

HISTORICAL ASSESSMENT REPORT

**Project: Stalder Building Adaptive Reuse Design Assessment, Riverside CA,
Mission Inn Boulevard, Riverside CA 92501**

Final Document issue 26 January 2017

Historical Structure Evaluation / Assessment Report for the Record with Recommendations:

- >Evaluations of character-defining features with recommendations for significance;
- >Commentary on the proposed restoration and preservation plan of the historic Wilson façade;
- >Review of Conformance with the City of Riverside's Downtown Specific Plan, Mission Inn Historic District & Seventh Street Historic District
- >Design Review of the proposed Addition from a compatibility and differentiation viewpoint.

Subject: Site reviews; Archive reviews; Design Development concept reviews of the proposed development of the structure on site and the site context.

Summary: This Assessment Report incorporates a Historical Architectural review and Adaptive Reuse Design consultation for the proposed Stalder Plaza project. This proposal for a mixed-use residential and retail development will preserve the exterior Mission Inn Avenue (south) façade and the Market Street (west) façade.

The Riverside Downtown Specific Plan (2002) is the Planning Document which sets guidelines for review of this property. The Downtown Specific Plan incorporates the language of the Secretary of the Interior's Standards in Section 15.5.1. Recommended actions are to pursue a project solution that limits impacts on defined or eligible historical cultural resources present, in conformance with the Secretary of the Interior's Standards and the California Environmental Quality Act (CEQA.)

The Stalder Building is a contributing structure to the City of Riverside's Seventh Street Historic District (Riverside's first designated district, Landmark Number 40,) as well as a contributing structure to the Mission Inn Historic District. The Stalder Building is separately and independently listed as a City of Riverside Landmark Number 7, and is listed on the State of California Historic Resources Inventory. The unified façade design later applied to three separate previously constructed buildings was designed by local hero architect G. Stanley Wilson. This façade covers three separate structures constructed in phases, beginning in the late nineteenth and the first decade of the twentieth century.

Each structure exhibits multiple later alterations. There are three distinctly different structures that comprise the project site along Mission Inn Avenue. The present unified appearance dates from 1926 with a complete façade rebuilding including a stepped masonry bracing wall; the extent of structural modifications is currently unknown.

Previous historical surveys and studies (Fox Plaza EIR, Mitigation Measures, dated June 2008) have been referenced in the preparation of this Assessment. References to their findings with comments are included within this Assessment. Please refer to Section 1 of this Historical Memorandum for the Record for further details including criteria used in evaluating significance.

Following is a pre- Design Development project stage analysis of significant character-defining architectural and historical cultural resource features present. It should be kept in mind that the schematic nature of the design as of the date of this Assessment Report precludes an exact definition of final details for construction and finishes. Detail sheets at the forthcoming Construction Document phases will become instrumental to indicate the incorporation of the recommendations conveyed within this Assessment Report. These sheets will provide a more complete description and understanding of how the Rehabilitation- definition project goals may be implemented in the final construction.

A summary history and observations from research and at the site includes a listing of significant character-defining attributes of the façade with implementation recommendations. Review of previous historical assessments (Wayne Donaldson, Historic Resources Survey of Stalder Building and Imperial Hardware Building, 2001) and the City of Riverside Downtown Specific Plan (November 2002) are incorporated within this document by reference.



GTL | MHA, August 2016 site recordation photograph;
Detail view of south-western façade from the interior of the roof showing exposed “false” second floor windows. Station point is approximately at parapet top; view southwest towards the corner; Fox Theater tower at far right.

Historical Architectural Assessment Report:
Stalder Building Adaptive Reuse Design Assessment, Riverside CA
Historical Project approach review and recommendations
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The City Community & Economic Development Department Neighborhood Engagement Division - Historic Preservation Team has asked us to study and provide especially:

A restoration/preservation plan for the façade and an analysis that explains how the new building is compatible with but differentiated from the historic façade.

We submit this Assessment Report that addresses these requests. Particular attention is called to restoration drawings included in the packet, specifically H1.1, South Elevation (Mission Inn Avenue) Rehabilitation, and H1.2, West Elevation (Market Street) Rehabilitation. These drawings with keynote descriptions provide the recommendations and approach for documentation, and the rehabilitation, restoration, and preservation approach planned for the construction.

George Taylor Louden AIA
Historical Architect
Historical Architecture Consultant



GTL | MHA, August 2016 site recordation photograph;

Detail view of Character-defining parapet mounted urns above cast cartouches along the south façade at Mission Inn Avenue.

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1 REGULATORY DATA EXCERPTS

Summaries of applicable sections of the Federal Secretary of the Interior's Standards for Rehabilitation, guidelines for establishing standards for new construction in historic district context by the California State Office of Historic Preservation, and the City of Riverside Municipal Code and Downtown Specific Plan.

▪ 1.1 Secretary of the Interior's Rehabilitation standards for Project Approach:

The City of Riverside Municipal Code requires in Section 20.25.050, item G that Staff shall make findings of the following standards, specifically:

The Secretary of the Interior's Standards for Rehabilitation:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

- **1.2** Summary of guidelines for associated historical features of a qualified historical building resource structures in a historic district by the California Historical Building Code (CHBC):

There is direction given at the State level, especially within California's State Historical Building Code (SHBC.) In Section 8-1003, "Site Relations" there is language that states the relevance of a structure with its historical site context. "Associated features" of a district are referenced, as a "critical" component of a criteria that defines a historic district. Effectively, as a Certified Local Government, the City of Riverside establishes specific guidelines contained within Riverside's Downtown Specific Plan and pertaining to the Raincross District to determine the criteria for designation and for appropriate additions to a district, without compromising a district's character. These guidelines reference and support the Secretary's Standards.

CHAPTER 8-10

QUALIFIED HISTORICAL DISTRICTS, SITES AND OPEN SPACES

SECTION 8-1001 PURPOSE AND SCOPE

8-1001.1 Purpose. The purpose of this chapter is to provide regulations for the preservation, rehabilitation, restoration and reconstruction of associated historical features of qualified historical buildings, properties or districts (as defined in Chapter 8-2), and for which Chapters 8-3 through 8-9 of the CHBC may not apply.

