

## CULTURAL HERITAGE BOARD MINUTES

WEDNESDAY, MAY 17, 2017, 3:30 P.M.  
ART PICK COUNCIL CHAMBERS, CITY HALL  
3900 MAIN STREET

*City of Arts & Innovation*

### Cultural Heritage Board Members

L E C H	V A C A N T	V A C A N T	C U E V A S	P A R I S H	F E R G U S H	C A R T E R	P R E S T O N - C H A V E Z	G I L L E E C E
WARDS								
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Roll Call:

Chair Lech called the meeting to order at 3:30 p.m. with all members present.

The Pledge of Allegiance was given to the flag.

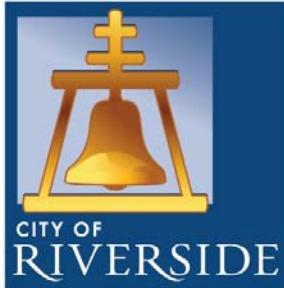
### COMMENTS FROM THE AUDIENCE

There were no oral comments at this time.

### DISCUSSION CALENDAR

PLANNING CASE P16-0877 – Certificate of Appropriateness – Mission Booster Station Installation & Pressure Rezoning Project (Ward 1)  
 Certificate of Appropriateness requested by City of Riverside Public Utilities Water and Planning Resources to replace the Rubidoux and Mary Evans Booster Stations, consolidating three hydraulic pressure zones, and constructing approximately 5,250 linear feet of underground iron water main pipeline within or near Loring Park, Mount Rubidoux Bridge, and the Seventh Street, Mount Rubidoux, Colony Heights, and Evergreen Quarter Historic Districts. Jennifer Mermilliod, Contract Planner, presented the staff report. This item was continued from the March 15, 2017 meeting. The Cultural Heritage Board subcommittee met with the applicant and staff to go over the board's recommendations of March 15<sup>th</sup>. Board member Carter stated that she and Chair Lech met twice with staff and the applicant. As can be seen by the proposal before the Board today, the subcommittee was a successful effort. Riverside Public Utilities has gone above and beyond the Board's suggestions and recommendations. There were no comments from the audience. Following discussion the Cultural Heritage Board recommended that the City Council: 1. Determine that Planning Case P16-0877, will not have a significant effect on historic resources under the California Environmental Quality Act (CEQA) based on the findings set for in the case record; 2. Adopt a mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (MMRP) for the Mission Inn Booster Station Installation & Pressure Rezoning Project; and 3. Approve Planning Case P16-0877 based on the facts for findings outlined in the staff report, and subject to the recommended conditions, thereby issuing a Certificate of Appropriateness for the project.

<b>Present</b>	X			X	X	X	X	X	X
Motion Second All Ayes				X		X	X	X	X



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#### PLANNING CASE P17-0116 – Certificate of Appropriateness – 4226

##### Oakwood Place

Proposal by Aline Kangas for the replacement of windows and driveway, and installation of wood fencing, wrought iron balustrade, and wrought iron gate at a single-family residence. Scott Watson, Assistant Planner, presented the staff report. Mr. Watson stated that staff has analyzed the proposed project in accordance with Title 20 and the project was found to be in compliance. He noted that the original windows were replaced by previous owner with single hung vinyl framed windows. While the vinyl framed windows are not an appropriate replacement for historic windows, the new windows are the same size and function as the original windows, furthermore, they are slightly recessed within the original openings which have not been altered. Also the trim of the original windows have been retained. The new windows are compatible with the minimal traditional style of the historic residence in terms of dimension, function, installation recess and design. Therefore, this specific window replacement is harmonious with the feel of the historic district.

The applicant was not present. There were no comments from the audience.

Board Member Cuevas requested clarification as to whether staff was recommending approval of the vinyl windows.

