



HISTORIC PRESERVATION FUND COMMITTEE Minutes

City of Arts & Innovation

April 11, 2016, 2:00 p.m.
Art Pick Council Chamber
City Hall, 3900 Main Street

COMMITTEE MEMBERS PRESENT: Councilman Mike Gardner, Dave Leonard, Steve Lech,
James Cuevas, Michelle Gilleece

STAFF PRESENT: Erin Gettis, Historic Preservation Officer/Principal Planner
Anthony Beaumon, Deputy City Attorney
Scott Watson,
Gaby Adame, Assistant Planner

Chairman Gardner called the meeting to order at 2:00 p.m.

COMMENTS FROM THE AUDIENCE:

There were no comments from the audience.

Member James Cuevas arrived at this time.

DISCUSSION CALENDAR:

PLANNING CASE P15-0748 (Continued from October 13, 2015): Proposed Historic Preservation Fund Grant request by Michelle Pierce for \$8,911 for a \$17,822 project to reroof a single family residence in the R-1-7000 Single Family and Cultural Resources Overlay Zone, 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).

Gaby Adame, Assistant Planner, presented the staff report. The case was continued from the October 13, 2015 meeting. The case was continued because there was insufficient information on the original application. Ms. Pierce is doing a 50% match as previously recommended by the committee members.

Board Member Leonard stated that as there were matching funds, he would move approval.

There were no public comments from the audience.

MOTION by Board Member Leonard, **SECOND** by Board Member Gilleece: To **DETERMINE** the project is exempt from CEQA under Section 15331 (Historical Resource Restoration/Rehabilitation); and **Approve** the proposed grant in the amount of \$8,911, subject to the conditions as recommended in the staff report.

MOTION CARRIED unanimously.

PLANNING CASE P16-0123: Proposed Historic Preservation Fund Grant request by Jean Dougherty for \$1,500 for a \$3,086.28 project to install new wood siding at a single family residence which is City Structure of Merit #836 at 2909 Lime Street, located on the northwesterly side of Lime Street, between First Street and Poplar Street, in the R-1-7000-Single Family Residential Zone, 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).

Scott Watson, Assistant Planner, presented the staff report.

There were no public comments from the audience.

MOTION by Board Member Cuevas, **SECOND** by Board Member Lech: To **DETERMINE** the project is exempt from CEQA under Section 15331 (Historical Resource Restoration/Rehabilitation); and **Approve** the proposed grant in the amount of \$1,500, subject to the conditions as recommended in the staff report.

MOTION CARRIED unanimously.

PLANNING CASE P16-0139: Proposed Historic Preservation Fund Grant request by Michelle Hong for \$25,000 for a \$36,601 project for stucco repair, window repair, rain gutters, garage door, and painting for windows and door for a single family residence in the R-1-700 Single Family and Cultural Resources Overlay Zones, in Ward 3. 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).

Gaby Adame, Assistant Planner, announced that Ms. Hong has withdrawn her application. There was confusion on the original application submitted in October. There were inconsistencies as to what was approved at the Committee and what was drawn up in the contract. Ms. Hong decided to withdraw her application and keep the original approval.

The Committee moved on to the next item.

PLANNING CASE P16-0128: Proposed Historic Preservation Fund Grant request by Christopher and Kristen Grigsby for \$8,230.25 for a \$16,460.25 project to repair existing and replace in-kind existing leaded glass windows at a single family residence which is City Landmark #122 at 5175 Myrtle Avenue, located on the southwesterly corner of Myrtle Avenue and Victoria Avenue, in the R-1-3000-CR-Single Family Residential and Cultural Resources Overlay Zones, in Ward 3. 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).

Scott Watson, Assistant Planner, presented the staff report.

There were no public comments from the audience.

MOTION by Board Member Lech, **SECOND** by Board Member Leonard: To **DETERMINE** the project is exempt from CEQA under Section 15331 (Historical Resource Restoration/Rehabilitation); and **Approve** the proposed grant in the amount of \$8,230.25, subject to the conditions as recommended in the staff report.

MOTION CARRIED

NOES: Cuevas

AYES: Gardner, Gilleece Lech, Leonard

PLANNING CASE P16-0093: Proposed Historic Preservation Fund Grant request by Jeremy Mercer for \$7,312.50 for a \$14,625 project to repaint the exterior at a single family residence which is a Contributor to the Wood Streets Neighborhood Conservation Area at 4008 Rosewood Place, located on the southwesterly side of Rosewood Place, between Brockton Avenue and Magnolia 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).

Scott Watson, Assistant Planner, presented the staff report.

There were no public comments from the audience.

Board Member Leonard inquired if the the whole structure of the residence and garage would be painted.

Mr. Mercer stated that the whole house will be repainted except for the garage which was recently painted.

MOTION by Board Member Leonard, **SECOND** by Board Member Lech: To **DETERMINE** the project is exempt from CEQA under Section 15331 (Historical Resource Restoration/Rehabilitation); and **Approve** the proposed grant in the amount of \$7,312.50, subject to the conditions as recommended in the staff report.

MOTION CARRIED, unanimously.