8-1001.2 Scope. This chapter applies to the associated historical features of qualified historical buildings or properties such as historical districts that are beyond the buildings themselves which include, but are not limited to, natural features and designed site and landscape plans with natural and man-made landscape elements that support their function and aesthetics. This may include, but will not be limited to:

1. Site plan layout configurations and relationships (pedestrian, equestrian and vehicular site circulation, topographical grades and drainage, and use areas).
2. Landscape elements (plant materials, site structures other than the qualified historical building, bridges and their associated structures, lighting, water features, art ornamentation, and pedestrian, equestrian and vehicular surfaces).
3. Functional elements (utility placement, erosion control and environmental mitigation measures).

SECTION 8-1002 APPLICATION

8-1002.1 The CHBC shall apply to all sites and districts and their features associated with qualified historical buildings or qualified historical districts as outlined in 8-1001.2 Scope.

8-1002.2 Where the application of regular code may impact the associated features of qualified historical properties beyond their footprints, by work performed secondarily, those impacts shall also be covered by the CHBC.

8-1002.3 This chapter shall be applied for all issues regarding code compliance or other standard or regulation as they affect the purpose of this chapter.

8-1002.4 The application of any code or building standard shall not unduly restrict the use of a qualified historical building or property that is otherwise permitted pursuant to Chapter 8-3 and the intent of the *State Historical Building Code*, Section 18956.

SECTION 8-1003 SITE RELATIONS

The relationship between a building or property and its site, or the associated features of a district (including qualified historical landscape), site, objects and their features are critical components that may be one of the criteria for these buildings and properties to be qualified under the CHBC. The CHBC recognizes the importance of these relationships. This chapter shall be used to provide context sensitive solutions for treatment of qualified historical buildings, properties, district or their associated historical features, or when work to be performed secondarily impacts the associated historical features of a qualified historical building or property.

- **1.3** Summary of guidelines for new additions to resource structures in a historic district, provided by the California Office of Historic Preservation

Excerpts from SHPO agency considerations:

- There has been additional direction provided at the State level by Tim Brandt, the Supervisor and Senior Restoration Architect of the SHPO. A conference presentation he made in August 2011 was memorialized with a power point presentation. The script for this presentation is available at:
<http://ohp.parks.ca.gov/pages/1054/files/compiled%20script%20mod%201-3.pdf>

An excerpt from Brandt's presentation text:
(highlights for emphasis in this assessment)

*1.5 Applying Standards You can apply the Treatment Standards to buildings, historic districts, structures, OHP001 Module 1 - Secretary of the Interior's Standards for the Treatment of Historic Properties landscape features, sites and environments, objects, and any attached, adjacent, or **related new construction**. Examples include: individual buildings such as the Buford House, a bed and breakfast, in Napa; a district such as the Sacramento Railyards; a structure such as the Golden Gate Bridge in San Francisco, the gardens and landscape around Wattles Mansion in Hollywood; building settings and environments within the boundaries of the Presidio in San Francisco...."*

The treatment standards Brandt referenced would be the Rehabilitation Standards. These Rehabilitation Standards support compatibility with, yet differentiation from, new construction and their interfaces with existing construction.

As these guidelines are interpretive, in our opinion it is acceptable to correlate an assessment of compatibility of new construction within a historic district, with the Standards for construction of new construction additions to historical structures. Thus, the Tim Brandt quote gives direction for how to consider compliance of new construction within historic districts as qualifying with the Secretary's Standards for Rehabilitation.

The City of Riverside provides more definitive interpretation of the broad outlines that exist within the State level of review.

- **1.4** Excerpts of City of Riverside Municipal Code Chapter 20.25

(Refer to following Section 2 for the City of Riverside Downtown Specific Plan)

CERTIFICATES OF APPROPRIATENESS

Section 20.25.010 Certificates of Appropriateness, Generally.

A Certificate of Appropriateness is required before any person restores, rehabilitates, alters, develops, constructs, demolishes, removes or changes the appearance of any designated Cultural Resource, eligible Cultural Resource, any element in a geographic Historic District (contributing and non-contributing), or, a contributing feature or contributor to a Neighborhood Conservation Area. The requirements of this Chapter are in addition to any and all other City permit requirements.

Except as set forth in section 20.25.030, Certificates of Appropriateness shall be reviewed by the Cultural Heritage Board.

Section 20.25.030 Administrative Certificates of Appropriateness.

The Historic Preservation Officer may administratively approve, approve with conditions, refer to the Board, or deny a Certificate of Appropriateness as follows:

A. For all Cultural Resources, including Landmarks (designated and eligible):

1. The in-kind replacement of historically-correct architectural features or building elements, including windows, doors, exterior siding, roofs, porches, cornices, balustrades, stairs, and the like, that are deteriorated, damaged beyond restoration, or previously removed.

2. The in-kind replacement of historically correct site, or landscape features that are deteriorated, damaged beyond restoration, or previously removed.

3. Exterior painting of commercial properties, designated landmarks, and landmarks determined eligible for designation. Surfaces allowed to be painted include only those that were originally intended to be painted and exclude all other surfaces, such as brick, concrete, and stone.

Section 20.25.050 Principles and Standards of Site Development and Design Review.

The Board and Historic Preservation Officer shall make findings of the following standards when applicable to approving or denying a Certificate of Appropriateness.

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

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

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

D. 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.

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

F. The Citywide Residential Historic District Design Guidelines and the separate guidelines for each Historic District; and

G. The Principles of the Secretary of the Interior's Standards for the Treatment of Historic Properties. (Ord. 7108 §1, 2010; Ord. 6263 §1 (part), 1996)

Section 20.25.070 Application of the State Historic Building Code.

Pursuant to the California Health and Safety Code, the Building Official may apply the State Historic Building Code in permitting repairs, alterations and additions necessary for the preservation, restoration, rehabilitation, moving, or continued use of a designated Cultural Resource. (Ord. 7108 §1, 2010; Ord. 6263 §1 (part), 1996)

- **1.5** Design reference for historical resources, with comment and recommendations:

In the alterations narrative preamble of The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (1990) is stated the following:

Alterations / Additions to Historic Buildings

Some exterior and interior alterations to the historic building are generally needed to assure its continued use, but it is most important that such alterations do not radically change, obscure, or destroy character-defining spaces, materials, features, or finishes. Alterations may include providing additional parking space on an existing historic building site; cutting new entrances or windows on secondary elevations; inserting an additional floor; installing an entirely new mechanical system; or creating an atrium or light well. Alteration may also include the selective removal of buildings or other features of the environment that are intrusive and therefore detract from the overall historic character.

