

MINUTES: of the Historic and Scenic Preservation Commission (HSPC) meeting of the City of Redlands held on August 5, 2021, at 6:00 p.m. are as follows:

MEMBERS PRESENT: Kurt Heidelberg, Chairman
Steven Holm, Vice Chairman
Lauren Weiss Bricker, Commissioner
Greg Weissman, Commissioner
Justine Guidry, Commissioner
Rose-Marie Raumin, Commissioner

STAFF PRESENT: Brian Foote, Planning Manager
Loralee Farris, Principal Planner

I. CALL TO ORDER AND ATTENDANCE

The Commission was in full attendance, with the exception of Commissioner Nathan Gonzales, 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)

Chairman Heidelberg opened the Public Comment Period. There were no public comments forthcoming and the Public Comment Period was closed.

III. APPROVAL OF MINUTES

A. July 1, 2021

MOTION

It was moved by Commissioner Lauren Bricker and seconded by Commissioner Greg Weissman and carried a vote of 6-0 (Commissioner Gonzales absent) to approve the July 1, 2021 HSPC meeting minutes.

IV. OLD BUSINESS - NONE

V. NEW BUSINESS

A. **DANIEL ISHAM, APPLICANT**
(PROJECT PLANNER: LORALEE FARRIS)

PUBLIC HEARING to consider **Certificate of Appropriateness No. 625** to permit an existing 3 foot tall vinyl picket fence around the front yard of an existing single family dwelling, located at 184 S. Eureka Street in the R-2 (Multiple Family Residential) District (APN: 0171-244-33-0000). The property is located within the Smiley Park Historic and Scenic District. This project is exempt from environmental review pursuant to Section 15303(e) (New Construction or Conversion of Small Structures) of the California Environmental Quality Act Guidelines.

Chairman Heidelberg opened the Public Hearing.

Ms. Loralee Farris, Principal Planner, gave an overview and presentation on the Certificate of Appropriateness.

Chairman Heidelberg requested clarification on the height requirements for fencing in the front yard. Ms. Farris confirmed the fence is proposed to be three feet and the maximum height for an open-style fence would be four feet in the front yard setback.

Commissioner Justine Guidry inquired if vinyl fencing is allowed for historic properties, and stated the material was not consistent or compatible for the time period.

Mr. Daniel Isham, Applicant/Owner, stated he was not aware of the regulations for historic homes and said he was trying to update the home with new landscaping, sprinkler system, and fencing. Mr. Isham said that he choose the vinyl material because it was the best material for the long term and to remove the fencing and replace it with a new fence would prove difficult because the footings were cemented into the ground.

Mr. Paul Barich, resident, stated that he appreciated the protection of historic properties. However, the vinyl material will last a long time and it is not noticeable unless you touch it. The HSPC should consider what will preserve the property for the long term and consider the totality of the overall picture and not discourage residents from taking on projects to make improvements to their historic homes.

Commissioner Greg Weissman agreed with Mr. Barich and stated the material enhances the appearance of the property and will last longer and believes that the regulations may have room for interpretation.

Commissioner Bricker stated she was sensitive to the cost on rehabilitation projects to the property but indicated that there are more appropriate substitute materials that can be utilized for fencing in historic districts. Commissioner Bricker stated the fence is very visible from the street, due to its location along the front property line and offered a suggestion that the property owner consider introducing solid hedge row along the fence to reduce the visual impact or replacing the material with a wood picket fence so it will not distract from the historic design of the property.

Chairman Heidelberg stated that the vinyl material did not fit in with the historic property or meet the Secretary of Interior's Standards for Treatment of Historic Properties under Rehabilitation.

Vice Chairman Steven Holm agreed with Commissioner Bricker and stated the material did not blend in with the historic district for which the property contributes to.

Commissioner Rose-Marie Raumin expressed a concern that the vinyl material stands out and does not enhance the historic character of the property. Commissioner Raumin agreed with Commissioner Bricker's comments.

