

**MINUTES:** of the Historic and Scenic Preservation Commission (HSPC) meeting of the City of Redlands held of October 3, 2019, at 6:00 p.m. are as follows:

**MEMBERS** Kurt Heidelberg, Chairman  
**PRESENT:** Angela Keller, Vice - Chairwoman  
Nathan Gonzales, Commissioner  
Kristine Brown, Commissioner  
Lauren Weiss Bricker, Commissioner  
Steven Holm, Commissioner

**STAFF** Brian Foote, Planning Manager  
**PRESENT:** Lorelee Farris, Principal Planner  
Ivan Flores, Assistant Planner

Council Member Paul Barich

#### **I. CALL TO ORDER AND PUBLIC COMMENT PERIOD - 3 MINUTES**

Chairman Kurt Heidelberg, called the meeting to order, and opened the Public Comment period. There were no comments forthcoming and the Public Comment period was closed.

#### **II. ATTENDANCE**

All Commissioners were present with the exception of Commissioner Patricia Larson.

#### **III. APPROVAL OF MINUTES**

**A.** August 1, 2019

#### **MOTION**

It was moved by Commissioner Kristine Brown, seconded by Commissioner Steven Holm and carried on a 6-0 vote (Commissioner Larson absent) to approve the minutes of August 1, 2019.

#### **IV. OLD BUSINESS – None**

#### **V. NEW BUSINESS**

**A. SHAN MCNAUGHTON, APPLICANT**  
(PROJECT PLANNER: IVAN FLORES)

**PUBLIC HEARING** to consider **Demolition No. 336** to demolish an approximately 1,312 square-foot single family dwelling over 50 years of age and **Certificate of Appropriateness No. 586** to construct a new 2,900 square-foot two-story single family dwelling located on a 36,555 square foot lot (0.83 acres) at 1027 South San Mateo Street in the Suburban Residential District (R-S) (APN: 0175-042-34-0000). The project is located on the same

parcel as and adjacent to Historic Resource No. 20 (Henry Fisher Garden). The project is exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15301(L)(1) (Existing Facilities) and 15303(A) (New Construction or Conversion of Small Structures) of the California Environmental Quality Act Guidelines.

Chairman Heidelberg opened the Public Hearing.

Mr. Ivan Flores, Assistant Planner, gave a brief presentation on Demolition No. 336 and Certificate of Appropriateness No. 586.

The Commission discussed Demolition No. 336 and Certificate of Appropriateness No. 586 and expressed their concerns as follows:

- The Commission recommended a series of professional Department of Parks and Recreation forms be completed to document the current and past historic elements of the property for future record.
- The pathway to the historic garden and the footprint to the existing house are difficult to read on the current plans.
- It is crucial that the historic garden is preserved.

Mr. Shan McNaughton, applicant, addressed the Commission and stated that though the new footprint of the house is larger than the original footprint there will be procedures in place to protect the historic elements of the property.

Mr. Brian Foote, Planning Manager, recommended an added condition to require documentation of the property with the stipulation that the documentation be completed prior to building permit issuance.

Mr. Brad Toms, owner addressed the Commission and stated he can provide photographs and details on the property.

Chairman Heidelberg closed the Public Hearing.

## MOTION

It was moved by Commissioner Nathan Gonzales, seconded by Commissioner Brown and carried on a 6-0 vote (Commissioner Larson absent) that the Historic and Scenic Preservation Commission approved Demolition Permit No. 336 and Certificate of Appropriateness No. 586 and adopted Resolution No's. 2019-12 and 2019-13, based on the findings contained in the staff report, and subject to the Conditions of Approval with an added condition as follows:

## Demo 336

4. The applicant shall incorporate a staging area for construction work and temporary fencing around the garden to ensure the historic resource will not be affected during the demolition and construction of the project.

## COA 586

3. The applicant shall incorporate a staging area for construction work and temporary fencing around the garden to ensure the historic resource will not be affected during the demolition and construction of the project.