It is Recommended that the proposed Stalder Building adaptive reuse project conforms with this Standard of care. An addition of this proposed two to seven-story, approximately 29 foot to 78 foot high structure at the northeast corner of Market Street and Mission Inn Boulevard is compatible with buildings defined as contributors to the local historical environment. Specifically, the Loring

Building at the southeast corner of 3695 University Avenue, a tall five story structure with a deeply projecting neoclassically-styled cornice. A half-block away to the east, the celebrated Mission Inn occupies a large urban block footprint, with building volumes composed of varying heights. The Inn is generally five and six stories in height, with projecting domes and towers in some areas at approximately seven stories in height. The Imperial Hardware Lofts project is a similar project type with a historical façade rehabilitation and a new adaptive reuse construction on the remainder of the site. This 68-foot-high structure of seven stories was approved by Riverside’s Cultural Heritage Board in 2015.

The proposed removal of the interior spaces and structure of the Stalder Building behind its façade destroys no character-defining spaces or features. We concur with findings of the Environmental Impact Report. The proposed retention of the G. Stanley Wilson-designed façade while incorporating the proposed mixed use development does not detract from the character-defining features of Wilson’s façade modification, or to the historic character of the environment. Wilson’s work unified three different storefronts constructed over periods of time.

▪ **1.6** Summary of Recommended Project Approach

1.6.1 Excerpts from the Public Resources Code:

In the Public Resources Code (PRC section 15064.5) two definitions are made that would apply to the proposed project:

*“The significance of an historical resource is materially impaired when a project:
Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources;*

And,

Generally, a project that follows the Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings or the Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (1995), Weeks and Grimmer, shall be considered as mitigated to a level of less than a significant impact on the historical resource.

(The Secretary of the Interior’s Standards for Rehabilitation are reproduced in Section 1.1 preceding)

As further defined in CEQA, the Public Resources Code (PRC section 21084.1) states:

“A project that may cause a substantial adverse change in the significance of an historical resource is a project that may pose a significant effect on the environment.”

It is Recommended that the proposed adaptive reuse and rehabilitation project would not cause a substantial adverse change in the historical significance of the resource or environment, and conforms with this Standard of care. The proposed development of the Stalder Building does not materially alter in an adverse manner the physical characteristics of this historical resource that conveys its historical

significance and that justify its inclusion in (or eligibility for inclusion in) the California Register of Historical Resources. We agree that there are very limited character-defining features present within the interior spaces, stemming from multiple alterations of the exterior façade and interior spaces. The rehabilitation project approach recommended for the south and west façades of the Stalder Building is conforming with the standard of care specified in the Public Resource Code and Secretary of the Interior's Standards as referenced.

1.6.2 Excerpts from the Secretary of the Interior's Standards, with Recommendations:

In the preamble to the 1992 edition of the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (37 CFR 68) there is stated a guiding principal:

"The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility."

A current online definition of rehabilitation provided by the National Park Service is recommended to apply to the Stalder Plaza project:

"When repair and replacement of deteriorated features are necessary; when alterations or additions to the property are planned for a new or continued use; and when its depiction at a particular period of time is not appropriate, Rehabilitation may be considered as a treatment. Prior to undertaking work, a documentation plan for Rehabilitation should be developed."

It is Recommended that a Rehabilitation approach is considered to be the proper definition for the Stalder Building Adaptive Reuse project. The proposed alterations to the property preserve the primary character-defining feature, specifically the south Mission Inn Avenue and west Market Street façades. Alterations and additions are planned to accommodate new uses: the residential units proposed above, and retail/commercial use within the ground floor and mezzanine spaces of the structure.

1.6.3 A Recommended Adaptive Reuse Project Approach:

From The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings:

Alterations / Additions to Historic Buildings

Some exterior and interior alterations to the historic building are generally needed to assure its continued use, but it is most important that such alterations do not radically change, obscure, or destroy character-defining spaces, materials, features or finishes.

It is Recommended that the proposed adaptive reuse project conforms with this Standard of care. It is recommended to consider that the proposed project does not consequently radically alter, change, or destroy such character defining features. It has been documented in the Fox Plaza EIR that interior spaces do not possess "*character-defining spaces, materials, features or finishes.*"

Alteration may also include the selective removal of buildings or other features of the environment that are intrusive and therefore detract from the overall historic character.

It is Recommended that the proposed project approach complies with maintaining the overall historical character of the environment by retaining the south and west exterior façades. Removal of the interior spaces would not "*detract from the overall historic character*" of the property. The proposed Adaptive Reuse project incorporates this "selective" removal as proposed. It is recommended to consider that this would not result in a detraction from the overall historic character-defining, significant feature represented by the Wilson-designed façade that was separate from the three earlier different structures behind.

It is Recommended that the proposed Adaptive Reuse project approach complies with maintaining the overall historical character of the existing façade structure and site context. The design provides a compatible new use for the Stalder Building as a continued use for ground floor retail spaces, incorporating new residential spaces above the first floor level.

The following sections document the details qualifying these conclusions.

2 CITY OF RIVERSIDE DOWNTOWN SPECIFIC PLAN: Excerpts from the Plan with comments

2.1 Summary of selected quotes (in *Italics*) from the *Specific Plan* goals:

The Downtown Specific Plan is a critical document for understanding the City review of projects within the defined boundaries. It is recommended that the project design conform to the overall goals, and specific recommendations for building design within the Seventh Street Historic District and the Mission Inn Historic District. As the Secretary of the Interior's Standards are referenced within the Plan, and form the basis of the Plan's development and detail, conformance with the Plan is consistent with a project definition of CEQA compliance.

City of Riverside Downtown Specific Plan, November 2002

Based on this Plan, Downtown will also be strengthened as a distinctive center for the citizens of Riverside with attractive streets, enjoyable public spaces, historic neighborhoods, lively mixed-use commercial areas, and a variety of housing options and residential environments.