PLANNING CASE P16-0137: Proposed Historic Preservation Fund Grant request by Melissa Harman for \$24,000 for a \$24,000 project to remove previously installed unpermitted staircase and restore and paint front façade for a single family residence in the R-1-7000 Single Family and Cultural Resources Overlay Zone, 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).

Gaby Adame, Assistant Planner, presented the staff report. She announced that the applicant has submitted hardship documentation for this case. This documentation was submitted separately for the committee's review.

Chair Gardner inquired if the staircase was installed prior to the current ownership of the property.

Ms. Adame replied affirmatively. The applicant is correcting a previous addition.

There were no public comments from the audience.

Board Member Leonard asked if the applicant understand that the program was set up as a reimbursement and asked if she had the means of coming up with the money upfront.

Ms. Harman stated she understood.

Board Member Leonard stated that he would be requesting that whenever there is a hardship grant fund request, that there be multiple bids requested.

Ms. Harman stated that they did obtain another contractor bid, they noticed this requirement on the application.

MOTION by Board Member Leonard, **SECOND** by Board Member Cuevas: To **DETERMINE** the project is exempt from CEQA under Section 15331 (Historical Resource Restoration/Rehabilitation); and **Approve** the proposed grant in the amount of \$24,000, subject to the conditions as recommended in the staff report. The Committee added a condition that the applicant obtain two additional bids for the scope of work.

MOTION CARRIED, unanimously.

PLANNING CASE P16-0136: Proposed Historic Preservation Fund Grant request by Lisa Morris for \$8,000 for a \$13,000 project to repair and restore existing wood windows at a single family residence which is a Contributor to the Heritage Square Historic District and City Structure of Merit #426 at 3269 Mulberry Street, located on the northeasterly side of Mulberry Street, between Third Street and Second Street, 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).

Scott Watson, Assistant Planner, presented the staff report. The applicant is willing to provide matching funds but the application did not specify that they would be providing matching funds on the application. Staff is recommending an amount of \$6,500 with matching funds from the applicant.

Board Member Leonard noted there appeared to be a discrepancy. The estimate provided says \$2600 needed to fill the gap but what is the difference between \$2,500 and \$6,500?

Mr. Watson stated that the total project itself is \$13,000 so that the \$6500 is half that cost. He pointed out that at the top of the bid, it is noted that \$2,600 extra in funds are need to complete the project. The \$2,600 added to the total cost of \$10,400 is \$13,000.

There were no public comments from the audience.

MOTION by Board Member Lech, **SECOND** by Board Member Cuevas: To **DETERMINE** the project is exempt from CEQA under Section 15331 (Historical Resource Restoration/Rehabilitation); and **Approve** the proposed grant in the amount of \$6,500, subject to the conditions as recommended in the staff report.

MOTION CARRIED, unanimously.

PLANNING CASE P16-0134: Proposed Historic Preservation Fund Grant request by Jason Fredrick for \$1,585 for a \$3,170 project to repair broken stucco and repaint wood molding and window trim at a single family residence which is a Contributor to the Palm Heights Subdivision Historic District at 4310 Sunnyside Drive, located on the south side of Sunnyside Avenue, between Palm Avenue and Brockton Avenue, in the R-1-7000-CR-Single Family Residential and Cultural Resources Overlay Zones, in Ward 3. 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).

Scott Watson, Assistant Planner, presented the staff report.

There were no public comments from the audience.

MOTION by Board Member Leonard, **SECOND** by Board Member Cuevas: To **DETERMINE** the project is exempt from CEQA under Section 15331 (Historical Resource Restoration/Rehabilitation); and **Approve** the proposed grant in the amount of \$1,585.00, subject to the conditions as recommended in the staff report.

MOTION CARRIED, unanimously.

PLANNING CASE P16-0133: Proposed Historic Preservation Fund Grant request by American Legion Post #79 for \$25,000 for a \$34,599 project to replace existing roof sheathing and other roof repairs as necessary at a social hall which is eligible for Landmark designation at 2979 Dexter Drive, located on the northeasterly corner of Dexter Drive and Legion Way, in the Public Facilities Zone, 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).

Scott Watson, Assistant Planner, presented the staff report. The American Legion Post has been determined eligible for individual local designation. Staff will make the designation a condition of the application. Based on the application, the applicant is providing partial matching funds but staff is recommending a 50/50 match.

David Burtino, with the American Legion, stated he was requesting the \$25,000 grant. Fairmount Park has been redone extensively. He stated that Fairmount Park looked shabby 3 ½ years ago but the Old Farts Racing Team jumped in and raised money to do what has been done. There has been extensive work such as: Handicapped bathroom, wheelchair ramps, AC units, new windows and doors, and paint. The current dilemma is with the roof and frankly a lot of their contributors are through giving to them. This cost of the roof is more like \$40,000, but they have a price of \$29,000. They are requesting the amount of \$25,000 and added that this is for our veterans.

Chair Gardner asked if he had an estimated sum of what has been invested in the rehabilitation of the building over the last 2-3 years.

Mr. Burtino replied that they have completed \$350,000 worth of work with \$85,000. They are not asking a lot and they haven't leaned on the City for anything until today.

