

**MINUTES:** of the Historic and Scenic Preservation Commission (HSPC) meeting of the City of Redlands held on February 1, 2024, at 6:00 p.m. are as follows:

**MEMBERS** Kurt Heidelberg, Chair  
**PRESENT:** Steven Holm, Vice Chair  
Greg Weissman, Commissioner  
Nathan Gonzales, Commissioner  
Lauren Bricker, Commissioner  
Justine Guidry, Commissioner  
Rose-Marie Raumin, Commissioner

**STAFF** Brian Foote, City Planner/Planning Manager  
**PRESENT:**

## **I. CALL TO ORDER AND ATTENDANCE**

The Commission was in full attendance and called to order at 6:00 p.m.

### **A. Election of Historic & Scenic Preservation Commission Chair and Vice Chair**

#### **MOTION**

It was moved by Commissioner Lauren Bricker, seconded by Commissioner Nathan Gonzales, and carried a vote of 7-0 to extend Kurt Heidelberg's term as Chair of the HSPC, there were no other nominations.

It was moved by Commissioner Justine Guidry, seconded by Commissioner Greg Weissman, and carried a vote of 7-0 to extend Steven Holm's term as Vice Chair of the HSPC, there were no other nominations.

## **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 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 August 3, 2023**

#### **MOTION**

It was moved by Commissioner Bricker, seconded by Commissioner Rose-Marie Raumin,

and carried a vote of 7-0 to approve the August 3, 2023, HSPC meeting minutes.

Chair Heidelberg requested to change the order of the agenda to discuss New Business and then Old Business. There were no objections.

## **V. NEW BUSINESS**

### **A. COREY STEIPEN, OWNER/APPLICANT (PROJECT PLANNER: LAYLEE HOKMOLLAHI, ASSISTANT PLANNER)**

Preliminary review of a proposal to demolish and reconstruct a damaged accessory structure (cabana) located within the front yard setback adjacent to Highland Avenue. The subject property is located at 1205 W. Highland Avenue (APN: 0175-091-03-0000) within the Suburban Residential (R-S) zoning district and in the West Highland Avenue Historic & Scenic District (Historic District 2). The subject property is designated as Historic Resource No. 47 (HR 47). The proposed project may be subject to the California Environmental Quality Act.

Chair Heidelberg opened the Hearing.

Mr. Brian Foote, City Planner, informed the Commission that Laylee Hokmollahi, Assistant Planner is absent, and he will present the item. Mr. Foote gave an overview and presentation of the proposal and stated the property owner, and his representative were available for any questions. He added that this item has been brought to the Commission for preliminary review and there is no decision for the Commission to make on this request.

Mr. Corey Steipen, property owner, stated he has lived on the property for six and a half years and the nearby intersection has had many people speeding down the road causing many incidents. He said the drunk driver incident that destroyed his cabana occurred in June 2023, and within a year and a half there were four other incidents of drunk drivers in that intersection. He added safety is a major concern and requested the HSPC's support to help rectify the situation and help secure the property.

Chair Heidelberg asked what the proposed design changes will accomplish. Mr. Brian Higginson, applicant's Architect, responded the existing material of the damaged wall that is being replaced is old and has no reinforcement. He added the existing columns cannot be reused and to add any additional weight to the columns would be impossible to structurally engineer. He said the intent is to strengthen the damaged section of the wall in the event a similar incident occurs, it could absorb the impact of the future crash and prevent any possible injury to the residents. He stated in reference to the design changes, the existing structure has some plant foliage on top that provided screening from the street to prevent people from looking into the upper windows and inside the residence. He said the intent was to raise the roof up to a point where it provides additional privacy for the residents because that would expose the top of the roof to the street. He included the selected tile was proposed to match the existing home to complement the appearance.

Mr. Steipen stated the actual roof has lifted from the impact, it has been destroyed and it needs to be redone. He said the Structural Engineer who inspected the property indicated

the existing wall cannot bear any additional weight. Mr. Steipen added the new columns were designed to take the weight of the proposed new roof.

Commissioner Weissman asked if there were any renderings of the proposed new structure. Mr. Higginson responded none are available at the moment, the next step is to take the feedback and the information received from the HSPC to refine the drawings and elevations to produce a 3D rendering, and then they could clarify the imagery.

Vice Chair Holm asked how much of the cabana's roof will be visible over the fence line. Mr. Higginson responded approximately two to three feet, but a line-of-sight exhibit can be prepared to be sure.

Commissioner Bricker agreed that the wall needs reinforcement and asked if the entire rear wall will be rebuilt or just the damaged portion. Mr. Higginson responded there is a corner point behind the far-left column section and there is a corner section that could be cut at that point, and the applicant would take that out and that is the section that would be replaced. The little storage door room would remain. The dash line represents where the new footing would be, and the hashed section of the wall represents the new reinforced section.

Commissioner Bricker asked about adding more weight to the existing structure (from a new roof) and the need for redesigning the columns with a squared design (eliminating the existing round column design). Commissioner Bricker said what is being advocated is a double roof and what is being proposed is rebuilding the chevron pattern flat wooden roof. She added the tile covered hip roof is going to be heavy; there will be a lot more additional weight added to the existing structure. Mr. Higginson responded the pattern on the side would not be the same type of material as the existing roof, the proposed new roof would be a thinner and more linear style to replicate the look but without the added weight. The proposed tile roof would be done with typical construction.