(Page 1-3) The proposed project appears to comply with this goal. Specifically, providing a "*variety of housing options and residential environments.*" The proposed development of residential use above ground floor retail uses will provide the intended strengthening of the center city with "*lively mixed-use commercial areas.*"

Downtown is also the historic, cultural and artistic center for the region with many important cultural facilities located in the heart of the Downtown, primarily along Mission Inn Avenue and Main Street.
(Page 2-3)

The Downtown Land Use Districts are designed to provide a mix of retail, entertainment, cultural, residential, employment, and support service uses in appropriate locations in the Downtown to strengthen Downtown as the heart of the City and the Inland Empire, and create a more lively, 24- hour urban environment.
(Page 2-13)

The proposed project appears to comply with this goal. Specifically, providing "*a mix of retail... residential, employment, and support service uses in appropriate locations in the Downtown to strengthen Downtown as the heart of the City and create a more lively, 24- hour urban environment.*"

VISION FOR DOWNTOWN RIVERSIDE

- *A vibrant mix of retail, residential, civic, employment, educational, cultural and arts resources in a walkable downtown environment that is part of a unique natural and historic setting;*

(Page 3-5) The proposed project appears to comply with this goal. Specifically, providing a "*mix of retail, residential, civic, employment...resources in a walkable downtown environment that is part of a unique natural and historic setting.*" The proposed development of residential use above

ground floor retail uses will provide the intended "Vision for downtown Riverside."

2.1.1 Issues Summary:

Section 3.2, ISSUES SUMMARY

- *Zoning and Development Standards - Downtown's zoning categories and related development standards were inherited from citywide categories and standards more suited for suburban development. As such, they do not deal with important, contemporary downtown potential such as mixed used, live-work concepts and shared parking or parking districts.*
- *Historical/ Cultural - Existing zoning and development standards do not adequately address historic preservation issues*

(Page 3-4)

The proposed project appears to comply with this goal. Specifically, an appropriate scale and height of the proposed project conforms to an urban, and not a suburban scale of development. It should be noted that an urban policy goal appears to be implicitly contained within the Downtown Specific Plan: the notion of a "critical mass" desired for active pedestrian environments, a "walkable" environment containing a *mix of retail, entertainment, cultural, residential, employment, and support service uses in appropriate ways*. This philosophy would appear difficult to implement with a two story or less height requirement for new construction, given the implicit character of a less dense, low-scale and quasi-suburban environment.

With multiple examples of historically significant structures that exceed a two-story height (reference Section 2.1.5, page 16), compatibility of the proposed six-story scheme with both the Mission Inn and the Imperial Hardware Building façades and the surrounding historical urban environment would appear present.

2.1.2 Downtown District Design Philosophy and Housing Goal:

Policy LU 1.1: Maintain the integrity of, and interrelationship between, each Downtown district as follows:

- *Raincross District: The pedestrian-oriented center of Downtown, with an emphasis on an intense mixture of residential, specialty commercial, tourist, restaurant, cultural, arts, and civic uses. Design philosophy emphasizes new and infill construction that is compatible with the historic structures that give Downtown its unique identity.*

(Page 3-6)

The proposed project within the Raincross District appears to comply with this goal. Specifically, *"an emphasis on an intense mixture of residential, specialty commercial, tourist, restaurant, cultural, arts, and civic uses. Design philosophy emphasizes new and infill construction that is compatible with the historic structures...."*

3.4.2 Housing Goals and Policies Goal

H-1 To help Riverside's Downtown succeed as an active daytime, evening, and weekend downtown, encourage housing beyond the traditional residential neighborhoods, to include the North Main Street Specialty Services, Market Street Gateway, Raincross, Almond Street, and Prospect Place Office Districts.

Policy H-1-1: Provide a variety of housing options, including medium and high density apartments and condominiums, live/work loft space, and mixed-use buildings with a residential component.

(Page 3-8)

The proposed project appears to comply with this goal. Specifically, *To help Riverside's Downtown succeed as an active daytime, evening, and weekend downtown, encourage housing beyond the traditional residential neighborhoods, to include the... Raincross District.* It should follow that the proposed project is fully conforming with Policy H-1-1: *"Provide a variety of housing options, including medium and high density apartments and condominiums... and mixed-use buildings with a residential component."*

2.1.3 Historic Preservation Goals:

3.4.5 Historic Preservation Goals and Policies

Goal HP-1 Strengthen and enhance the historic character of Downtown Riverside, which is unique to the Inland Empire, through the preservation and maintenance of Downtown's historically significant sites and structures.

Policy HP-1-2: Promote community appreciation for the history of Riverside.

Policy HP-1-3: Provide incentives to encourage the restoration, and, if necessary, relocation of private historic structures to conserve the integrity of the buildings in the best condition possible.

Policy HP-1-4: Through design review, encourage new development to be compatible with adjacent historical structures in scale, massing, building materials, and general architectural treatment.

(Page 3-10)

The proposed project appears to comply with these Historic Preservation goals, specifically within Policy HP-1-4, for compatibility with *"adjacent historical structures in scale, massing, building materials, and general architectural treatment"*, so a new development would be compatible with the adjacent historical structures.

We recommend the proposed Stalder Building development be considered as *compatible with adjacent historical structures in scale, massing and general architectural treatment* as referenced in Policy HP-1-4.

2.1.4 Design Standards and Review:

5.2 PURPOSE AND APPLICABILITY The development and design standards and guidelines for Downtown Riverside are intended to provide property owners, merchants, and their designers with basic development and design criteria that are intended to reinforce the desired building and district character.

INTRODUCTION TO DOWNTOWN LAND USE DISTRICTS 5-4 The goals of the design standards and guidelines are as follows: (1) Provide basic design recommendations for all buildings in the downtown promoting design creativity and variation while ensuring consistency in building scale, proportion and pedestrian orientation. (2) Establish clear and usable standards, guidelines and criteria. (3) Protect and enhance historic buildings and utilize historical building forms and styles to create future buildings

(Page 5-3, 5-4)

The proposed project appears to comply with these goals, and the new development compatible with and differentiated from the adjacent historical structure and historic character. Specifically, a creative design that respects the architectural vocabulary of the simplified mission styled / neoclassic / modern style present, without mimicking the exact details has been proposed. Building

scale and proportional devices are employed that reference and support the existing structure's integrity and continuation. These include a reference to the solid/void characteristic patterns of the original structure that is carried onto the fenestration character of the new construction design.

5.3.5 Design Review All new construction, new additions to existing buildings, and any other exterior improvements shall be subject to the design standards and guidelines set forth in Chapter 15 of this Specific Plan and require design review pursuant to the provisions of Chapter 19.62 of the Zoning Code, or the provisions of Title 20, Cultural Resources Ordinance, if applicable.
(Page 5-9)

Refer to summary of Chapter 15 with comments, following.

