



Community & Economic Development Department

Planning Division

3900 Main Street, Riverside, CA 92522 | Phone: (951) 826-5371 | RiversideCA.gov

CULTURAL HERITAGE BOARD MEETING DATE: MARCH 15, 2017

AGENDA ITEM NO.: 6

CERTIFICATE OF APPROPRIATENESS

I. CASE NUMBER: P17-0062

II. PROJECT SUMMARY:

- 1) Proposal:** Certificate of Appropriateness request to replace decorative elements as part of a rehabilitation of the McIntyre House, City Landmark #72.
- 2) Location:** 4586 Olivewood Avenue
- 3) Ward:** 1
- 4) Applicant:** Orlando Montero, Handson Equities, LLC
- 5) Case Planner:** Jennifer Mermilliod, Contract Senior Planner
(951) 233-6897
jennifer@jmrc.biz

III. RECOMMENDATION:

That the Cultural Heritage Board Recommend that the City Council:

1. **DETERMINE** that P17-0062, Certificate of Appropriateness, is categorically exempt from the California Environmental Quality Act (CEQA) per Section 15331 of the CEQA Guidelines; and
2. **APPROVE** Planning Case P17-0062 based on the facts for findings outlined in the staff report, and subject to the attached conditions, thereby issuing a Certificate of Appropriateness for the project.

FACTS FOR FINDINGS: The Cultural Heritage Board and Historic Preservation Officer shall make findings of the following standards when applicable to approving or denying a Certificate of Appropriateness (Section 20.25.050 of the Riverside Municipal Code).

FINDINGS: The application proposal is consistent or compatible with the architectural period and the character-defining elements of the historic building;

FACTS: The proposed project seeks to restore missing, appropriate embellishments that are evidenced in historic photos of the McIntyre Residence and in pattern books of the period.

FINDINGS: The application proposal is compatible with existing adjacent or nearby Cultural Resources and their character-defining elements;

FACTS: The McIntyre Residence's most contemporary companion is the Victorian Era house, the Sweatt Residence, to the rear, which has been altered. As Victorian era residences are relatively uncommon, other nearby cultural resources represent a variety of later architectural styles; however design elements in the proposed project are also found on high-style examples of the Victorian era on other nearby downtown residential streets.

FINDINGS: The colors, textures, materials, fenestration, decorative features and details, height, scale, massing and methods of construction proposed are consistent with the period and/or compatible with adjacent Cultural Resources;

FACTS: The scale, massing, design, and materials of the proposed embellishments are consistent with historic photos of the McIntyre Residence, pattern books of the period, and other examples, which show that ornate detailing similar to the designs proposed was added at porches and roofs. The use of wrought iron in ridge cresting and finials will ensure longevity and ease of maintenance and is an appropriate material as is the wood material proposed for other details, including the porch rails and posts, gable end bargeboards, cornices and mouldings, and new front door with period appropriate hardware.

FINDINGS: The proposed change does not adversely affect the context considering the following factors: grading; site development; orientation of buildings; off-street parking; landscaping; signs; street furniture; public areas; relationship of the project to its surroundings;

FACTS: No such changes are proposed, and the restoration of the roof, porches, and front door cannot be anticipated to affect the current setting and context of the property.

FINDINGS: The proposed change does not destroy or adversely affect an important architectural, historical, cultural or archaeological feature or features;

- FACTS:** The work proposed to the roof, porches, and front door, which is reversible, will not damage adjacent materials, and its installation will contribute to the restoration of the historic look of the residence and improve its design integrity.
- FINDINGS:** The project is consistent with the Citywide Residential Historic District Design Guidelines and the separate guidelines for each Historic District;
- FACTS:** The project is consistent with the Citywide Residential Historic Design Guidelines. The changes proposed are appropriate to the McIntyre residence, the architectural style, and period, and the modifications will not further compromise its historic setting, which has supported construction throughout the decades.
- FINDINGS:** The project is consistent with the principles of the Secretary of the Interior's Standards for the Treatment of Historic Properties;
- FACTS:** The project is consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties because it will not remove historic materials or alter features and spaces that characterize the McIntyre residence, it will remove inappropriate modifications, and it will use materials and designs that are compatible with both the original design and the original construction of the residence. The proposed project meets all applicable Standards and Guidelines.

IV. BACKGROUND/HISTORY:

The applicant is requesting a Certificate of Appropriateness to replace decorative elements as part of a rehabilitation of the McIntyre House, City Landmark #72. Since the purchase of the residence from the City in June 2016 by Handson Equities, LLC, selective demolition approved in P16-0448 has been carried out, the applicant proposes to proceed with exterior decorative work, the scope of which has been recently guided by further historic research and physical investigation of the property.

The McIntyre Residence was constructed ca. 1892 by Riverside designer-builder Donald J. McLeod for William J. McIntyre, a local attorney who served as City Attorney for a time and was instrumental in the establishment of Riverside County. The McIntyre residence is a highly intact example of Eastlake-influenced Queen Anne style residence. Under long-term ownership by only two families until 1972, the few alterations have been compatibly composed, and the residence retains high integrity. Designated a City Landmark in 1986, the McIntyre residence was found eligible for listing in the National Register of Historic Places in 2003. Character-defining features include its irregular plan, steeply-pitched, complex roof with narrow eaves, shiplap, fish scale, and lattice siding, flat trim and corner boards, tall double-hung wood framed single-paned sash, and highly decorative details, much of which is now missing, such as molded wood cornices and bargeboards, ridge cresting, turned posts and balustrades.