Commissioner Guidry recommended the addition of plants or shrubs as a method to soften the appearance of the vinyl fence.

Mr. Isham stated he was having trouble visualizing the suggestions and indicated that he may consider removing the fence all-together, however, he would be open to looking into the Commission's suggestions further and returning with an update.

Chairman Heidelberg closed the Public Hearing.

MOTION

It was moved by Vice Chairman Holm, and seconded by Commissioner Bricker and carried on a vote of 6-0 (Commissioner Gonzales absent) that the HSPC continue the item to the September 2, 2021 HSPC meeting.

B. CITY OF REDLANDS, FACILITIES & COMMUNITY SERVICES DEPT., APPLICANT (PROJECT PLANNER: LORALEE FARRIS)

Discussion of **Minor Certificate of Appropriateness No. 633** – An approved permit to reinforce approximately 2,400 square-feet of existing flat roof at the Redlands Bowl by installing a WeatherWeld R-16-30-AL system, evaluating, restoring, and repairing approximately 2,925 square-feet of the existing tile roof, and inspecting and repairing the roof deck for water and/or termite damage and replacing with in-kind material. The subject property is located at 25 Grant Street (APNs: 0171-244-06-0000 and 0171-244-07-0000) within the Smiley Park Neighborhood Historic and Scenic District (Historic District No. 8).

The city's Historic Preservation Officer approved the above-referenced permit on July 22, 2021. In accordance with Redlands Municipal Code Section 2.62.200(D), Certificates of Appropriateness may be approved by the Historic Preservation Officer for minor improvements, where proposed work does not adversely affect the exterior architectural features of the historic resource nor adversely affect the character or historical, architectural, or aesthetic interest or value of the resource and its site. However, the Preservation Officer shall inform the Historic & Scenic Preservation Commission in writing of decisions regarding minor alterations. On July 26, 2021, one Commissioner requested discussion and review before the Historic & Scenic Preservation Commission.

Chairman Heidelberg asked for a presentation on the item.

Ms. Farris gave an overview and presentation on the item. Ms. Tabitha Kevari, Facilities & Community Services Manager, gave an overview on the work proposed for the item.

Commissioner Bricker requested clarification on the roofing material for the flat roof improvements and whether it came in sheets or a liquid. Commissioner Bricker also inquired about the existing roof drainage conditions, whether the flat roof had a slight pitch, and whether any improvements would be needed to improve drainage on the flat roof surface. Ms. Kevari confirmed the material as a liquid and stated the roof has a slight pitch to help with drainage.

Commissioner Raumin inquired on the warranty of the product.

Mr. Eric Reeves, Facilities & Community Services, confirmed there is a thirty year warranty on normal wear and tear and the rest is warrantied for lifetime. Mr. Reeves also confirmed that the roof condition was evaluated and that it provides for adequate drainage.

MOTION

It was moved by Commissioner Weissman, and seconded by Commissioner Bricker and carried on a vote of 6-0 (Commissioner Gonzales absent) that the HSPC affirmed the Historic Preservation Officer's approval of Minor Certificate of Appropriateness No. 633.

VI. DISCUSSION, POSSIBLE ACTION, AND INFORMATION ITEMS

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

Commissioner Guidry stated the City's current design guidelines are not very specific and may not be clear for interpretation. Ms. Farris stated the City's current Historic Design Manual is from 1989 and provided the Commission with an update on the new Historic Design Guidelines that are in process. Ms. Farris stated there is a draft on the City's website, that the City has been reviewing comments received on the document, is exploring options to aid in making the guidelines more user friendly prior to returning to City Council for action, and said that anyone with additional questions on the draft Historic Design Guidelines may contact her.

VII. ADJOURN TO REGULARLY SCHEDULED MEETING ON SEPTEMBER 2, 2021

Chairman Heidelberg adjourned the HSPC meeting at 6:55 P.M. to the next regularly scheduled meeting of September 2, 2021.



Linda McCasland
Administrative Analyst

Loralee Farris
Principal Planner