2.1.5 Mission Inn Historic District Definition, Design Standards and Guidelines:

The Raincross District is divided into two sub-areas. The center of the District is occupied by the Mission Inn Historic District, which contains Riverside's most important historic buildings. In this sub-area the development standards have been carefully crafted to maintain a scale of development that is compatible with the well-established historic fabric of the district. Outside of the Mission Inn Historic District, the development standards of the District allow greater intensity, while still assuring compatibility of the adjacent historic district and historic residential areas beyond. The development standards for the Raincross District are designed to create a place of daytime, evening and weekend activity by providing a high activity pedestrian environment with a storefront emphasis at the street level. Within the Raincross District, there are numerous local and national historic landmarks that define the district's character, including the Mission Inn, Fox Theater, Stalder Building, Municipal Museum, Unitarian Church, Congregational Church, Municipal Auditorium, Post Office, Loring Building, and Art Museum. Preservation of such structures, along with careful and compatible design of new development is important in maintaining the District's character and unique sense of identity.

(Page 6-4)

Underlines added for emphasis. The project site is located within the Mission Inn Historic District, a central sub-area of the Raincross District. The proposed project should be considered to conform with the goals of a storefront emphasis at the street level, a "careful and compatible" design for new construction, and by its mixed-use character, creating a scale of development with pedestrian activity at daytime, evenings, and weekends.

6.6 DESIGN STANDARDS AND GUIDELINES FOR THE RAINCROSS DISTRICT

6.6.1 District Character Defining Statement The Raincross District is the cultural, entertainment, and retail center of Riverside and the region beyond. Its significant, signature buildings include the Fox Theater, Stalder Building, Mission Inn, Municipal Museum, Unitarian Church, Congregational Church, Municipal Auditorium, Post Office, Loring Building, and Art Museum. Historic and cultural resource sensitivity are the key concepts in this district. Buildings that contribute to the historic character of this district should be preserved or restored to an authentic historic design. New construction should be in scale and architecturally harmonious with nearby historic buildings. The above listed signature buildings should be used for inspiration regarding design, form, detailing and site layout. The design standards and guidelines for the Raincross District are intended to enhance both these signature buildings and their setting which together contribute to the character of a cohesive downtown. In addition,

the design standards and guidelines for the Raincross District are intended to create a vibrant, pedestrian friendly downtown by encouraging pedestrian orientation to the storefronts, human scaled spaces, and pedestrian amenities. (Page 6-11)

The proposed project appears to comply with these goals, and the new development compatible with the adjacent historical structures and historic character. Specifically, the proposed construction, varying in height from two to five to seven-stories, and approximately 54 to 64 feet height at the southern façade setbacks and 78 feet in height at the northern façade. The project is recommended to be considered harmonious with the scale and volumetric character of these significant historic structures.

We recommend considering the proposed Stalder Building development is *compatible with adjacent historical structures in scale, massing and general architectural treatment* as referenced in Policy HP-1-4. Further, the buildings illustrated in the Downtown Specific Plan's Section 6.6.1 for guidance and reference are the Fox Theater (two stories, with a three-story tower); the Loring Building (three stories, with a four story tower); the Riverside Municipal Museum (four stories) and the Mission Inn (variable, but typically and largely five and six stories, with projecting domes and towers in some areas at approximately seven stories in height).

2.1.6 2001 Historic Resources Survey of Stalder Building:

A good example of a preservation- sensitive approach to fulfilling the needs for office and commercial lease space in the District's Mission Inn Historic District can be found in the Stalder Building and Imperial Hardware Building Historic Resources Survey, by architect Wayne Donaldson, completed in January 2001. Mr. Donaldson was hired by the City to investigate development opportunities on the sites currently occupied by the Stalder Building (situated on the east corner of Mission Inn Avenue and Market Street) and the Imperial Hardware Building (situated on the east side of the Downtown Mall, between Mission Inn and University Avenues). A developer interested in creating a "Lifestyle Center" in this area suggested these buildings be removed and replaced with new structures. The Donaldson report investigates the historic significance of the buildings, their structural integrity, and the potential for a variety of development options. The report demonstrates the pros and cons of everything from full preservation to adaptive reuse options that would preserve various significant historic aspects of the buildings. It also documents the presence of historic structural members hidden inside the Stalder Building and an intact Art Deco façade covered by a 1960's era metal false front on the Imperial Hardware Building. The report shows how both the Stalder and the Imperial Hardware Buildings could be put to greater economic use with additions that would allow the original historic fabric of the buildings to be preserved and restored. These ideas allow both sites to be developed to the maximum floor area ration (FAR) permitted by the Specific Plan, while preserving the essence of the historic buildings. As development opportunities are explored that affect older buildings in the Raincross District, consideration of various preservation alternatives should be undertaken in the fashion of the Donaldson report. (Page 6-12)

The proposed Stalder project appears to comply with these goals of development and preservation. The underlined text immediately above appears to be compliant with the goals of constructing an addition that allows the original and significant remaining historic fabric to be preserved and restored: specifically, the G. Stanley Wilson-designed façades along Mission Inn

Boulevard and Market Street. The "essence" of the historic building is preserved while the allowable FAR is proposed to be developed.

It should further be noted that the Specific Plan FAR as noted in the 2001 Survey was subsequently addressed and supplanted by Policies contained in the Downtown Specific Plan document. In the Raincross District, an FAR of 3.5 and height limit of 100 feet is allowable, while the Mission Inn Historic District sub-area within the Raincross District allows an FAR of 3.0 and a 60' height. The proposed Stalder Building development is considered to be *compatible with adjacent historical structures in scale, massing and general architectural treatment* as referenced in Policy HP-1-4.

Finally, as a point of backstory precedent and "historical" interest it should be noted that author of the 2001 Report, Wayne Donaldson was later involved in the concept of creating the new downtown San Diego baseball stadium, Petco Park. Located in an old town historic district, there were multiple historic structures within the area proposed for this new construction- particularly, a four-story brick masonry structure, the Western Metal Supply Company. Wayne researched and determined that there was no limitation to a size of an addition to a historical structure contained within the Secretary of the Interiors' Standards recommendations and guidelines. This structure was retained and preserved as an adaptive reuse project, including the original painted building name. As an existing historical structure, it successfully now sports a new "addition" of the far larger construction of a baseball stadium.