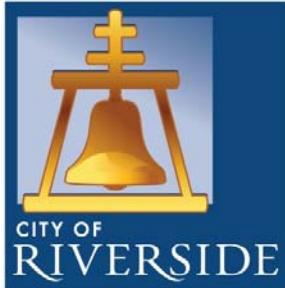
Mr. Watson responded that in general the Citywide Historic Preservation Design Guidelines indicate vinyl material as an inappropriate material, however staff is recommending that for this specific house, being a minimal traditional style, this replacement does not impede on the district as a whole.

Board Member Gilleece asked what the original material was.

Mr. Watson replied that based on historic photos, it looks like they were wood.

Board Member Gilleece noted that in this case, the original wood trim was kept.

Erin Gettis, Historic Preservation Officer, agreed and noted that the opening size and recess was also kept.



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Board Member Parrish inquired whether the Board needs to be concerned about the setting a precedence.

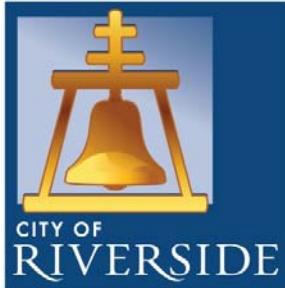
Ms. Getts stated that this was part of what the Board had to contemplate. Precedent setting is not one of the findings staff has to make. Staff has provided this recommendation to the Board today as part of whether or not the project complies with the standards in Title 20. This is a minimal traditional style house, which by definition is that. This was housing provided post war which was intended to be built quickly and with minimal details. When contemplating how windows are on a minimal traditional house and thinking about what a minimal traditional house meant either to the Wood Streets, as a contributor, or otherwise, in this instance and possibly other minimal traditional houses with double hung window features; staff feels that it is compatible to change them out for vinyl. This is something Mr. Watson has provided in his presentation. She did not feel this material would work in other situations and gave examples of a Spanish colonial style house, craftsman house or others that have very defined wood features as part of the design. If there is a precedent to be set and/or justification to be made as a board member, it would be whether or not this would be successful on a minimal traditional style house.

Chair Lech stated he agreed with staff, this is a minimal traditional house and the exception can be made but how does the guy three houses down with a Spanish colonial house know that?

Board Member Parrish noted this was a conundrum, these buyers bought the home with the vinyl windows already installed. This goes back to making sure a permit is pulled for every window replacement in the City, in an historic district. The burden should certainly fall to the contractor doing the work but also the person buying a home in an historic district should be made aware of this.

Board Member Gilleece asked if the front door was wood? In the past and based on previous decisions when you can see the windows from the street versus the ones you can't see from the street; would all front four windows have to be replaced with wood?

Mr. Watson replied that the front door was wood. With regard to the windows, if the Board so chooses, all of the windows seen from the front façade could be changed.



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WARD

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Ms. Gettis explained that in instances where the Board has considered it, meaning someone has put in vinyl windows and were required to take those out and put wood windows in, replacement has been required where it is visible from the street.

Board Member Cuevas asked if the current owners purchased the home in this condition?

Mr. Watson stated that the home was purchased with the windows but the current owner has done the other improvements.

Chair Lech said he was trying to think of a way, if approved, where it would be put on record. He saw the point that it is minimalist and they're in keeping, maybe not from a standpoint of materials but they are in keeping.

Board Member Gilleece stated that the big difference for her was that the wood trim was kept and the vinyl windows are recessed. She agreed that they did not look out of place, the window trim and the footprint so to speak was maintained.

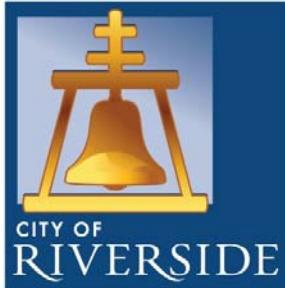
Chair Lech stated he hoped there was a way to flag this project and the Board's comments so that when the next person comes by, they can point out the circumstances for this approval.

Board Member Cuevas stated that it really leads back to the homeowners being advised that at any time when improvements are made, that they need to look at conditions of approval for the historic districts.