Mr. Schick addressed the committee. He stated that this was just not the American Legion's building, this is Riverside's building. This building needs to be preserved. The veterans deserve no less.

Chair Gardner stated he recognized the money that has been raised. There are a lot of volunteer hours that has also gone in, a lot of electrical work that was contributed. This really is a building widely used by the community for a variety of events. His feeling is that they would be well served to finish the building, this Chapter of the Legion has become much more active in the last several years. They are taking pride in their building and he would like to provide assistance as much as possible.

Board Member Cuevas stated he would like to amend staff's recommendation to \$25,000. This is well worth it.

Board Member Gilleece asked what other projects are left on the list of work to be done.

Mr. Burtino noted that there was one thing. They have been working on the parking lot with the Parks Department. The Parks Department will not sell the property but they have decided to let them utilize the lot as long as it is developed to City standards. He has approached business such as Keith Christiansen, civil engineer, who will be donating an \$8,000 grading plan and a \$5,000 plan for holding the water on the property. Champion Electric, Glen Rodden, donated the engineering layout for the lighting. This project will be the end of the work.

Chair Gardner explained that the parking lot that exists adjacent to and behind the American Legion is partially owned by the American Legion. They own a row of parking immediately beside their building and behind their building. The City Park's Department owns the remainder of that block, portion of which is paved. The portion that is paved is not well paved. The project consists of the American Legion putting together the funding and contributions to pave the entire lot. They get to use when they have events and public can use it when they are not.

MOTION by Board Member Cuevas, **SECOND** by Board Member Leonard: To **DETERMINE** the project is exempt from CEQA under Section 15331 (Historical Resource Restoration/Rehabilitation); and **Approve** the proposed grant in the amount of \$25,000.00, subject to the conditions as recommended in the staff report. The Committee added a condition that the applicant obtain two additional bids for the scope of work.

MOTION CARRIED, unanimously.

PLANNING CASE P16-0145: Proposed Historic Preservation Fund Grant request by Craig Johnston for \$19,400 for a \$167,950 project to paint and restore a commercial building in the Raincross District of the Downtown Specific Plan, 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).

Gaby Adame, Assistant Planner, presented the staff report.

Chair Gardner asked if the awning area, where the paint is peeling, whether it was a result of water leakage. If there is a leak will this project repair that.

Mr. Johnston explained that the awning is galvanized and wasn't primed well to begin with. He stated that there was no roofing material on top of it.

Board Member Leonard noted that the estimates provided to them come to \$18,900 but the grant amount request was \$19,400?

Mr. Johnston stated they were unable to obtain additional estimates. He stated that the additional amount requested is reasonable for the paint job. They were also trying to redo the stucco at the top where it is bulging out due to the rain.

Ms. Adame clarified that the difference for the repair of the plaster in the exterior.

MOTION by Board Member Gilleece, **SECOND** by Board Member Lech: To **DETERMINE** the project is exempt from CEQA under Section 15331 (Historical Resource Restoration/Rehabilitation); and **Approve** the proposed grant in the amount of \$19,400.00, subject to the conditions as recommended in the staff report.

MOTION CARRIED, unanimously.

PLANNING CASE P16-0116: Proposed Historic Preservation Fund Grant request by Jerald Rossow for \$14,778 for a \$14,778 project to paint home and detached garage for a single family residence in the R-1-7000 Single Family and Cultural Resources Overlay Zone, 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).

Gaby Adame, Assistant Planner, presented the staff report. Staff would like to condition the proposal to work with the applicant and address appropriate colors for the exterior of the home instead of just white. The applicant has submitted a claim for hardship which was submitted to the Committee.

Board Member Lech asked if staff has spoken with the applicant regarding the condition to work with him on the colors and has he agreed?

Mr. Rossow stated that he was agreement

Chair Gardner noted that an e-comment on this case was received. The comment does not appear accurate, as it mentions a 2-story, 3-car garage and that it is a new construction. Based on the photos, the comment does not appear to be accurate as the home is neither two stories or 3-car garage.

Ms. Gettis stated that staff has worked with Mr. Rossow over the years on a number of cases. Staff is familiar with the property and it is not two stories.

Mr. Rossow explained that he has gone with Serta Pro for the project as the home contains lead based paint. He did obtain other bids but the companies would not abate the lead paint. He also added that he has a color scheme that was suggested to him. He will not proceed with just white paint. He explained his hardship situation to the Committee.

Chair Gardner stated he was familiar with this property and noted he has done a lot of work to it, making significant improvements.

MOTION by Board Member Leonard, **SECOND** by Board Member Lech: To **DETERMINE** the project is exempt from CEQA under Section 15331 (Historical Resource Restoration/Rehabilitation); and **Approve** the proposed grant in the amount of \$14,778.00, subject to the conditions as recommended in the staff report.

MOTION CARRIED, unanimously.

PLANNING CASE P16-0135: Proposed Historic Preservation Fund Grant request by Keith Welzel for \$4,130.35 for a \$4,130.35 project to repair leaded glass windows on the front façade at a single family residence which is a Contributor to the Seventh Street Historic District at 4347 Mission Inn Avenue, located on the northeasterly side of Mission Inn Avenue, between Pine Street and Cedar Street, 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).

