

MINUTES: of the Historic and Scenic Preservation Commission (HSPC) meeting of the City of Redlands held on April 6, 2023, at 6:00 p.m. are as follows:

MEMBERS PRESENT: Kurt Heidelberg, Chair
Steven Holm, Vice Chair
Greg Weissman, Commissioner
Lauren Bricker, Commissioner
Justine Guidry, Commissioner

STAFF PRESENT: Brian Foote, Planning Manager
Sean Reilly, Principal Planner
Laylee Hokmollahi, Junior Planner
Jazmin Serrato, Junior Planner

I. CALL TO ORDER AND ATTENDANCE

The Commission was in full attendance, with the exception of Commissioner Nathan Gonzales and Commissioner Rose-Marie Raumin 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 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 March 2, 2023

It was moved by Commissioner Lauren Bricker, seconded by Commissioner Justine Guidry, and carried a vote of 5-0 (Commissioner Gonzales and Commissioner Raumin absent) to approve the March 2, 2023, HSPC meeting minutes.

IV. OLD BUSINESS

A. KENNETH WINCHESTER, APPLICANT (PROJECT PLANNER: LAYLEE HOKMOLLAHI)

Continued PUBLIC HEARING to consider **Minor Certificate of Appropriateness No. 665** – A request to legalize/approve an existing six foot (6'0") high vinyl fence and vinyl rolling slide gate with galvanized steel frame located within the street-side setback along Grant Street. The subject property is located at 232 West Olive Avenue (APN: 0171-244-40-0000) within the Multiple-Family Residential (R-3) District and the Smiley Park

Neighborhood Historic & Scenic District (Historic District No. 8). The proposal may qualify for exemption from environmental review in accordance with CEQA Guidelines Section 15303 (New Construction of Small Structures) or Section 15270 (Projects Which Are Disapproved).

Chair Heidelberg opened the Public Hearing.

Miss Laylee Hokmollahi, Junior Planner, gave an overview and presentation on the proposal and stated she and the property owner were available for any questions.

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

Ms. Beverly Winchester, property owner, stated she is proposing to move the front fence back six feet and completely cover the fence with Green Spire Euonymus, a fast-growing plant. She said the plant will grow two feet wide a year, will grow six to eight feet tall, will be planted two to three feet apart, and will cover the entire fence in three years.

Commissioner Greg Weissman is in favor of the property owner's fence treatment idea.

Chair Heidelberg expressed concern related to the appropriateness of the vinyl material for the fence, the time it would take the plant to grow, and maintenance of the plant.

Following discussion, Ms. Winchester requested a continuance to explore additional options.

MOTION

It was moved by Commissioner Bricker, seconded by Vice Chair Steven Holm, to carry on a vote of 5-0 (Commissioner Gonzales and Commissioner Raumin absent) to continue the Certificate of Appropriateness No. 665 to the May 4, 2023, HSPC meeting or to a date to be determined.

B. BRYAN AND CELINA MCKERNAN, APPLICANT (PROJECT PLANNER: SEAN REILLY)

PUBLIC HEARING to consider **DEMOLITION No. 357**, a proposal to demolish an existing 2,794 square foot single family dwelling over 50 years of age located at 130 Sierra Vista Drive (APN: 0176-173-09-0000). This project may qualify for exemption from the California Environmental Quality Act (CEQA) pursuant to Section 15301(l)(1) (Existing Facilities) of the CEQA Guidelines.

Chair Heidelberg opened the Public Hearing.

Mr. Sean Reilly, Principal Planner, gave an overview and presentation of the proposal and stated he, the applicants, the applicant's representative, and the Historic Resource Group representative (HRG) were available for any questions.

Mrs. Kathleen Beall, Redlands Historical Society, Mr. John Beall, resident, and Ms. Judith Hunt, former HSPC Commissioner, expressed opposition to the demolition.

Chair Heidelberg closed the Public Hearing.

Mrs. Celina McKernan, applicant, came forward to address the Commission and stated the house, as it stands, does not meet federal, state, nor the City of Redlands criteria for historic resource designation. She said the house is not included in any register of homes indicating any official historic elements. She added the previous renovations were completed without obtaining any permits from the City of Redlands. The extensive renovations to the house no longer reflect what Mr. Clare Day designed. She included no further renovations can be made to the house due to limitations of the design and construction methods used to build the house. Ms. McKernan suggested the Commission follow the staff's recommendation and approve demotion of the house.

Chair Heidelberg expressed concern regarding the substantial loss of integrity in relation to the changes that have been made to the house. Chair Heidelberg asked if the property owners would consider allowing some of the HSPC Commissioners visit the house to better understand the subject. Mr. McKernan stated he was opposed to another continuance. Commissioner Weissman agreed with Chair Heidelberg's suggestion to visit the house. He stated it would have been important for the Commission to be able to look at the property in person to be able to answer some questions.

Commissioner Bricker believes the house has not lost significant historic character or appearance. She also believes the house would be eligible for the California Register; however, she does not believe the house would be exempt from CEQA. For these reasons, Commissioner Bricker does not support the demolition.