2.1.7 Architectural Style Recommendations:

*6.6.3 Architecture Style (1) Existing buildings should be restored/ maintained in a historic style that reflects the actual, historic appearance of the building at its period of historic significance. (2) The historic fabric in Downtown Riverside is interspersed with "contextual" buildings - buildings that are not historic but contribute to the district character as one traverses the district. Similarly, new buildings should not necessarily be stylistically "historic", but should be compatible with their historic neighbors in terms of massing, modulation, height, and setbacks. New buildings should be **contemporary interpretations** using the signature buildings as a source of design inspiration. Scale (1) Buildings and improvements should be at a pedestrian scale. To maintain a sense of pedestrian scale, larger buildings should be broken into storefront bays about 25 feet wide. (2) The size and mass of a new building should blend with the surrounding district. Detailing (1) Detailing of existing buildings should be a restoration or replication of historic detailing during the building's period of historic significance. Roof Design (1) Roof design should reflect/ complement significant buildings in the area. Colors and Materials (1) Muted earthtones and traditional materials should prevail, with brighter colors limited to trim areas. The Mission Inn is a good example of this type of treatment.*

(Page 6-18)

The proposed project appears to comply with these goals, underlined for emphasis. Noted especially the detailing: "Detailing of existing buildings should be a restoration or replication of historic detailing during the building's period of historic significance."

It is recommended in this Assessment Report to consider the period of significance of the year of completion, 1926. This was date of the G. Stanley Wilson design of a façade joining three separately constructed buildings. Integrity of the building recedes from that date on, with multiple

alterations of all of the structures on site.

The term "**contemporary interpretation**" is recommended to apply to the reference and adoption of various broadly-referenced stylistically styled details from the G. Stanley Wilson-designed Stalder Building façade within the proposed project development. As previously noted, the exact details and materials will be developed in the subsequent Construction Document phase that would incorporate this recommended approach. Such an approach will help to assure compatibility with the various Districts.

It is the opinion of this Assessment Report that Wilson's façade design concept and its stylistically wide-ranging vocabulary of fenestration and decorative detail elements are the most significant and character defining elements of the structure. These façade conditions will be documented, with recommendations for a conservation approach to be followed in their restoration. This documentation can potentially be of use in designing compatible new construction and its associated detailing.

As stated elsewhere within this Assessment, the period of significance date is recommended to be 1926. As the existing storefront construction at the ground floor level represents various later modifications, a contemporary interpretation is proposed that references the original design. Such an interpretive approach will inform the proposed design of the new structure's historically referential storefront. It is recommended to maintain the bay spacing and architectonic rhythm of the Stalder Building's original façade fenestration design.

We recommend considering that such an approach has been successfully implemented in the schematic façade design of the proposed addition. Remaining original construction of the 1926 storefront include examples of the storefront and transom windows, above an altered storefront door at grade.

We have surveyed the storefront of the easternmost structure (Originally, Fire House #1) and believe the wood framing and detailing characteristics represent the stylistic work of G. Stanley Wilson, or if not, are datable within the period of significance or are older. The remaining later ground floor level storefront constructions are believed to represent a much later construction era (1960's) and are not significant.

As conservation investigation proceeds in the Construction Document development, decisions of what construction corrections are necessary, feasibility of repairs, and which appropriate approach and recommended appearance may be made.

2.1.8 Mixed-Use Development Requirements:

6.8.3 Land Use Requirements for Mixed-use Development

Mixed-use development integrates compatible office or commercial uses with residential uses within the same building or structure. Mixed-use development in the Raincross District should generally promote retail uses at the street level, and shall have the following use requirements: 1. Ground Floor or Street Level (a) Retail uses - The ground floor or street level shall be devoted to pedestrian-oriented specialty retail, restaurant, or similar type of use.... (b) Office uses - General and professional

office uses shall be allowed on the ground floor, except on Main Street where they may only be located off-street or behind retail or restaurant uses to create an active retail edge. (c) Residential or lodging uses - Mixed-use projects that have frontage on Main Street, Mission Inn Avenue, or University Avenue may have residential or lodging uses on the ground floor only when located off-street or behind retail uses. Residential or lodging uses shall be permitted on the ground floor for all other areas of the Raincross District. A common entrance to the residential portion of the mixed-use project may be located adjacent to the non-residential front, ground floor use. (d) Live/work uses - Live/work units shall be permitted on the ground floor, subject to the standards for live/work units set forth in Section 6.7. For mixed-use projects that have frontage on Main Street, Mission Inn Avenue or University Avenue, the first 25 feet of floor area depth at the street level frontage shall be devoted to pedestrian-oriented commercial retail activity.

(Page 6-21)

The proposed project appears to comply with these goals. Retail uses are provided at the ground floor; residential uses are provided at the upper floors.

2.1.9 Open Space Design Standards:

6.8.8 Open Space The following regulations shall determine the amount of required private and common open space: 1. New Projects: (a) Private Usable Open Space: At least 50% of the dwelling units in a project shall provide private usable open space, as defined in the Zoning Code, of a minimum of 50 square feet. All dwelling units in a project are encouraged to include private usable open space. A rectangle inscribed within each private usable open space shall have no dimension less than five feet. At least one exterior side shall be open above the level of railing or fencing. Balcony/ railing enclosures shall not be see-through.

DOWNTOWN SPECIFIC PLAN 6-23 (b) Common Usable Open Space: At least 50 square feet of common usable open space, as defined in the Zoning Code, shall be provided per dwelling unit. Common usable open space may be divided into more than one area, however, each area shall be a minimum of 450 square feet and a rectangle inscribed within each shall have no dimension less than 20 feet. All required common open space shall be suitably improved for its intended purposes and all lawn and landscaped areas shall be provided with a permanent irrigation system to maintain such areas. The common open space may include courtyards, terraces and rooftops.

(Pages 6-22, 6-23)

The proposed project appears to comply with these goals by incorporating open space uses at the rooftop areas. This is less a preservation issue than one of zoning.

2.1.10 Architectural Design Standards:

6.9.4 Architecture Style (1) Multiple family housing is unique in the sense that while an individual, private use, it is also a part of the urban fabric. Residents affect, and are affected by, street activity and provide "eyes on the street". The residential character of the individual units should be protected while conforming to the urban feel of the Raincross District.

Scale (1) Individual units should be articulated to diminish the massing of large structures and be compatible with the scale of surrounding development.

(2) The mass and roof forms of buildings should be varied. In addition to porches, stoops and other entry elements such as bay windows, balconies and trellises are encouraged.

(3) The street floor building level should be raised between two and four feet to protect the privacy of ground floor units.

(4) Facades of multifamily buildings should be divided into shorter modules a maximum of 30 feet in width, to reflect the volumes of individual units within the building. This objective can be achieved with varied setbacks,

vertical modulation, texture changes on the facade, porches and balconies.

