

MINUTES: of the Historic and Scenic Preservation Commission (HSPC) meeting of the City of Redlands held on June 2, 2022, at 6:00 p.m. are as follows:

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

STAFF PRESENT: Brian Foote, Planning Manager
Sean Reilly, Senior Planner

This was the meeting of the Redlands Historic and Scenic Preservation Commission for June 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 5-0.

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 - None

IV. OLD BUSINESS - None

V. NEW BUSINESS

A. JAMES CARRITTE, APPLICANT (PROJECT PLANNER: SEAN REILLY)

PUBLIC HEARING to consider **Certificate of Appropriateness No. 651** – A request to remove an existing 1,484 square-foot open lattice patio cover and construct a new 1,614 square-foot solid patio cover in its place for a single-family residence located at 1165 West Highland Avenue (APN: 0175-091-05-0000) in the West Highland Avenue Historic and Scenic District. This project qualifies for

exemption from environmental review per Section 15301 (Existing Facilities) of the California Environmental Quality Act Guidelines.

Chair Pro Tem Gonzales opened the Public Hearing.

Mr. Sean Reilly, Principal Planner, gave an overview and presentation on the proposal.

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

Mr. Brad Robertson, Applicant Representative, came forward to introduce himself and address any questions from the Commission.

Commissioner Greg Weissman asked if the columns in the existing structure would be removed with the new patio cover. Mr. Robertson stated that they are losing two (2) columns on the west side that won't be seen from the front. They are maintaining the west open lattice except for the last portion on the left. Mr. Robertson said that the open lattice looks nice but is not practical. They plan on matching the existing conditions on the front of the house and include the same roof slope, tile, and column.

Commissioner Bricker stated that in comparing site plan A2 with site plan A3 that it seemed that the proposed columns to be removed would be the row of columns across the width of the property. Mr. Robertson concurred and said that the entire lattice structure at the rear of the house would be removed. Commissioner Bricker stated that they appear to be historic and, in her opinion, the loss of a predominance of the columns seems to be a significant alteration to the character of the house. She asked if there was any consideration of keeping the columns, removing the lattice, and replacing it with a new wooden structure or flat roof. She said that she is concerned about the tile roof combined effect being a significant change to an important feature of the house. She encouraged them to rethink the approach and consider the treatment to preserve the character of the house.

Mr. Robertson stated that the columns are not structurally sound. The main goal is for outdoor living and keeping the sun from glaring through to the inside of the house. He said that the flat roof would not work and would have draining issues and would need gutters.

Commissioner Bricker stated that there may be a drainage system to consider. Mr. Robertson stated that the drainage system would be more detrimental to the character of the house. Commissioner Bricker said the columns do not seem to be a replication and seem more of a simple utilitarian support.

Mr. Robertson said that the new columns would be an exact replica of the front of the home with the same scale, stucco, roof material, elevation, and tile to match. The only difference would be the two new braces in the front.

Ms. Debbie Carritte, Applicant, came forward and stated that the wood rot is increasing and there is cracking on the structure and columns. She also believes the columns are a structural hazard because they are elevated on concrete and is a tripping hazard.

Commissioner Bricker stated that if this was consistent with the Secretary of Interior Standards, it should be replaced instead of replicating the front of the home. The Secretary of Interior Standards sets the tone for the city's approach to Historic properties. She stated that this is a significant house, and it is not all about esthetics, it's about significance. She included that there are alternatives that could be used to preserve the character, and what they are proposing does not meet that Secretary of Interior Standards.

Pro Tem Gonzales stated that the visual evidence puts this at more than 50 years of age which would be in the scope of historic. Commissioner Bricker added that it is possible that the lattice was replaced, but the columns seem to be historic which could technically make the lattice historic as well.

Commissioner Justine Guidry inquired if the information discussed along with the photographs and records provided if the structure falls under the timeline of a historic structure. Chair Pro Tem Gonzales concurred.

Commissioner Greg Weissman appreciated Commissioner Bricker's perspective and expertise. He stated that as a commission they are trying to work within the parameters that they are tasked with to protect the historic and scenic homes.

Chair Pro Tem Gonzales concurred with the Commissioners and agreed the proposal does not meet the Secretary of Interior Standards. He hoped the applicants would consider alternatives. Mr. James Carritte, Applicant, came forward and stated that the columns are a visual obstruction to the outside of the house and isn't certain that they would be willing to proceed with the project if it was just to add a flat roof.

Commissioner Bricker suggested exploring a simplification of the tile roof and offered to meet with the applicants to discuss a simpler strategy for the roof. Mr. Carritte said that he was interested to meet and view the images to discuss alternate designs.

Mr. Robertson came forward to address his concerns. He said that the flat roof would not work well with drainage and the columns are a trip hazard and are not structurally sound to support a flat roof. The proposal is a hip roof that would match the house. He agreed with the recommendation of keeping the west portion of the columns and requested approval to replicate the existing back patio to match the front of the house. Mr. Robertson asked how he could receive a demolition permit due to the hazard the columns cause.

Commissioner Bricker suggested other options that may be considered and possibly explore another approach using appropriate substitute materials.

Mr. Robertson stated that the Applicant does not wish to continue to consider the options that were suggested by the Commission. The only option they are willing to adhere to is leaving the plans as they are. Ms. Carritte inquired on the procedure to request a demolition due to the hazard. Chair Pro Tem Gonzales recommended working with city staff.

Chair Pro Tem Gonzales closed the Public Hearing.

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 Historic and Scenic Preservation Commission deny Resolution No.2022-12 and deny Certificate of Appropriateness No. 651.

VI. DISCUSSION, POSSIBLE ACTION, AND INFORMATION ITEMS

A. Informational items provided by City Staff

Mr. Brian Foote, Planning Manager, informed the Commission of the California Preservation Conference and gave the available dates and topics if they were interested in participating. Commissioner Rose-Marie Raumin inquired if the sessions were via zoom. Mr. Foote responded

that the online sessions should be via zoom.

B. Commissioner Announcements - None

VII. ADJOURN TO REGULARLY SCHEDULED MEETING ON JULY 7, 2022

Chair Pro Tem Gonzales adjourned the HSPC meeting at 6:55 P.M. to the next regularly scheduled meeting of July 7, 2022.

Alma Morales
Administrative Assistant II

Brian Foote
Planning Manager