Commissioner Holm stated the house looks like a mid-century modern home. Commissioner Guidry agreed with Commissioner Holm and said HRG's report had some conflicting information. The report indicates the house does not qualify, but based on what the Commission has seen and what the Commission knows about the alterations it may qualify.

Mr. John McKosher, the applicant's representative, stated the house has been substantially altered, and in its current state the house is not the Mid-Century style house that was designed and built in 1958. He added the house is missing three of the most critical aspects of integrity, design, materials, and workmanship and when those are gone, the house is no longer architecturally significant.

Commissioner Bricker expressed concern that HRG's report includes California standards and local standards; however, she believes HRG is holding the house to a National Register standard and the house in its current state of alteration is not a National Register eligible property. Ms. Alexandra Madsen, applicant's representative, said HRG looked at all three levels of the State, National, and local levels, and assured the Commission that HRG is not holding the house to a National Register level.

MOTION

It was moved by Commissioner Bricker, seconded by Chair Heidelberg, and carried on a vote of 5-0 (Commissioner Gonzales and Commissioner Raumin absent) to adopt Resolution No. 2023-01 to deny Demolition Permit No. 357.

V. NEW BUSINESS

A. SUSAN CROCKETT, APPLICANT (PROJECT PLANNER: JAZMIN SERRATO)

PUBLIC HEARING to consider **Demolition No. 377** – A request to demolish an approximately 288 square-foot garage over 50 years of age located at 160 Bellevue Avenue (APN: 0172-431-43-0000) within the Suburban Residential (R-S) District. This proposal may qualify for exemption from the California Environmental Quality Act (CEQA) pursuant to Section 15301(l)(4) (Existing Facilities) of the CEQA Guidelines.

Chair Heidelberg opened the Public Hearing.

Miss Jazmin Serrato, Junior Planner gave an overview and presentation on the proposal and stated she and the applicant's representative were available for any questions.

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

The Commission had no comments or concerns on Demolition No. 377.

MOTION

It was moved by Vice Chair Holm, seconded by Commissioner Weissman, and carried on a vote of 5-0 (Commissioner Gonzales and Commissioner Raumin absent) to approve Demolition No. 377.

B. CITY OF REDLANDS, DEVELOPMENT SERVICES DEPARTMENT (PLANNER: BRIAN FOOTE, CITY PLANNER)

Review of the 2021-2022 Certified Local Government (CLG) Annual Report. Staff will provide a summary and description of the draft 2021-2022 Annual Report in accordance with the requirements for a Certified Local Government by the California Office of Historic Preservation and the National Park Service.

Mr. Brian Foote, Planning Manager, gave an overview and presentation of the 2021-2022 Certified Local Government (CLG) Annual Report. He informed the Commission of two new property additions to the local Historic Register, the Redlands Masonic Lodge and a Pediatric Clinic at 1605 Calvary Circle. He also informed the Commission of one property addition to the Mills Act Program, a single-family residence located at 225 E. Fern Avenue.

Mr. Foote stated brochures are being drafted to advise and increase the awareness of property owners within the districts and to advise property owners of staff limitations within

the districts. He said electronic brochures are being prepared for online use and paper brochures are being prepared for the public counter and staff are discussing methods to distribute the brochures to the property owners within the districts. He added the brochures will be sent to the State Office of Preservation if the Commission has no further revisions. Commissioner Weissman suggested staff contact and inform the East Valley Association of Realtors regarding the districts. Mr. Foote thanked Commissioner Weissman and said he will follow up on his suggestion.

Mr. Foote stated the Architectural Resource Group (ARG) prepared a draft Historical Architectural Design Guidelines document. Chair Heidelberg discussed forming an ad hoc sub-committee and appointing two HSPC Commissioners to the sub-committee for the purpose of collaborating with staff in finalizing the draft document. Commissioner Guidry expressed interest in joining the sub-committee. Chair Heidelberg stated he previously spoke to Commissioner Gonzales regarding this issue and he expressed interest in joining the sub-committee.

It was moved by Chair Heidelberg, seconded by Commissioner Bricker and carried a vote of 5-0 (Commissioner Gonzales and Commissioner Raumin absent) to recommend Commissioner Guidry and Commissioner Gonzales to the ad hoc sub-committee.

VI. DISCUSSION, POSSIBLE ACTION, AND INFORMATION ITEMS

A. Informational items provided by City Staff

1. 2023 California Preservation Conference online on April 26-27, 2023.

Mr. Foote stated the 2023 California Preservation Conference will be held online on April 26-27, 2023. He said the conference is at no cost and encouraged all Commissioners interested in attending to contact staff.

2. Palm Springs Historic Site Preservation Board Annual Preservation Symposium on April 29-30, 2023.

Mr. Foote stated the Palm Springs Historic Site Preservation Board Annual Preservation Symposium will be held in person on April 29-30, 2023. He said the symposium is at no cost and encouraged all Commissioners interested in attending to contact staff.

B. Commissioner Announcements – None.

VII. ADJOURN TO REGULARLY SCHEDULED MEETING ON MAY 4, 2023

Chair Heidelberg adjourned the meeting at 7:29 P.M. to the next regularly scheduled meeting of May 4, 2023.

Sonya Flint
Administrative Assistant

Brian Foote
Planning Manager