Scott Watson, Assistant Planner, presented the staff report. The applicant is not providing matching funds, staff is recommending approval of a partial amount, \$2,065.

Ms. Welzel stated that this grant is amazing and wishes she had known about this before. They have put over \$100,000 into the home already. They would be appreciative with any amount. She noted that a lot of the work has not been cosmetic and there is a lot of work that still needs to be done.

Board Member Leonard asked if her work could be phased and dealt with at different times so that she can focus on the leaded windows for now.

Ms. Welzel agreed that she could work with the leaded windows. They found the same person for both jobs which is why they were combining the work.

Board Member Leonard inquired if the repairs to the leaded glass windows was confined to the front window or if there was additional leaded glass areas in the house.

Ms. Welzel replied that it was just portions to the right of the door and three separate portions to the left of the door.

Board Member Cuevas proposed funding the leaded glass work only and removing the interior cabinet work. He suggested confining the work to the exterior leaded glass, whatever can be seen from the street without matching funds.

Board Member Lech pointed out that there was a previous case where they were replacing leaded glass and the Committee offered matching funds.

Board Member Leonard stated that whether the applicant is awarded the amount for all the work or just the leaded glass, the amount awarded would basically be the same either way.

Board Member Cuevas added that in light of all the work they have done to date, the leaded glass is something will be viewed from the exterior. He did not want to set a precedent but the dollar amount compared to what was requested is minimal and the exterior work would provide a boost to the neighborhood.

Board Member Leonard asked if the applicant can reapply for the balance of the project.

Ms. Gettis stated that they could but as will be discussed later on the agenda, the funds will be significantly depleted after today.

Chair Gardner stated that the applicant did not apply for a hardship. He recognizes that she has a hardship but did not apply for it. If she qualifies for the hardship, he would recommend that she apply and noted that the hardship details are not public.

MOTION by Board Member Cuevas, **SECOND** by Board Member Leonard: To **DETERMINE** the project is exempt from CEQA under Section 15331 (Historical Resource Restoration/Rehabilitation); and **Approve** the proposed grant in the amount of \$2,786.00, for the lead glass exterior work only, with no matching funds.

MOTION CARRIED

NOES: Lech

AYES: Cuevas, Gardner, Gilleece, Leonard

PLANNING CASE P16-0110: Proposed Historic Preservation Fund Grant request by Ed Lara for \$35,000 for a \$35,000 project for the repair of 7 (seven) monument street signs; 2 (two) in the Magnolia/Oakwood intersection, 4 (four) at the Magnolia/Linwood intersection, and 1 (one) fronting 3944 Bandini Avenue in the Wood Streets Historic District, 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).

Gaby Adame, Assistant Planner, presented the staff report. She stated that seven letters were received in support of the project, these letters were distributed to the Committee. The applicant has indicated that they will be reducing the amount requested and deferred to the applicant for further clarification.

Ed Lara, Public Works Department, stated that since the time they submitted the application, they have spoken with contractors and would request a \$25,000 grant with a \$10,000 match from the Public Works Department.

Chair Gardner asked if the Public Works Department willing to take on the overall responsibility for the long term maintenance of the street signs.

Mr. Lara replied that this is not normal Public Works project but the fact that they are in the public right-of-way, constructed in approximately 1911, it would be their responsibility to maintain them. What is unique about these is that there are a lot of custom pieces to the tiles which drives the cost up.

Chair Gardner said there is a neighborhood group that is anxious to take on routine maintenance but heavier duty kind of things, being a city owned feature, the city should be responsible for the maintenance.

Mr. Lara stated he would agree with that.

Charles Slaughter, Co-Chairman Neighbors of the Wood Streets (NOWS), addressed the Committee. A problem for these pillars are the tree fronds that hit the tiles and contribute to the deterioration. The neighborhood use the pillars throughout the year especially during the holidays. He stated that staff developed a maintenance manual for the pillars a few years ago. The NOWS is willing to assist with the responsibility of maintaining the pillars. Over the years, he has saved some tiles that have fallen off and offered them. He has a top cap one which probably the most difficult to replicate.

Michelle Cary, resident of the Wood Streets, asked if the tree fronds are a problem, why not ensure that the trees are trimmed regularly?

Chair Gardner noted that this was a citywide issue. It is his hope that the City will be able to maintain it's tree trimming budget. The City is going into 2-year budget, nobody knows what will ultimately be approved. It is a fair point, once the pillars are restored, maybe we will need to pay attention to the trees that are close and make sure they are trimmed more regularly.

Ron Schick, Wood Streeter, commented that these pillars don't seem like much but for some residents who would lean up against them on their bike trips as children, they're important. The trouble is that once they are gone, there is no way to get them back.

Board Member Leonard inquired what the timeframe for construction was if the grant is approve today.

Mr. Lara explained that the funding accounts will need to go to council. He estimated that upon approval, approximately 5 months to begin construction.

Board Member Leonard asked staff if this also included the spectrum paint analysis to restore the colors.

Ms. Adame replied that the analysis did provide information on the original colors. The project scope does include painting.

