S. Michigan Street (APN: 0171312-05-0000) within the Multiple-Family Residential (R-2) District and the Smiley Park Nation Historic District. The subject property is individually designated as Historic Resource No. 123, also known as Theron Hayward Home. This proposal may qualify for exemption from the California Environmental Quality Act (CEQA) pursuant to Section 15303 (New Construction or Conversion of Small Structures).

Chair Heidelberg opened the Public Hearing.

Miss Serrato gave an overview and presentation of the proposal and stated she and the applicant are available for any questions.

Mr. Rick Ferguson, the applicant, stated his garage was burned in a fire and he wants to replace it with a new garage.

There were no public comments forthcoming, and Chair Heidelberg closed the Public Hearing.

MOTION

It was moved by Vice Chair Holm, seconded by Commissioner Raumin, and carried a vote of 6-0 (Commissioner Weissman absent) to adopt Resolution No. 2024-02 to approve Certificate of Appropriateness No. 689, subject to the conditions of approval.

**C. CITY OF REDLANDS, DEVELOPMENT SERVICES DEPARTMENT
(SEAN REILLY, PRINCIPAL PLANNER)**

Review of the **2023 Certified Local Government** (CLG) Annual Report. Staff will provide a summary and description of the draft 2023 Annual Report in accordance with the requirements for a Certified Local Government by the California Office of Historic Preservation.

Mr. Reilly, Principal Planner, gave an overview and presentation of the proposal. He stated the Office of Historic Preservation (OHP) is requesting the Commission provide three topics for future training. The suggested training will be added to the CLG Annual Report, and the report will be filed prior to the deadline.

Commissioner Raumin suggested reinstating the local workshop series.

Commissioner Bricker suggested adding a workshop on ADU's.

Vice Chair Holm suggested continuing the discussion on Mid Century homes in the City of Redlands.

Commissioner Justine Guidry suggested adding community engagement to consider if other neighborhoods in the City of Redlands could be a historic district.

Chair Heidelberg suggested OHP develop some training for City Officials.

Chair Heidelberg reported that he spoke with Commissioner Weissman, and Commissioner Weissman said he does not have any training to add.

The Commission agreed to add the following topics for training to the CLG Annual Report: guidance for ADU's, building community engagement for historic preservation, historic preservation for City officials (Council and Executives) and a request for the return of the local government workshop series.

VI. DISCUSSION, POSSIBLE ACTION, AND INFORMATION ITEMS

A. Informational items provided by City Staff

Mr. Reilly stated the California Preservation Conference will be held on May 29 to June 1, 2024, in Los Angeles.

B. Commissioner Announcements

Vice Chair Holm stated the California Archeology Conference will be held on March 9-11, 2024, in Riverside.

Commissioner Bricker asked if staff has discussed sending the Commission to the CPF Conference. Mr. Reilly said he will follow up and report back to the Commission.

Chair Heidelberg announced that he will not be able attend the May 2, 2024, meeting.

VII. ADJOURN TO REGULARLY SCHEDULED MEETING ON APRIL 4, 2024

Chair Heidelberg adjourned the HSPC meeting at 7:05 P.M. to the next regularly scheduled meeting of April 4, 2024.

Sonya Flint
Administrative Assistant

Brian Foote
City Planner