Cultural Heritage Board: 1. Determined that Planning Case P17-0116 is exempt from the California Environmental Quality Act (CEQA) per Sections 15331 of the CEQA Guidelines; and 2. Approved Planning Case P17-0116, based on the findings outlined in the staff report, and subject to the attached conditions, thereby issuing a Certificate of Appropriateness for the project.

Board Member Gilleece announced a conflict of interest and left the dais.

Motion Second All Ayes	X		X	X	X	X	X	X
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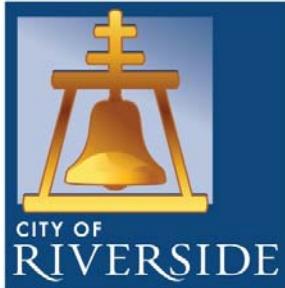
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WARDS								
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<u>PLANNING CASE P17-0249</u> – Certificate of Appropriateness – 3693 Larchwood Place Proposal by Dennis and Gloria Cates for the installation of a vinyl picket fence and new landscaping to reduce water usage in the front yard. Scott Watson, Assistant Planner, presented the staff report. He noted that staff had received two comments in support of the proposal, copies were provided to the Board. Dennis Cates, applicant addressed the Board and stated that he had obtained signatures from his neighbors in support of his proposal. Comments from the audience: Winnie Olweck and Michelle Carry spoke in support of the project.								
Board Member Parrish asked if the Board was reviewing this project because the Guidelines do not mention vinyl fencing?								
Ms. Gettis noted that if you look at the guidelines as everything must either be included or excluded, that is correct. There are many materials that the Guidelines did not address in 2003.								
Board Member Cuevas stated that he felt vinyl material was appropriate. He pointed out that from distance, you can't tell its wood or not. He wanted to suggest staff to revisit the guidelines.								
Chair Lech agreed but if the Board takes that tone than the same argument could be made with the vinyl windows. The Board needs to make a distinction of what they recommend. He stated that the fence could literally be removed today with no harm done to the house.								
Board Member Cuevas clarified his recommendation would be that vinyl would be an approved material for fencing in certain neighborhoods.								
Chair Lech agreed that was the purpose of his comment, the recommendation would be to look at the Guidelines so that vinyl could be used in fencing but not in windows.								
Following discussion the Cultural Heritage Board: 1. Determined that Planning Case P17-0249 is exempt from the California Environmental Quality Act (CEQA) per Sections 15331 of the CEQA Guidelines; 2. Approved Planning Case P17-0249, based on the findings outlined in the staff report, and subject to the attached conditions, thereby issuing a Certificate of Appropriateness for the project; and 3. Direct staff to review	Motion Second All Ayes	X		X	X	X	X	X



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the Citywide Residential Historic District Design Guidelines and provide suggested changes to the Cultural Heritage Board.

Board Member Gilleece returned to the dais.

### **MISCELLANEOUS PLANNING AND ZONING ITEMS**

#### **ITEMS FOR FUTURE AGENDAS AND UPDATE FROM THE HISTORIC PRESERVATION OFFICER**

Ms. Gettis briefed the Board on the CPF Conference and Doors Open Event. She stated that at the May 16<sup>th</sup> meeting, the City Council accepted the National Park Service Grant for the African/American context in the City of Riverside.

Board Member Cuevas left the meeting at this time.

Board Members Parrish and Ferguson thanked staff for allowing them to participate in the CPF Conference.

#### **CULTURAL HERITAGE BOARD QUARTERLY ATTENDANCE RECORD, 2017**

Ms. Gettis announced that there have been no significant issues with regard to attendance.

### **MINUTES**

The Minutes of April 19, 2017 were approved as presented.

### **ADJOURNMENT**

The meeting was adjourned at 4:41 p.m. to the meeting of June 21, 2017 at 3:30 pm.

Minutes approved as presented at the July 19, 2017 meeting.