Board Member Leonard stated that these pillars are a high profile item throughout the City. He recalled that the Old Riverside Foundation (ORF) also approved a modest grant towards the restoration of the pillars. The grant was never issued but there is a possibility of launching a campaign to resurrect the grant from ORF and off-set the cost of the grant funds awarded today.

Chair Gardner stated that all amounts approved are up to amounts. If the actual cost is less than, or if other funds cover a portion, than anything left over could return to the fund.

Board Member Leonard agreed and suggested continuing with grant today.

Ms. Soto, Co-chair Nows Group, asked if Nows could be involved with the process so that they know what is happening.

Chair Gardner agreed and stated he would anticipate that happening.

Mr. Slaughter stated he has the original allocation from ORF and recalled they were to donate \$500. Nows is also willing to fund raise, as part of the budget to maintain the pillars. If the City provides the paint, they are happy to paint over any graffiti. Nows is committed to maintain the pillars once they are restored to their original state.

MOTION by Board Member Lech, **SECOND** by Board Member Cuevas: To **DETERMINE** the project is exempt from CEQA under Section 15331 (Historical Resource Restoration/Rehabilitation); and **Approve** the proposed grant in the amount of \$25,000.00 with a \$10,000.00 matching funds, subject to the conditions as recommended in the staff report.

MOTION CARRIED, unanimously.

PLANNING CASE P16-0142: Proposed Historic Preservation Fund Grant request by David Trejo for \$25,000 for a \$52,700 project for foundation repair, porch/bathroom/kitchen restoration, electrical work, plumbing, and painting of kitchen/bathroom/hallway, for a single family residence in the R-1-7000 Single Family and Cultural Resources Overlay Zone, 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).

Gaby Adame, Assistant Planner, presented the staff report.

Board Member Leonard asked if any of the work has been completed. He is trying to draw distinction between public benefit, which is obviously foundation repair and porch versus bath restoration and lights.

Heather Fletcher, Project Coordinator, replied that some work has been completed. The Foundation and porch repair work has not started.

Board Member Cuevas stated he was concerned with the funds being spent. He would like to see a second or third bid obtained for the foundation work. He would also like to limit the scope of approval to those areas.

Board Member Lech agreed. He would also propose a lesser amount based strictly on the foundation, electrical and plumbing repairs.

Ms. Adame noted that the electrical, plumbing, and foundation repairs add up to \$22,500. If you add the porch repair, it would be \$25,200.

Board Member Cuevas asked if the Committee could request additional bids for that scope of work. He suggested requesting matching funds up to \$12,000±, depending on what the lower bid came in as.

Ms. Adame requested clarification regarding the bids. Is the Committee requesting an additional two bids, with staff determining which bid is appropriate?

Board Member Cuevas replied yes.

Board Member Lech reiterated that the applicant obtain bids for just the electrical, plumbing, foundation and porch repairs. Staff would determine the lower of those bids.

Chair Gardner stated he understood that Board Member Cuevas' suggestion was to go with the lower bid for those items and then fund 50% of that total and expect homeowner for fund the other 50%.

MOTION by Board Member Cuevas, **SECOND** by Board Member Leonard: To **DETERMINE** the project is exempt from CEQA under Section 15331 (Historical Resource Restoration/Rehabilitation); and **Approve** the proposed grant in the amount up to \$12,600.00 with matching funds, subject to the conditions as recommended in the staff report.

MOTION CARRIED, unanimously.

PLANNING CASE P16-0122: Proposed Historic Preservation Fund Grant request by Mark Pentecost for \$4000 for a \$8000 project to install new wiring, circuit breakers, and receptacles for the second floor bedrooms and bathrooms and new attic lights as needed at a single family residence which is a Contributor to both the Seventh Street Historic District and Mile Square National Register Historic District, and City Structure of Merit #10 at 4191 Mission Inn Avenue, located on the northeasterly corner of Mission Inn Avenue and Locust Street, in the Downtown Specific Plan – Residential District 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).

Scott Watson, Assistant Planner, presented the staff report.

MOTION by Board Member Cuevas, **SECOND** by Board Member Leonard: To **DETERMINE** the project is exempt from CEQA under Section 15331 (Historical Resource Restoration/Rehabilitation); and **Approve** the proposed grant in the amount of \$4,000.00, subject to the conditions as recommended in the staff report.

MOTION CARRIED, unanimously.

PLANNING CASE P16-0140: Proposed Historic Preservation Fund Grant request by Hao Duan for \$25,000 for a \$50,135 project for general rehab of a multi family residence 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).

Gaby Adame, Assistant Planner, presented the staff report.

Board Member Cuevas asked if there was a Code Enforcement case on the property.

Ms. Adame replied that there was a current case for the exterior portion of the property.

Applicant's representative stated that the code enforcement citation has been taken care of. The back staircase was not properly built to begin with and they have gone through the City to obtain the necessary permits. The staircase has been completed. There are four units on the property. The bedrooms are being remodeled.

Chair Gardner stated he would assume the structure was not built for apartments but a single family home?

Ms. Adame stated she researched this and the permit says, multi-family.

Board Member Cuevas stated that being an income property he would propose limiting the funding to the exterior work.

