



HISTORIC PRESERVATION FUND COMMITTEE Minutes

City of Arts & Innovation

April 13, 2015, 2:00 p.m.
Art Pick Council Chamber
City Hall, 3900 Main Street

COMMITTEE MEMBERS PRESENT: John Field, Councilman Mike Gardner, Dave Leonard, Ken Sutter, Steve Lech

STAFF PRESENT: Erin Gettis, Historic Preservation Officer/Principal Planner
Teri Delcamp, Historic Preservation Senior Planner
Barbara Bouska, Associate Planner
Anthony Beaumon, Deputy City Attorney

Chairman Gardner called the meeting to order at 2:08 p.m.

COMMENTS FROM THE AUDIENCE:

1. There were no comments from the audience.

DISCUSSION CALENDAR:

Teri Delcamp, Historic Preservation Senior Planner, briefly reviewed the staff report format.

2. PLANNING CASE P15-0163: Proposed Historic Preservation Fund Grant request by the City of Riverside Metropolitan Museum for \$25,000 for a \$618,384 project to foundation replacement and site drainage repair at Harada House, a National Historic Landmark, at 3356 Lemon Street, located on the southeasterly side of Lemon Street, between 3rd and 4th Streets, in the DSP-CR-Downtown Specific Plan and Cultural Resources Overlay Zones, in Ward 1. It has been determined this project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Guidelines Section 15331 (Historical Resource Restoration/Rehabilitation).

Ms. Delcamp, presented the staff report.

The applicant was not present

Board Member Leonard pointed out that the Museum has been trying to raise funds for this project for some time now. He asked when the repairs were anticipated to begin.

Ms. Delcamp replied that the Museum does have money on hand but did not know the status of the fund raising. Staff anticipates the completion of this project within 1-2 years.

Board Member Leonard suggested extending the completion date one year.

Ms. Delcamp noted, the Board could revise condition 2 and extend the time to June 2017 instead of 2016.

MOTION by John Field, SECOND by Dave Leonard: To Determine that the project is exempt from CEQA under section 15331; and To Approve Planning Case P15-0163, the proposed grant in the amount of \$25,000 subject to the recommended conditions and the execution of appropriate Grant Agreement. With Modification to condition 2, extending the completion date by 1 year to June 30, 2017.

MOTION CARRIED unanimously.

3. PLANNING CASE P15-0167: Proposed Historic Preservation Fund Grant request by Drew Oberjuege for \$25,000 for a \$28,000 project for replacement of original windows along Lime Street at the Riverside Art Museum, which is listed on the National Register, a City Landmark, and Contributor to the 7th Street and Mission Inn Historic Districts at 3425 Mission Inn Avenue, located on the northwesterly corner of Mission Inn Avenue and Lime Streets, in the DSP-CR-Downtown Specific Plan and Cultural Resources Overlay Zones, in Ward 1. It has been determined this project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Guidelines Section 15331 (historical Resource Restoration/Rehabilitation).

Ms. Delcamp presented the staff report.

Drew Oberjuege, Executive Director, stated that it was their intention to restore the original wood windows to bring back the beauty and integrity of the building design.

MOTION by Steve Lech, SECOND by John Field: To Determine that the project is exempt from CEQA under section 15331; and To Approve Planning Case P15-0167, the proposed grant in the amount of \$25,000 subject to the recommended conditions and the execution of appropriate Grant Agreement.

MOTION CARRIED unanimously.

4. PLANNING CASE P15-0160: Proposed Historic Preservation Fund Grant request by the City of Riverside Public Works Department for \$25,000 for a \$50,000 project to repair the pergola in the public right-of-way adjacent to a commercial business which is listed on the National Register, and Contributor to the 7th Street and Mission Inn Historic Districts in front of 3391 Mission Inn Avenue, located at the northeasterly corner of Mission Inn and Lime Streets, in Ward 1. It has been determined this project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Guidelines Section 15331 (Historical Resource Restoration/Rehabilitation).

Ms. Delcamp presented the staff report.

Board Member Leonard added that the Riverside Downtown Partnership is also participating in this project. He asked how and if, this project would go forward without this funding. He wanted to make sure there weren't other avenues for financing this project.

Ms. Delcamp explained that it was staff's understanding that pergolas, monuments and other Public Works elements in the right-of-way have not been prioritized for funding. These projects would not be done anytime soon without this funding.