4. Prior to issuance of any permits, the applicant shall submit updated Department of Recreation (DPR) forms from the State Office of Historic Preservation for the Henry Fisher Garden to the Development Services Department, including DPR 523a (Primary Record), DPR 523b (Building, Structures, and Object Record), DPR 523j (Location Map), DPR 523i (Photograph Record), that document the existing conditions, history and historic significance, and boundaries of the historic resource.

### **B. WARREN DUNCAN CONTRACTING, APPLICANT (PROJECT PLANNER: IVAN FLORES)**

**PUBLIC HEARING** to consider **Demolition No. 335** to demolish an approximately 2,000 square-foot single family dwelling over 50 years of age located at 1209 Texas Street the Single Family Residential District (R-1) (APN: 0169-021-14-0000). The project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301(L)(1) (Existing Facilities) of the California Environmental Quality Act Guidelines.

Chairman Heidelberg Opened the Public Hearing.

Mr. Flores, Assistant Planner, gave a brief presentation on Demolition No. 335.

Ms. Lorelee Farris, Principal Planner, stated that the Conditions of Approval include a condition which states the dwelling will be available for sixty days for relocation and any remaining materials will be available for salvage.

Commissioner Gonzales recommended a condition to require high quality elevation and detailed photographs of the property. The information would be deposited in the library for future record.

Chairman Heidelberg closed the Public Hearing.

### **MOTION**

It was moved by Commissioner Gonzales, seconded by Commissioner Brown and carried on a 6-0 vote (Commissioner Larson absent) that the Historic and Scenic Preservation

Commission approved Demolition Permit No 335 and adopted Resolution No. 2019-11 based on the findings contained in the staff report, and subject to the Conditions of Approval with an added condition as follows:

3. Prior to the issuance of any permits the applicant shall submit archival photos (8"x10" black and white 500 ppi photos or 35 MM printed on acid free paper, as well as a digital copy) of the structure located at 1209 Texas Street to the Development Services Department and the Heritage Room of the A. K. Smiley Library.

**C. CHRISTINE HOAR FOR COLE A. HENRY AND GABRIELA MIA ROQUE-RIVER, APPLICANT**  
(PROJECT PLANNER: LORALEE FARRIS)

**PUBLIC HEARING** to consider **Historic Designation No. 136** to nominate and consider a recommendation to the City Council for local designation of a one-story single family dwelling located at 301 W. Lugonia Avenue (APN: 0167-241-13-0000). This application is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the California Environmental Quality Act Guidelines.

Chairman Heidelberg opened the Public Hearing.

Ms. Farris, Principal Planner, gave a brief presentation on Historic Designation No. 136.

Mr. Cole Henry, applicant, addressed the Commission and stated that the house had sentimental value and historical importance to him and his fiancé Gabriela Mia Roque-River. The couple foresees residing at 301 W. Lugonia long into the future.

Commissioner Lauren Bricker congratulated and commended Mr. Henry and Ms. Roque-River for their application for historic designation and their stewardship of the property.

Council Member Paul Barich congratulated Mr. Henry and Ms. Roque-River for the nomination of their home for designation.

It was moved by Commissioner Brown, seconded by Chairwoman Angela Keller and carried on a 6-0 vote (Commissioner Larson absent) to adopt Resolution No. 2019-14, and determined that the designation of the historic resource was exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) (General Rule), and nominated and recommended that the City Council designate the single family dwelling located at 301 West Lugonia Avenue to be eligible to become a Historic Resource in accordance with Chapter 2.62 of the Redlands Municipal Code.

**VI. DISCUSSION, POSSIBLE ACTION, AND INFORMATION ITEMS**

- A.** Informational items provided by City Staff – None
- B.** Commissioner Announcements

Council Member Barich thanked the Commissioners and staff for their time and effort on the Historic and Scenic Preservation Commission.

Commissioner Gonzales announced the Redlands Conservancy Fall Social –Twilight at the Asistencia on October 5, 2019.

**VIII. ADJOURN TO REGULARLY SCHEDULED MEETING ON SEPTEMBER 5, 2019**

The meeting adjourned at 6:55 p.m. to the regularly scheduled Historic and Scenic Preservation Commission meeting of November 7, 2019.



Joni Mena  
Senior Administrative Assistant



Lorelee Farris  
Principal Planner