(Page 6-25)

The proposed project appears to comply with these goals of articulation and compatibility. Articulation divides the structure into a composition of building volumes with varied massing. The Stalder Building façade creates a one and two-story high articulated base with an open space use deck immediately above it. The proposed new development replaces a parking lot to the north along Market Street. Each of these two elements are readily identified as distinct from the other. The proposed design references Stanley Wilson's design character of the Stalder Building that unified three separate building structures behind. An abstracted reference to these three structures has been made in the proposed design by a division into three separate volumes. These designs divide the building mass into modules of irregularly articulated forms, acting to diminish the mass with varied building forms, textures and surface treatments.

Articulation within the proposed façades are made by varied planar and massing elements composed throughout the building volume. These architectonic elements are further developed and detailed by compositions of projecting balconies, rooftop forms, materials and façade details. As the final design and Construction Document set is available for review, material details and colors will be reviewed with recommendations.

2.1.11 General Site Design Standards and Guidelines, Chapter 15:

15 GENERAL DESIGN STANDARDS AND GUIDELINES

15-4 15.3 SITE DESIGN STANDARDS

New development in the Downtown Specific Plan area should be compatible with surrounding development and historic structures as well as pedestrian-friendly. The street environment should also respond to the needs of the pedestrians. A sensitive application of street furnishings such as benches, enriched paving, and lighting will strengthen the historic character while simultaneously providing a functional environment. Particular attention should be paid to creating shade in the Raincross District as well as all the other districts.

15.3.1 Additions, rehabilitation and new structures

(1) New structures should be sited to in a manner compatible with surrounding development and with the facade facing the public street in a manner that enhances pedestrian connections.

(2) Additions should be compatible with the existing building in scale, materials, and design.

(3) Wherever possible, mature trees should be preserved or relocated on site.

(4) New structures and parking areas should enhance existing pedestrian connections to existing outdoor pedestrian spaces such as courtyards, plazas and porticos and create new connections where none exist.

15.3.2 Building Access

(1) Main entries to buildings should be clearly demarcated, visible and accessible from the street and/or pedestrian corridors. Secondary entries may be from parking areas. Entries should not occupy more than a third of the ground floor facade.

(2) Retail entrances should not be recessed more than five feet and should be located no more than 50 feet apart.

(3) Corner entrances are encouraged in corner buildings.

15.3.3 Parking and Site Access All parking and service/loading areas should be developed per the requirements of Chapter 16 of this Specific Plan and Chapter 19.74 of the Zoning Code, with requirements of the Specific Plan superseding those of the Zoning Code where the two conflict.
(Page 15-4)

The proposed project appears to comply with these goals of siting and in creating a pedestrian-friendly environment. Retail entrances along Market Street and Mission Inn Avenue are enhanced, compliant with spacing of entrance locations and recommendation for limits in recess depth. These also conform to the historical character documented in historic photographs. An increase in the sidewalk width along Mission Inn Avenue responds to a necessity of accommodating numbers of pedestrians related to the Fox Theater and a linkage to the Main street mall.

2.1.12 General Architectural Design Standards and Guidelines, Chapter 15:

15.4 ARCHITECTURAL DESIGN STANDARDS New development in Downtown Riverside should be a contemporary expression of historical architectural characteristics. Existing shapes, forms, massing and details can be reinterpreted or assimilated in new project designs, without necessarily copying existing buildings. This promotes a variety of building styles, which contributes to the interest and vitality of Downtown, while accommodating different ideas of what is visually appealing. 15.4.1 Massing, Form, and Scale (New structures, including Additions) (1) The size and mass of new structures, including additions, should be in relation to surrounding structures. (2) Architectural features that are reflective of or compatible with the character defining architectural features of surrounding structures or with the predominant architectural styles within the District. (3) To create visual interest, where appropriate, varied roof or parapet heights and/or recessed or extended building walls should be used. (4) Building corners may be emphasized by use of elements such as towers, domes, or entries. (5) Building articulation can be accomplished with the placement of windows an entries, volume changes, significant color and material changes, variable transparency, and the creation of shadow textures with trellises and overhangs. 15.4.2 Building Facade and Elevation Design (1) Building walls that are visible from a public street, major pedestrian corridor, or public open space, should include architectural features such as windows, arcades, canopies, pop-outs, and trim to create visual interest and avoid a blank wall appearance. (2) The appearance of building mass may be reduced through the use of arcades, courtyards, pergolas, and stepping stories back above the ground level. (3) The fenestration should be proportioned to and integrated with the facade modulation. Establish clear vertical and/or horizontal hierarchy and patterns in the placement of openings and assemblies. (4) Details or elements should be integral to the design and reflect the structural or material integrity of the building. (5) Details or elements should be integral to the design and should not appear added on. (6) Color and material changes should be used to add interest and reduce a building's apparent scale.
(Page 15-7)

The proposed project appears to comply with these goals of “contemporary expression”.
Underlining of this section is used for emphasis. Elements that are conforming to these guidelines include:

- reference to, without directly copying, the existing Stalder Building architectural vocabulary;
- an architectural expression using contemporary materials and details that are differentiated

- from, yet compatible with Wilson's modernized interpretive Mission- styled façade present;
- a relationship with the nearby historic Mission Inn structures in their larger scales, building volumes and massing;
- stepping back of the proposed addition façades from the existing Stalder building façades;
- the proposed third level roof deck trellis construction and related change in volume;
- proposed material changes and varying transparencies, which assist in creating "hyphen" style articulations in volume and materiality at the Market Street façade where the new addition and original structure come together;
- creating variations in planar façades using recessed and projecting balconies and different window treatments;
- establishing a dynamic hierarchy by use of both vertical and horizontal façade articulations that are integral to both the existing and proposed building's character;
- use of color and varied materials for added emphases in articulation;
- integrally designed façade details.

Particularly noted, the scale, material and design compatibility of the proposed addition with the Stalder Building is related to an extensive use of a similar material- plaster planar walls, predominantly with punched window openings. Wall materials are very planar in Wilson's design, with a contrast offered by punched, regularized window openings. This is a typical characteristic of Mission-revival style façade detailing, and it is developed similarly in the proposed design.

The scale and rhythm of the façade design fenestration is proposed to continue the organization character of Wilson's design, extending his bay spacing patterns up to the structure added above and behind it. The proposed design creates extensions of Wilson's structural bay modules. These character-defining parapets with upturns in the design topped by urns demarcate these modules. This organizing source appears to be respected in the proposed design.