Board Member Leonard stating it was interesting. Does the Committee we care about the income aspect. The key thing for him is that it was not cut up into pieces. It was already design multi-family which mitigates some of the concerns he had.

Board Member Lech commented that the cost estimates show only the interior stairway, the rest of the work is either general rehabk, deck, windows, etc.

Chair Gardner stated that since the property was designed as multi-family, he is more inclined to support more work.

Board Member Leonard stated he would motion for a partial grant \$18,700. This would include all the features that have some semblance of exterior appearance and removes the interior stairway work.

MOTION by Board Member Leonard, **SECOND** by Board Member Cuevas: To **DETERMINE** the project is exempt from CEQA under Section 15331 (Historical Resource Restoration/Rehabilitation); and **Approve** the proposed grant in the amount of \$18,700.00 for those items with visibility from the exterior, subject to the conditions as recommended in the staff report.

MOTION CARRIED, unanimously.

PLANNING CASE P16-0146: Proposed Historic Preservation Fund Grant request by Victoria Avenue Forever for \$4,633 for a \$9,266 project to create a memorial and educational exhibit celebrating the life of Charles Montagu Dammers at Washington Park which is along Victoria Avenue, City Historic Landmark #8 and listed on the National Register to at the north corner of Mary Street and Victoria Avenue, in the R-1-3000-CR-Single Family Residential and Cultural Resources Overlay Zones, in Ward 3. It has been determined this project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Guidelines Section 15061(b)(3) (No Significant Effect on the Environment

Scott Watson, Assistant Planner, presented the staff report.

There was no one in the audience requesting to speak.

Board Member Leonard stated that this project fell short of the requirements for preservation grants, B1 indicates the funds are to be used for the conservation/rehabilitation of historical resources. Although he appreciates the projects purpose, there are a roomful of homeowners who are trying to restore their homes. He felt this application fell short and would not support it.

MOTION by Board Member Leonard, **SECOND** by Board Member Lech: To **DENY** the grant amount requested, Planning Case P16-0146.

MOTION CARRIED

NOES: Gilleece

AYES: Cuevas, Gardner, Lech, Leonard,

PLANNING CASE P16-0125: Proposed Historic Preservation Fund Grant request by Gladys Brown for \$17,380 for a \$34,760 project for updating electrical wiring, redoing plaster, interior painting, refinishing wooden floor, and replacing rotten siding for a City Structure of Merit in the R-1-700 Single Family 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. Gettis mentioned that a letter of support from Enrique Martinez was received on this item. Staff did not have time to make copies of the letter and distributed it for the Committee's review.

Gaby Adame, Assistant Planner, presented the staff report.

There was no one in the audience requesting to speak to this item.

Board Member Lech asked whether the applicant had looked into fixing the lath and plaster rather than replacing with drywall as proposed.

Gladys Brown explained that she obtained bids for this but the cost was prohibitive. She was told that as a result of the home's age and earthquakes, in every room the plaster, ceiling and walls need to be taken down and restored.

Board Member Lech asked if there was any water damage. He has not heard of a home having to completely replace the plaster.

Ms. Adame added that the project also includes electrical work which will require a lot of the plaster to be removed.

Board Member Cuevas stated that the applicant may need to scope this out differently with other contractors to minimize the work. She could save quite a bit of dollars that way.

Ms. Brown stated that she did have two contractors that give her estimates. Part of the problem is that the plaster is also cracking across the ceiling and down the walls. It appears as though there was an attempt to repair it but it is bulging away from the lath.

Board Member Cuevas pointed out that there may be something else going on structurally. Typically these homes are built well, why the lath is coming off the framing? He stated he was concerned that whatever funds put towards plastering may be for not if the underlying work for that isn't first investigated. He suggested additional research and asked staff if they could allow time for the application to conduct this research.

Ms. Gettis suggested continuing the case to the next agenda, October 11, 2016.

Ms. Brown agreed to do the research and come back.

Ms. Gettis offered assistance in working with the applicant.

MOTION by Board Member Leonard, **SECOND** by Board Member Gilleece: To **CONTINUE** Planning Case P16-0125 to the meeting of October 11, 2016.

MOTION CARRIED, unanimously.

Board Member Cuevas left at this time.

PLANNING CASE P16-0138: Proposed Historic Preservation Fund Grant request by David Santos for \$37,100 for a \$37,100 project for reroof, white picket fence, replacement of front façade shingles, painting house, and foundation repair for a City Structure of Merit in the R-1-700 Single Family 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).

Gaby Adame, Assistant Planner, presented the staff report. A site visit was done on March 22, and found that some of the requests were not consistent. It is staff's opinion that some of the cost estimates were too high and requested a revised scope of work and cost estimate but did not receive them.

Chair Gardner stated he would support the motion and urged Mr. Santos to revise his application to limit the items to more necessary kinds of upgrades.

MOTION by Board Member Lech, **SECOND** by Board Member Gilleece: To **DENY** the grant amount requested, Planning Case P16-0138.

MOTION CARRIED, unanimously.

