

MINUTES
HISTORIC AND CULTURAL PRESERVATION BOARD SPECIAL MEETING
September 10, 2020

This meeting was conducted as a video conference meeting in a remote location. All votes during the meeting were conducted by roll call.

CALL TO ORDER

The special meeting of the Historic and Cultural Preservation Board of the City of Highland was called to order at 5:12 p.m. by Chair Mauricio through video conference.

Present:	Chair	Tony Mauricio
	Vice Chair	Patrick Sandford
	Member	Pam Bible
	Member	Lewis Cantrell
	Member	Colin Childs

Staff Present: Kim Stater, Assistant Community Development Director
Ash Syed, Associate Planner
Camille Goritz, Administrative Assistant III

The Pledge of Allegiance was led by Member Sandford.

COMMUNITY INPUT

None

CONSENT CALENDAR

1. Minutes from the August 6, 2020 Special Meeting.

A MOTION was made by Member Bible, seconded by Member Sandford, to approve the minutes, as amended. Motion carried on a roll call vote, 5-0.

BUSINESS ITEMS

2. Certificate of Appropriates (COA No. 20-002) to approve the replacement of the front 465 square feet of the roof to match the existing remainder of the roof on a 1,148 square foot historic residence. (27237 Pacific Street, APN No. 1191-471-65)

Associate Planner Syed presented the staff report.

Member Bible stated the problem with the certificate is the color; however I believe that this guideline is in error. When we approve the roofing colors it was supposed to be everything from 1938 and before was brown. It didn't go to 31 because that was the period of significance and we wanted to keep all those brown. It should have been from 39 and later a different color. Staff needs to do some research on this or this needs to be an agenda item to be sure it needs to be corrected. I believe brown is the correct color.

Associate Planner Syed replied I spoke to Member Bible earlier today about what the roofing guidelines are. My records show this is the most up-to-date one I have. I can look into any updates that may have been before I got to the city. I will address this before the next meeting.

Assistant Community Development Director Stater stated we go from 1891 and 1938. It is odd, and what Ash is saying is that he could go back and look at the historic board minutes.

Member Bible replied I think it is supposed to be a 9 and not a 1. I think somehow it was typed wrong.

Assistant Community Development Director Stater replied maybe. This is what we have in our folders. I think this helps the scenario, and the actual application we have before us.

Associate Planner Syed stated what the homeowner is proposing is exactly what Member Bible was looking for. It should not come to Historic Board. Brown is what should be able to be approved by staff over the counter. We are here because that is what the guidelines have suggested, and the guidelines are wrong.

Member Childs stated realistically the house is very pretty and maintained. The walls are a brown as well, and it would be crazy to disapprove them replacing the front part of the roof because of color.

A MOTION was made by Vice Chair Sandford, seconded by Member Childs, to approve:

- 1) Approve COA No. 20-002, to approve the replacement of the front 465 square feet of the roof to match the existing remainder of the roof on a 1,148 square foot historic residence, subject to Conditions of Approval, and;
 - 2) Adopt the Findings of Fact.
- Motion carried on a roll call vote, 5-0.

3. Certificate of Appropriateness No. 20-001 for a 288 square foot addition at the rear of a contributing historic residence. (27417 Main Street, APN No. 1200-351-43)

Associate Planner Syed presented the staff report.

Member Bible stated if I am correct they were supposed to change the type of the siding so when you looked at it you can easily tell the difference. My thought is that too cost prohibitive to make them do that, but I think we could still get the same effect if they put up a board. It looks like there is a vertical board in the picture, however there does not look like one on the other east side of the house. If they would go back and add the vertical board up and down so we could get more distinction then I could let the siding go.

Member Childs stated I cannot vote because I live right around the corner from this home.

Associate Planner Syed stated Member Childs has to recuse himself from this item because of the conflict of interest.

Member Bible stated whatever size it is on the west side if you could put on the east side. Another question, I do not see a place to put wood windows in.

Associate Planner Syed asked Mr. Lopez the addition is the part with the flat roof, and when we are looking at the addition from the exterior just past that existing white trim piece there is a window, right?

Mr. Lopez, Homeowner replied yes.

Associate Planner Syed asked if that is a wood frame window or vinyl.

Mr. Lopez replied it is a vinyl window with a wood trim.

Member Bible asked if that is the only vinyl window Mr. Lopez has or are there others.

Associate Planner Syed replied the other vinyl window on the east side of the house. The actual addition had windows on the south side which are replaced with that door. The windows on the addition have been replaced with the sliding door in the back now, but there are windows on the east and west side that is just north of the addition that are vinyl windows with wood trims.

Member Bible stated that was part of what was supposed to be approved before that did not get done. How does everyone else feel about those windows? Should that be included in this approval? They are not wood like they should be.

Member Cantrell stated I was not here when it was the original approval, but I do not see anything about the door. The door does not look like it is appropriate for historic property. You would think it would be required to be a French door or a wooden door.

Member Bible replied I agree. I didn't get to that yet; I was stuck on the doors.

Chair Mauricio stated he is on the fence on the door. I am ok with the windows.

Vice Chair Sandford stated if we say something and we come up with something we need to be consistent. What we do for one, we do for all. In this case, if we come up with that direction seven years we should stay consistent.

Chair Mauricio stated I am ok with the windows.

Member Cantrell stated I think it should be as per the recommendation changed to wooden double hung windows.

Member Bible replied we have 3 for wood and 1 for vinyl. What is this backdoor made of?

Mr. Lopez stated vinyl sliding door.

Member Bible stated I do not like the vinyl back door. What was originally approved?

Associate Planner Syed replied the original door that was approved back in 2010 was a wooden door. It was a man door. Where the door has been relocated to is a larger opening, it is more like a patio entrance.

Member Bible stated they make French doors that are wood and fit in that size opening. If he could find a sliding wood door that would be ok too, I just think it has to be wood.

Member Cantrell replied I agree. Yes, they do make wood sliding doors that look like a regular sliding door, but are made of wood. When I drove by it looks like there was a metal cabinet had been added to the outside of the house and looked like for a water heater.

Assistant Community Development Director Stater asked what the approximate size was.

Member Cantrell stated it was 8 feet high and 2 feet wide.

Assistant Community Development Director Stater asked if it was a requirement of the Building and Safety Division.

Mr. Lopez stated I do not know. I just bought the property a year ago. I was not notified that there was a lien on the property by the city and we owed money to the city due to expired permits.

Assistant Community Development Director Stater stated we would have to ask Building and Safety if that is a required enclosure of an exterior water heater.

A MOTION was made by Member Bible, seconded by Member Cantrell, to approve the item with the requirement that there must be a vertical board added on the east side to distinguish the addition from the original part of the house. The two windows must be replaced with wooden windows and the back door be replaced to either wooden French doors or a wooden sliding door. The water heater enclosed with wood sighting on a similar nature to the house.

Motion carried on a roll call vote, 4-0-1, with Member Childs abstaining.

ANNOUNCEMENTS

The next Historic and Cultural Preservation Board meeting is scheduled October 1, 2020.

ADJOURN

There being no further business, Chair Mauricio declared the meeting adjourned at 6:03 p.m.

Submitted by:

Approved by:

Camille Goritz,
Administrative Assistant III

Tony Mauricio, Chair
Historic and Cultural Preservation Board