Chairman Gardner pointed out that unless Public Works finds other grant sources, this expense would compete for General Fund monies.

MOTION by Dave Leonard, SECOND by John Field: To Determine that the project is exempt from CEQA under section 15331; and To Approve Planning Case P15-0160, the proposed grant in the amount of \$25,000 subject to the recommended conditions and the execution of appropriate Grant Agreement.

MOTION CARRIED unanimously.

5. PLANNING CASE P15-0154: Proposed Historic Preservation Fund Grant request by Mark Parrish for \$25,000 for a project greater than \$26,753 to replace the porch beam, reroof, and repaint a single-family residence which is eligible for Landmark designation at 8410 Cleveland Avenue, located on the southeasterly side of Cleveland Avenue, between Adams and Gratton Streets, in the RA-5 Residential Agricultural Zone, in Ward 5. It has been determined this project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Guidelines Section 15331 (Historical Resource Restoration/Rehabilitation).

Ms. Delcamp presented the staff report. As a condition of approval, (condition 5) requires the applicant to submit a complete application for Landmark designation within one year from the execution of the grant agreement for the review of the Cultural Heritage Board.

Mark Parrish, property owner, addressed the Committee. He indicated that there is other work he is planning such as repainting the home and replanting trees in the citrus grove. The funding requested represents approximately 30% of the total work he expects to complete on this property.

MOTION by John Field, SECOND by Steve Lech: To Determine that the project is exempt from CEQA under section 15331; and To Approve Planning Case P15-0154, the proposed grant in the amount of \$25,000 subject to the recommended conditions and the execution of appropriate Grant Agreement.

MOTION CARRIED unanimously.

6. PLANNING CASE P15-0168: Proposed Historic Preservation Fund Grant request by Jennifer Mermilliod for \$11,520 for a \$20,706 project for repair of water and termite damage at a property developed with a single-family residence, detached guest house and garage which is a Contributor to the Wood Streets Historic District and City Structure of Merit at 5110 Magnolia Avenue, located on the southeasterly corner of Magnolia Avenue and Castle Reagh Place, in the R-1-7000-CR_Single Family Residential and Cultural Resources Overlay Zones, in Ward 1. It has been determined this project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Guidelines Section 15331 (Historical Resource Restoration/Rehabilitation).

Ms. Delcamp presented the staff report.

Jennifer Mermilliod, property owner, addressed the Committee. She indicated they started a small project which has become a very extensive project. She thanked the Committee and stated she appreciated the opportunity to apply for these funds.

MOTION by Dave Leonard, SECOND by Steve Lech: To Determine that the project is exempt from CEQA under section 15331; and To Approve Planning Case P15-0168, the proposed grant in the amount of \$11,520 subject to the recommended conditions and the execution of appropriate Grant Agreement.

MOTION CARRIED unanimously.

7. PLANNING CASE P15-0159: Proposed Historic Preservation Fund Grant request by Matthew Jarrett for \$9,750 for a \$9,750 project to replace the roof of a single-family residence which is eligible for Structure of Merit designation at 3628 Taft Street, located on the southwesterly side of Taft Street, northwesterly of Primrose Drive, in the R-1-7000-Single Family Residential Zone, in Ward 5. It has been determined this project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Guidelines Section 15331 (Historical Resource Restoration/Rehabilitation).

Ms. Delcamp presented the staff report.

Matthew Jarrett, property owner, addressed the Committee. He stated he has done a lot of work within the past 10 years through the Riverside Housing Development Corporation. The roof is something he has not been able to do on his own.

MOTION by John Field, SECOND by Dave Leonard: To Determine that the project is exempt from CEQA under section 15331; and To Approve Planning Case P15-0159, the proposed grant in the amount of \$9,750 subject to the recommended conditions and the execution of appropriate Grant Agreement.

MOTION CARRIED unanimously.

8. PLANNING CASE P15-0166: Proposed Historic Preservation Fund Grant request by Jeyan Danesh for \$10,000 for a \$10,000 project for foundation repair at a single-family residence which is a Contributor to the Heritage Square Historic District and City Structure of Merit at 3354 Orange Street, located on the southeasterly side of Orange Street between 3rd and 4th Streets, in the DSP-CR-Downtown Specific Plan and Cultural Resources Overlay Zones, in Ward 1. It has been determined this project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Guidelines Section 15331 (Historical Resource Restoration/Rehabilitation).

Ms. Delcamp presented the staff report.