Commissioner Bricker stated the existing pergola structure on the property is the one that is seen in all the historic magazine articles and photos, and the concept of a pergola embedded in the yard's surrounding landscape is important to the "Italian garden" concept that is so beautifully conveyed with other landscape features on the subject property. Commissioner Bricker expressed concern about adding a hip style roof to the structure; and added the tile roof was not originally tile, the house had split shakes, so one cannot say the proposed new structure design is going back to portray the original design.

Commissioner Gonzales asked Commissioner Bricker for clarification regarding roofing material. Commissioner Bricker responded to Commissioner Gonzales' question.

## **OLD BUSINESS**

### **A. CITY OF REDLANDS, DEVELOPMENT SERVICES DEPARTMENT (PROJECT PLANNER: BRIAN FOOTE, CITY PLANNER/PLANNING MANAGER)**

Consideration and recommendation to the City Council on the revised draft Historic Architectural Design Guidelines, a reference manual for local

property owners, developers, staff, and decision-makers pertaining to the planning, approving, and implementing the preservation, rehabilitation, and restoration of historic buildings and historic properties. This proposal is exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15061(b)(3) and 15262 of the CEQA Guidelines, as there is no possibility of environmental effects as a result of the proposed project.

Chair Heidelberg opened the Hearing.

Mr. Foote gave an overview and presentation on the Historic Architectural Design Guidelines. He stated after some edits and clarifications to the draft Guidelines the item is being brought back to the Commission for another recommendation to the City Council. He said the memo outlines the revisions to the Guidelines that were referenced by page numbers.

Commissioner Gonzales acknowledged the huge amount of work Mr. Foote has committed to revising the Guidelines and thanked him for his efforts.

Chair Heidelberg opened the Public Comment Period.

Mr. Ronald Running, Redlands Area Historical Society, spoke in favor of the Design Guidelines and added that the Guidelines are a wonderful resource to the Redlands architectural history. He thanked staff for their hard work on the Guidelines and expressed the following comments in reference to specific pages of the Guidelines:

- Page 12 – It was suggested that the City of Redlands consider including the Chicago Colony Development in the Guidelines.
- Page 20 – It was stated that it is not necessary for the Commission to review items related to fences and walls.
- Page 126 – It was suggested that the following language be clarified: “Vinyl Fencing is Discouraged or Prohibited.”
- Page 22 – It was suggested that the following language be clarified: “Moderately Visible.”

Mr. Don Grenda, Redlands Conservancy, stated he was in support of the Design Guidelines.

Mr. Foote stated the Commission can clarify the language if vinyl fences should be discouraged or be prohibited. Following discussion with the Commission and staff, Commissioner Gonzales suggested the following language be included in the Design Guidelines: “Vinyl or other incompatible materials are not appropriate and do not meet Secretary of Interior Standards.” The Commission was in favor of the language. Mr. Foote said the selected language would be included on pages 126 and 193 in the Design Guidelines.

Commissioner Guidry stated the phrase “False Sense of History” should be simplified and

added to page 20 of the pdf of the Design Guidelines. Mr. Foote said the phrase, "False Sense of History" needs to be defined. Commissioner Bricker suggested including a quick reference in the Architectural Glossary that helps define the phrase "False Sense of History."

Mr. Foote said there are multiple page 4's, page 10's, and page 20's in each chapter of the Guidelines that need to be corrected.

Commissioner Guidry said the thumbs up and thumbs down that are on the pictures are missing on some pages in the Guidelines. She offered to review the Guidelines and send Mr. Foote a list of the pages that are missing the thumbs up and thumbs down.

Mr. Foote reiterated the following three items that need to be addressed: the language regarding vinyl fence, the definition regarding "False Sense of History," and the thumbs up and thumbs down.

Commissioner Bricker stated it would be helpful for the community if a brochure of the Design Guidelines were created and readily available in the City of Redlands Development Services Department and other areas in the City.

Commissioner Gonzales stated he was in favor of creating a brochure.

Commissioner Raumin is also in favor of creating a brochure. She suggested adding a statement referring the public to review the complete Design Guidelines for more specific information.

Commissioner Bricker stated she and Commissioner Guidry will assist in creating the brochure.

Mr. Foote expressed concern that creating a brochure would cut out so much substance from the Guidelines and that not much information would get translated from the full Guidelines. He said he appreciates the assistance with helping to create the brochure in the future.

## MOTION

It was moved by Commissioner Gonzales, seconded by Commissioner Weissman, and carried a vote of 7-0 that the HSPC adopt Resolution No. 2024-01, and recommend that the City Council adopt the Historic Architectural Design Guidelines as amended.

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

### **A. Informational items provided by City Staff**

#### **1. Request information to include in the CLG Annual Report**

Mr. Foote said staff is beginning to prepare the CLG Annual Report that is due to the State Historic Preservation by April 2024. He requested the Commission provide him with their current resume that includes any recent training, conferences, or anything relevant to the

work of the Commission. The resumes are due to Mr. Foote by March to be included as an attachment to the annual report.

**B. Commissioner Announcements**

Commissioner Gonzales invited the Commission to attend the Lincoln Shrine Library 's 51<sup>st</sup> Annual Open House, the hours are between 11:00 a.m. and 3:00 p.m.

**VII. ADJOURN TO THE REGULARLY SCHEDULED MEETING ON MARCH 7, 2024**

Chair Heidelberg adjourned the HSPC meeting at 7:06 P.M. to the next regularly scheduled meeting of March 7, 2024.

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Sonya Flint  
Administrative Assistant

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Brian Foote  
City Planner