Historic photographs illustrate that the subject property is missing considerable exterior detail, and further research indicates that, although constructed by Donald J. McLeod the design may be attributed to George Franklin Barber, an American architect best known for his residential designs, which he marketed worldwide through pattern books and mail-order catalogues (The Cottage Souvenir No. 2 1890: 88-89, 149). A nurseryman originally from Illinois and self-trained architect hailing from Knoxville, Tennessee, Barber became one of the most successful domestic designers of the late Victorian period in the United States whose designs, some of which are nearly identical to the McIntyre Residence, can be found throughout the country.

V. DETAILED PROJECT DESCRIPTION:

The proposed project includes the replacement of missing or deteriorated decorative interior and exterior elements of many character-defining features of the residence, including the porches, roof, and front door, as part of ongoing interior and exterior improvements.

Modification over time have resulted in the current, simplified version of the original exterior first floor porches, leaving the posts as the only remaining original element. The proposed project calls for the replacement of porch decorative elements that will integrate the original design of the architect with the vision and craftsmanship of the original builder. The balustrade and decorative details will be reconstructed and restored based on historic photographs and pattern book plans. The ridge crest, finials, and spires of the roof shown in historic photographs is completely missing and bargeboards on gable ends are missing or severely deteriorated, requiring replacement of these distinctive features with designs and material based on historic photos and plan drawings. Cornices installed with the addition to the kitchen in recent years will be replaced with a replica of the original design. Missing or severely deteriorated interior mouldings will be replaced throughout. The front door, which has suffered vandalism and deterioration, will be replaced with custom wood doors in keeping with the original design and period hardware. Original door and window hardware salvaged by the previous owner has been retrieved for reuse throughout the house and will be replaced.

VI. PROJECT ANALYSIS:

Compliance with Section 20.25.050 of the City of Riverside Municipal Code:

The proposed project is located, scaled, and designed so as to not adversely affect the orientation, setting, and feeling of the McIntyre House and adjacent cultural resources. The project will be constructed with compatible wood materials, features, and details that seeks to restore missing and deteriorated design elements, restoring important materials and design details.

General Plan/Specific Plan/Zoning Conformance

General Plan: The proposed project is consistent with the existing General Plan land use designation for the project site because it maintains the existing use of the property.

Specific Plan: The project is consistent with the Downtown Specific Plan – Prospect Place Office land uses, development standards, and design standards and guidelines. The wrap-around porch and compound roof are character-defining features of the McIntyre Residence, which will be retained and partially restored the proposed project in such a way as to be consistent with its original design, constructed residence, and the architectural style, period, local Victorian residences of similar size, scale, and design, and pattern books of the era.

Zoning: The property is zoned Downtown Specific Plan Prospect Place Office District with CR Overlay Zone. The proposed project is consistent with the existing Zoning code as the project maintains existing use of the property. No changes to the height, setback, or building footprint are proposed.

VII. PUBLIC NOTICE AND COMMENTS:

Public notices were mailed to property owners adjacent to the project site at least twenty (20) days prior to the scheduled hearing. No responses have been received to date.

VIII. EXHIBITS:

1. Location Map
2. Zoning Map
3. Historic and Current Photos
4. Project Plans, Elevations, and Details
5. Cultural Resources Survey (2009)

RECOMMENDED CONDITIONS OF APPROVAL

Case Number: P17-0062

MEETING DATE: March 15, 2017

General Conditions

1. The project must be complete per the Cultural Heritage Board's approval, including all conditions listed below. Any subsequent changes to the project must be approved by the Cultural Heritage Board or the Cultural Heritage Board staff. Upon completion of the project, a Cultural Heritage Board staff inspection must be requested to ensure that the approved plans have been executed and that all conditions have been implemented before **FINAL INSPECTION** hold can be released.
2. There is a ten (10) day appeal period that will lapse at 5:00 p.m. on March 25, 2017. Appeals of the Board's action will not be accepted after this time. Appeal processing and fee information may be obtained from the Community & Economic Development Department, Planning Division, Public Information Section, 3rd Floor, City Hall.
3. This approval will expire in one year on March 15, 2018.

Specific Conditions of Approval

4. Prior to issuance of building permits, the applicant shall revise plans to clearly indicate all proposed work, including porch balustrade, top rail, posts, and details; bargeboards; ridge cresting, finials, and spires; cornices and mouldings; and new front door.
5. Original porch columns shall be retained. Porch balustrade, rails, posts, and details; bargeboards; cornices and mouldings; and new front door shall be fabricated from wood, match in original design, and painted to match the existing color scheme of the residence; Ridge cresting, finials, and spires may be fabricated from wood or wrought iron.
6. The new front doors shall be appropriate to the building's age and architecture. The applicant shall submit design of entry doors to the Cultural Heritage Board staff for approval prior to purchase or fabrication and installation.
7. As proposed, door and window hardware shall be original hardware salvaged by the previous owner and, therefore, appropriate to the building's age and architecture. For all exterior hardware, the applicant shall submit a sample piece or a product information sheet or manufacturer's brochure showing the proposed exterior door and window hardware to Cultural Heritage Board staff for approval prior to purchase or fabrication and installation.

8. The granting of this request shall in no way exclude or excuse compliance with all other applicable rules and regulations in effect at the time this permit is exercised.

APPEAL INFORMATION:

The Board's decision or any conditions of approval can be appealed by the applicant or any interested person. To appeal this decision, submit a letter stating what you wish to appeal and why, the General Application form, and the corresponding appeal fee. The Community & Economic Development Department offers a packet on filing an appeal that you might find helpful. Appeals may be delivered in person or mailed, but they must be received by March 25, 2017 at 5:00 p.m. ten (10) days following approval of this case. The Community & Economic Development Department's address is:

City of Riverside
Community & Economic Development Department
Planning Division
3900 Main Street, 3rd Floor
Riverside, CA 92522

Appeals will be considered by the Land Use Committee of the City Council at their next available meeting.

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Jennifer Mermilliod