PLANNING CASE P16-0148: Proposed Historic Preservation Fund Grant request by the City of Riverside Public Works Department for \$25,000 for a \$30,000 project to remove the existing light fixtures from the pergolas and install new sidewalk level fixtures 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, and adjacent to John W. North Park, City Landmark #27, located at the southeasterly corner of Mission Inn and Vine Streets, in Ward 2. 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).

Scott Watson, Assistant Planner, presented the staff report.

Board Member Leonard commended staff for not rubber stamping another department's proposal. This looks like a modernization program not a restoration.

Chair Gardner stated that originally the pergolas were not lit. There were some temporary lighting on some of them that was installed when they were more overgrown to provide some lighting for safety.

Ms. Adame said that those lights have since been removed. The reason for this proposal, is so that those lights are not installed again. It does not fit completely into preservation standards but it was meant to protect the pergolas.

Ms. Gettis added that the impetus of the proposal today was because staff did not want to see the old lighting straps go back on and possibly damaging the pergolas further. Having seen recently the lighting installed outside the RCC museum on Market which was the same way, in the ground, and therefore not damaging the historic structure. Agree that when the lights were installed on the pergolas they were completely overgrown with wisteria and it was very dark. The street lights could not reach and in some ways that has been solved. Staff wanted to see the original investment by Riverside Downtown Partnership reused in some way putting light back.

MOTION by Board Member Leonard, **SECOND** by Board Member Lech: To **DENY** the grant amount requested, Planning Case P16-0148.

MOTION CARRIED, unanimously.

PLANNING CASE P16-0130: Proposed Historic Preservation Fund Grant request by Steven Kostka for \$12,100 for a \$24,115 project to replace existing roof sheathing, trim of two trees, installation of new water conserving sprinklers, and installation of rain gutters at a single family residence which is a Contributor to the Seventh Street East Historic District and City Structure of Merit #388 at 2617 Mission Inn Avenue, located on the northeasterly side of Mission Inn Avenue, between Park Avenue and Comer Avenue, in the R-1-7000-CR-Single Family Residential and Cultural Resources Overlay Zones, in Ward 2. 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).

Scott Watson, Assistant Planner, presented the staff report.

Steven Kostka stated he just learned last Thursday that he did not do a good job demonstrating the condition of the roof. He stated the roof is 20 years old and the composition is falling away in places. The roof is bare in spots. The contractor patched the roof and told him it would only last 6-12 months. He is trying to gather funds but also had to replace the furnace and other projects.

Chair Gardner advised the applicant that given the condition of roof, there may be some advantage to request a continuance. He noted that things like exterior sprinkler system and tree trimming, is not what this fund is for.

Mr. Watson added that this is the second application for this applicant. They were awarded a grant in the previous round.

Ms. Adame stated that the general provisions do allow for additional applications as long as the total amount awarded does not exceed \$25,000.

Mr. Kostka agreed to a continuance.

Chair Gardner wanted Mr. Kostka to be aware that because he has already received a grant, it may put him on a lower priority than those that have not received one. There are a couple of things he felt are in his favor if there really is a roof problem, that is important to the integrity of the home. The other is his location. Mr. Kostka's location is one of the few projects before the Committee not in Ward 1. He would like to be fair to the rest of the City. This is a Ward 2 project and there is value in supporting other wards.

MOTION by Board Member Gilleece, **SECOND** by Board Member Lech: To **CONTINUE** Planning Case P16-0130 to the meeting of October 11, 2016.

MOTION CARRIED

NOES: Leonard

AYES: Cuevas, Gardner, Gilleece, Lech

PLANNING CASE P16-0090: Proposed Historic Preservation Fund Grant request by Charlotte Roa for \$23,000 for a \$50,676 to construct a rear sunroom, replace existing windows with vinyl windows, and install a new walk-in bathtub at a single-family residence which is a Non-contributor to the Wood Streets Neighborhood Conservation Area at 4093 Bandini Avenue, located on the northeasterly corner of Bandini Avenue 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 15301 (Existing Facilities).

Scott Watson, Assistant Planner, presented the staff report. He noted that a letter in opposition was received and distributed to the Committee.

There was no one in the audience requesting to speak.

MOTION by Board Member Lech, **SECOND** by Board Member Leonard: To **DENY** the grant amount requested, Planning Case P16-0090.

MOTION CARRIED, unanimously.

PLANNING CASE P16-0017: Proposed Historic Preservation Fund Grant request by Arthur Monroy for \$18,000 for an \$18,000 project to re-roof a single family residence in the R-1-700 Single Family 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).

Chair Gardner announced that there was a misspelling of the applicant's name on the agenda. He noted that the report and notice did reflect the correct name.

Gaby Adame, Assistant Planner, presented the staff report.

There was no one in the audience requesting to speak.

Chair Gardner stated that while the home is a non-contributor, it is a nice home and well kept but not the right project for this fund.

MOTION by Board Member Leonard, **SECOND** by Board Member Lech: To **DENY** the grant amount requested, Planning Case P16-0017.

MOTION CARRIED, unanimously.

PLANNING CASE P16-0143: Proposed Historic Preservation Fund Grant request by the City of Riverside - Parks, Recreation, and Community Services Department for \$25,000 for a \$50,000 project for roof repair of the Youth Opportunity Center and Gymnasium at the Bobby Bonds Center in the PF-Public Facilities and Cultural Resources Overlay Zones, in Ward 2. 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).

