

MINUTES: of the Historic and Scenic Preservation Commission (HSPC) meeting of the City of Redlands held on March 3, 2022, at 6:00 p.m. are as follows:

MEMBERS PRESENT: Kurt Heidelberg, Chairman
Steven Holm, Vice Chairman
Nathan Gonzales, Commissioner
Greg Weissman, Commissioner

STAFF PRESENT: Brian Foote, Planning Manager
Loralee Farris, Principal Planner
Sean Reilly, Senior Planner
Jocelyn Torres, Associate Planner

I. CALL TO ORDER AND ATTENDANCE

The Commission was in full attendance, with the exception of Commissioner Lauren Weiss Bricker, Commissioner Guidry and Commissioner 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)

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

III. APPROVAL OF MINUTES

A. February 3, 2022

MOTION

It was moved by Vice Chairman Steven Holm and seconded by Commissioner Nathan Gonzales and carried a vote of 4-0 (Commissioner Bricker, Commissioner Guidry and Commissioner Raumin absent) to approve the February 3, 2022 HSPC meeting minutes.

IV. OLD BUSINESS - None

V. NEW BUSINESS

A. MARK AND JILL HUNTSINGER, APPLICANT
(PROJECT PLANNER: JOCELYN TORRES)

PUBLIC HEARING to consider **Certificate of Appropriateness No. 644** to demolish an existing detached shed and construct a new detached garage with a bathroom that is 1,235 square feet in size and adding a new 34 square foot bathroom within an existing 470 square foot pool house. The project site is located at 304 East Fern Avenue (APN: 0173-061-29-0000) within Historic District No. 5 (East Fern Avenue Historic and Scenic District). The project qualifies for exemption from environmental review in accordance with Section 15331 (Historical Resource

Restoration/Rehabilitation) and Section 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act Guidelines.

Chairman Heidelberg opened the Public Hearing for comments or questions.

Ms. Jocelyn Torres, Associate Planner, gave an overview and presentation on the proposal.

Chairman Heidelberg inquired if there were any questions for staff.

Mr. Mark Huntsinger and Mrs. Jill Huntsinger, Applicants, came forward to address the Commission. Mr. Huntsinger stated that they would be able to repurpose the detached shed by relocating it off-site instead of demolishing the structure, which is less than 50 years of age, since it is not on a fixed foundation. Mrs. Huntsinger stated that they would use wood framed windows instead of vinyl. Mr. Huntsinger said that they would like to build the garage to match the time period that the house was built.

Chairman Heidelberg closed the Public Hearing.

MOTION

It was moved by Commissioner Gonzales, and seconded by Vice Chairman Holm and carried on a vote of 4-0 (Commissioner Bricker, Commissioner Guidry and Commissioner Raumin absent) that the HSPC adopt Resolution No. 2022-07, finding that the project was exempt from further environmental review pursuant to Section 15331 (Historical Resource Restoration/ Rehabilitation) and Section 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act Guidelines, and approved Certificate of Appropriateness No. 644, subject to conditions of approval.

B. DAVID MILLER ARCHITECTURAL CORPORATION, APPLICANT (PROJECT PLANNER: SEAN REILLY)

PUBLIC HEARING to consider **Certificate of Appropriateness No. 646** to construct a new covered front concrete patio and second story deck to an existing accessory building located at 1145 W. Highland Avenue (APN: 0175-091-35-0000) within Historic District No. 2 (West Highland Avenue Historic and Scenic Preservation District). The project qualifies for exemption from environmental review in accordance with Section 15331 (Historical Resource Restoration/Rehabilitation) and Section 15301 (Existing Facilities) of the California Environmental Quality Act Guidelines.

Chairman Heidelberg opened the Public Hearing for comments or questions.

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

Chairman Heidelberg inquired if there were any comments or questions for staff.

Chairman Heidelberg asked to view the aerial photograph.

Commissioner Greg Weissman asked if the improvements to the two-story structure would be facing the street and inquired whether the driveway was gravel. He also inquired about the type of roof material and whether it would match the home. Mr. Gary Miller, Architect, stated that since the primary historic dwelling has asbestos shingles, the existing accessory structure is not able to match exactly, but clarified that the roofing material of the accessory structure would not be changing from the composition shingle that exists presently, as there are no changes to the roof proposed other than the patio addition. He also said that the driveway is paved not gravel.

Mr. Miller gave an overview of the proposal.

Chairman Heidelberg inquired on the columns for the porch, and asked what they were modeled after. Mr. Miller explained that there were not existing columns on-site to be utilized for inspiration, but that the aim in their design was to present a style that would be compatible with and not detract from the existing architecture of the historic dwelling, but also in its context within the Historic District, which has several Queen Anne Victorian examples. He stated that on the second level they chose slender columns, and on the lower level they chose stone columns to balance things out with the existing home.

Vice Chairman Holm asked if the trees at the entryway to the accessory building were going to remain. Mr. Miller stated that the trees will remain but were not shown on the renderings to provide a clear view of the proposed elevations.

Chairman Heidelberg closed the Public Hearing.

MOTION

It was moved by Commissioner Weissman, and seconded by Vice Chairman Holm and carried on a vote of 4-0 (Commissioner Bricker, Commissioner Guidry and Commissioner Raumin absent) that the HSPC adopt Resolution No. 2022-08, and approve Certificate of Appropriateness No. 646, subject to conditions of approval, and found that the project was exempt from further environmental review pursuant to Sections 15331 and 15301 of the CEQA Guidelines.

VI. DISCUSSION, POSSIBLE ACTION, AND INFORMATION ITEMS

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

On behalf of the Commission, Commissioner Gonzales acknowledged the nine (9) years of service from Ms. Lorelee Farris, Principal Planner, and wished her the best in her future endeavors. Ms. Farris expressed that it has been an honor working with the Commission as the City's Historic Preservation Officer, and that she has learned and grown so much in her career. She said that with her work in historic preservation and with the Commission, it has given her further passion for this particular topic. She appreciates all the work they've been able to do together and thanked the Commission for their service and hard work.

Commissioner Gonzales congratulated Chairman Heidelberg in his new position at Cal Trans. Chairman Heidelberg acknowledged Commissioner Gonzales on completing a new exhibit at Watchorn and Lincoln Shrine.

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

Chairman Heidelberg adjourned the HSPC meeting at 6:34 P.M. to the next regularly scheduled meeting of April 7, 2022.



Alma Morales
Administrative Assistant II

Lorelee Farris
Principal Planner