Board Member Leonard noted that the staff report, page 1, item 5, reflects that the project does not meet all applicable criteria of Title 20, Sections 20.05.010 and 20.30.030.

Ms. Delcamp explained that staff has included a condition of approval so that these are met before the execution of the contract.

Jayen Danesh, property owner, stated she was excited to be a part of the downtown revitalization. She expressed her concern that in a seismic event of any significance, her home would slide off its foundation. She stated the amount requested is an estimate based on her research and that a formal bid is still pending.

Board Member Leonard stated he was concerned with the lack of bid for this project.

MOTION by Dave Leonard, SECOND by Steve Lech: To Determine that the project is exempt from CEQA under section 15331; and To Approve Planning Case P15-0166, the proposed grant in the amount up to \$10,000 or less subject to the recommended conditions and the execution of appropriate Grant Agreement.

MOTION CARRIED unanimously.

9. PLANNING CASE P15-0144: Proposed Historic Preservation Fund Grant request by Rita Bender for \$25,000 for a \$25,000 project to replace the windows, roof, and the wall heater with a Heating, ventilation and Air Conditioning (HVAC) system at a single family residence which is a Contributor to the Evergreen Quarter Historic District at 4226 14th Street, located on the southwesterly side of 14th Street, between Pine Street and Brockton Avenue, in the R-1-7000-CR-Single Family Residential and Cultural Resources Overlay Zones, in Ward 1. It has been determined this project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Guidelines Section 15331 (Historical Resource Restoration/Rehabilitation).

Ms. Delcamp presented the staff report and stated that staff was not recommending approval of this project. Staff has evaluated the request based on evidence that the home is a Contributor to the Evergreen Quarter Historic District. She noted that stucco has been applied to the exterior walls that affect the integrity and status of the Contributor. In terms of use of the Fund, staff would recommend fixing the exterior siding first as a priority but that has not been requested.

Chairman Gardner called for the applicant. The applicant was not present.

MOTION by Steve Lech, SECOND by Dave Leonard: To DENY Planning Case P15-0144 as recommended by staff.

MOTION CARRIED unanimously.

10. PLANNING CASE P15-0165: Proposed Historic Preservation Fund Grant request by Donna King for \$48,200 for a \$48,200 project for termite and exterior repairs, and for repainting a single-family residence which is a Contributor to the Wood Streets Neighborhood Conservation Area and eligible for Landmark designation at 4027 Bandini Avenue, located on the northeasterly side of Bandini Avenue, between Brockton and Magnolia Avenues, in the R-1-7000-CR-Single Family Residential and Cultural Resources Overlay Zones, in Ward 1. It has been determined this project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Guidelines Section 15331 (Historical Resource Restoration/Rehabilitation).

Ms. Delcamp presented the staff report. She indicated that staff was recommending denial. She explained that this property is under a Mills Act application and there are concerns about lack of maintenance and some of the work being done without permits. She also reminded the Committee that any application above \$25,000 will need City Council approval.

Board Member Leonard requested additional information regarding this project.

Barbara Bouska, Associate Planner, explained that the project is part of the Mills Act program. Painting of the home was to have occurred early in the agreement but has not been completed. An unpermitted sewer line was run through one portion of the foundation. Due to the unpermitted work done, staff is concerned with the integrity of the foundation. She indicated that in addition, electrical has been run without permits.

Donna King, property owner, stated she is working on the permitting process. They have done a lot of work but cannot afford to do more under the Mills Act.

Chairman Gardner commented that it would be helpful if they could clear up any permit questions.

Ms. Delcamp indicated that staff commends the applicant's effort to address the Mills Act requests with this application, but is not comfortable proceeding with the grant with the outstanding permit issues.

Board Member Leonard suggested taking no action rather than denying the application. He suggested obtaining a second bid for the project.

Board Member Lech suggesting continuing the case to the October 13, 2015 meeting.

MOTION by John Field, SECOND by Dave Leonard: To Continue Planning Case P15-0165, to the October 13, 2015 meeting.

MOTION CARRIED unanimously.

MINUTES:

MOTION by Steve Lech, SECOND by Ken Sutter: To Approve the minutes of January 12, 2015, as presented.

Motion Carried:

AYES: Field, Gardner, Lech, Sutter

NOES: None

ABSTAIN: Dave Leonard

ADJOURNMENT:

The meeting was adjourned at 3:02 p.m. to the next meeting of July 13, 2015 at 2:00 p.m.