Gaby Adame, Assistant Planner, presented the staff report.

There was no one in the audience requesting to speak.

MOTION by Board Member Gilleece, **SECOND** by Board Member Lech: To **DENY** the grant amount requested, Planning Case P16-0143.

MOTION CARRIED, unanimously.

PLANNING CASE P16-0141: Proposed Historic Preservation Fund Grant request by Christopher Rocco for \$25,000 for a \$25,000 project for front porch renovation and update electrical for a single family residence in the R-1-700 Single Family Zone, Redwood Drive Potential Historic District, 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).

Gaby Adame, Assistant Planner, presented the staff report. The general provisions specifically stated we can only fund projects that have not started. At a site visit, staff found the project is almost complete and therefore staff is recommending denial.

Mr. Rocco stated he did not see that the project could not be underway on the application. The restoration and permit process started in August. He went through the Cultural Heritage Board and received approval and permits were pulled in December. He only found out about this program in January.

Board Member Gilleece asked if there were any funds not yet expended. She could interpret that to mean if he hasn't yet expended funds, the Committee could still consider the application at least for the unspent portion.

Ms. Gettis recalled the case on Mary Street which had also begun work.

Ms. Adame stated that what staff did in that instance was recommend that the applicant resubmit revised bids based on the work that had not been completed. She was able to qualify for the work that had not been spent.

Ms. Gettis reminded everyone that the grant agreement must be executed before money is expended. She asked Mr. Beaumon if the grant award can be changed based on the work not completed.

Mr. Beaumon explained that it can be changed. The Committee has to be careful to state into the record the work is restricted to the agreed upon work items outlined in the staff report and that the work has not been completed. The Committee can approve an "up to" or not to exceed amount

Board Member Lech agreed and noted that if staff determines a lesser amount, that will be ok

Ms. Gettis suggested a motion to indicate that the contractor verify and outline any remaining work. Staff would have the paper outlining what that work will be and reimbursement would depend upon the receipts, within the contract period, matching up to the outlined work. If Mr. Rocco is willing to have his contractor determine the scope of work, staff could verify it on site and proceed from there to execute contracts.

Mr. Rocco agreed to obtain the list from the contractor.

Ms. Gettis reiterated that the painting and any uncompleted work on the bid attached to the staff report today, could qualify.

MOTION by Board Member Leonard, **SECOND** by Board Member Gilleece: To **DETERMINE** the project is exempt from CEQA under Section 15331 (Historical Resource Restoration/Rehabilitation); and Approve the proposed grant in the amount up to \$12,500.00, HPFC – April 11, 2016

subject to the conditions as recommended in the staff report and include the verification from the contractor of the remaining work to be completed and the cost.

Ms. Adame added that once a report has been received from the contractor, staff will conduct a site visit. She noted that any work will have to wait until the contracts have been executed.

MOTION CARRIED, unanimously.

PLANNING CASE P15-0744 Continued from October 13, 2015: Staff is requesting further continuance: Proposed Historic Preservation Fund Grant request by Hector Pulido for \$25,000 for a \$25,000 project to repair the front deck & post, add a Craftsman style river rock porch railing, install HVAC, insulation and electrical panel upgrade at a single family residence which is a contributor to the Heritage Square Historic District at 3442 Third Street, in the Downtown Specific Plan Residential District and Cultural Resources Overlay Zone, 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).

Gaby Adame, announced that this case was continued from the October 13, 2015 meeting. Staff is requesting further continuance to October 11, 2016

MOTION by Board Member Gilleece, **SECOND** by Board Member Lech: To **CONTINUE** Planning Case P16-0130 to the meeting of October 11, 2016.

MOTION CARRIED

NOES: Leonard

AYES: Cuevas, Gardner, Gilleece, Lech

MISCELLANEOUS ITEMS:

Ms. Gettis stated that this round of applications, there were a large amount of requests for large amount of funds. Because the criteria is fairly broad, it doesn't leave staff much latitude to provide denials. If the Committee desires to have the fund around for longer term they may want to consider revisiting the criteria. When the guidelines were established, staff did not know what to expect. Today provided 26 really good application examples. She noted that with regard to round 1, one of the things that has been corrected with the Committee's recommendation is the requirement for the applicant to submit their documentation within a certain amount time or they forfeit the grant.

Board Member Leonard noted that something to communicate to the applicant is that the Committee is not looking favorably at applications without matching funds. He suggested encouraging the applicants to provide cost estimates and not best guesses.

ITEMS FOR FUTURE AGENDAS:

Ms. Gettis announced that Ken Sutter has resigned from the Cultural Heritage Board. A replacement for Mr. Sutter will be agendized at the next Cultural Heritage Board meeting.

MINUTES:

MOTION by Board Member Lech, **SECOND** by Board Member Leonard: **To APPROVE** the minutes of July 13, 2015, as presented.

MOTION CARRIED: unanimously

ADJOURNMENT:

The meeting was adjourned at 4:07 p.m. to the next meeting to be determined at a future date.