Wilson created a two-story façade as a regularizing feature using repetitive, identical recessed windows. At the Market and Mission Inn Avenue intersection, this primary façade element along Mission Inn Avenue turns the corner at two stories, then continuing at a reduced scale and height along the Market Street elevation.

The proposed design appears compatible with Wilson's existing Stalder Building design in scale and fenestration design. Compatibility with scale is enabled by modulating the proposed façade with the existing bay structure of the Wilson design as noted above. Conceptually, Wilson's existing Stalder Building façade is a cumulative result of a series of constructions and additions made over time. His unifying façade design over the south fronts of three separate structures is referenced abstractly in the massing articulations of the proposed design.

2.1.13 Design of Architectural Elements, Retail:

15.4.4 Other Architectural Elements for Retail Buildings

Corners (1) Building corners should be enhanced with higher massing and entries.

Cornice or Parapet (1) The cornice should enhance the architectural style of the building. A brick-front building may have a corbelled cornice. A plaster front building may have a stone sill at the parapet line.

(Page 15-11)

The proposed project appears to comply with these goals. Underlining used for emphasis.

The proposed project design uses emphasized and elevated design elements at building corners. This strategy reflects Wilson's approach at the significant Mission Inn Avenue/ Market Street corner where the building height shifts upward, imagining a tower reference yet to come.

2.1.14 Design of Architectural Elements, Non-Retail:

15.4.5 Architectural Elements for Non-Retail Buildings (1) Entrance doors should be simple and located prominently in the building facade. (2) Windows should be clear or partly tinted. Highly reflective glass or dark tinted glass in pedestrian level windows is not permitted. (3) New buildings may have flat or sloping roofs, depending on what is most compatible with the architectural style of the building and others in the area. Parapets should appear integrated with the building and must always include a cap and corner detail to create a shadow line to enhance the building. Mansard roofs are discouraged. (4) In Riverside, towers and domes are dramatic historic features that set Riverside apart from surrounding communities. Appropriate contemporary expressions of these elements are encouraged in new buildings. Particular care should be taken in using these elements in terms of scale, proportion, and architectural compatibility with the rest of the building.

(Page 15-12)

The proposed project appears to comply with these goals. Underlining used for emphasis. Entrance doors are centrally and prominently located at a related change in volume. A flat roof is contemplated, compatible with the predominate form of modern styled structures in the proximity. In the interest of compatibility, reflected glass is not recommended.

2.1.15 Design Standards and Guidelines for Historic Districts:

15.5 DESIGN STANDARDS AND GUIDELINES FOR HISTORIC STRUCTURES AND HISTORIC DISTRICTS The City of Riverside retains the treasures of its heritage in its many important historic structures and districts. The historic architecture of the City is one of its most important resources and is maintained by the establishment and enforcement of guidelines for the treatment of historic buildings and structures in historic districts. The presence of these guidelines serves a dual purpose: to protect the heritage of the City of Riverside, and to protect the interests of property owners and residents. The Cultural Resource Ordinance of the City of Riverside states that "no person, owner, or other entity should restore, rehabilitate, alter, develop, construct, demolish, remove, or change the appearance of any landmark, landmark structure, landmark site, or any structure or site within a preservation district without first having applied for and been granted a permit to do so by the Cultural Heritage Board or by the City Council on appeal." In addition, many structures over 50 years old are subject to review by the City Staff to ensure that alterations or demolitions do not impair the cultural heritage of the City. While these design guidelines are a part of the Downtown Riverside Specific Plan, they are designed to be a useful tool to any property

owner seeking advice about the appropriate treatment of his or her historic property. These guidelines are intended to be used in conjunction with Rehab Riverside Right, a publication of the City of Riverside designed to assist property owners in the rehabilitation of historic structures. Rehab Riverside Right contains a wealth of information on the treatment of historic building materials not covered in these guidelines.

15.5.1 Secretary of the Interior's Standards for Rehabilitation The Secretary of the Interior's Standards for Rehabilitation are ten basic principles created to help preserve the distinctive character of an historic building and its site, while allowing for reasonable change to meet new needs. These Standards are the basic principles from which these Design Guidelines were developed.

(Page 15-15)

The proposed project appears to comply with these goals, specifically *The Secretary of the Interior's Standards for Rehabilitation*, summary underlined above. The proposed project preserves integrity of primary significant elements of the Stalder Building façade and their distinctive character, while allowing a change to meet reasonable new needs.

2.1.16 Design Guidelines for Commercial Rehabilitations:

15.7 DESIGN GUIDELINES FOR REHABILITATION OF HISTORIC COMMERCIAL BUILDINGS

15.7.1 Site Design Character Defining Statement The design of the site of an historic structure is an essential part of its character. This design includes the streetscape in which the site is set, the planting strip along the street, the way a structure sits on its lot in relation to other structures and the street, and landscaping elements. While many of the historic structures in the Downtown Specific Plan area may have lost some of these characteristics over time, certain common characteristics remain which help to define the character of these historic areas and the structures within them. Historically, commercial areas in the Downtown Specific Plan area were characterized by a consistent setback usually aligned against the sidewalk. Parking was located either to the rear of buildings or was provided on street. Preservation of this regular street pattern is essential to maintaining the historic, pedestrian-friendly character of Riverside's historic commercial areas.

GENERAL DESIGN STANDARDS AND GUIDELINES 15-22 ANATOMY OF A

WINDOW 15.7.2 Openings Character Defining Statement The pattern of windows, doors, and other openings on the facades of an historic structure strongly define the character of the structure's design. Changing these elements in an inappropriate manner has a strong negative impact on the historic character of the structure. These openings define character through their shape, size, construction, arrangement on the facade, materials, and profile. Maintaining historic windows and doors often makes good economic sense, as they typically had a much longer life span than modern replacement windows. If you are thinking about replacing your historic windows or doors, please consult Rehab Riverside Right for suggestions on simple, inexpensive repairs which might extend their useful life. For instance, replacing single panes with double glazing or by adding storm windows or doors, you can increase energy efficiency while still preserving both the historic character of a structure and saving money!

Guidelines (1) The arrangement of historic openings of a facade should be maintained. (2) The size and proportions of historic openings on a facade should be maintained. • Filling in or altering the size of historic openings, especially on primary facades, is inappropriate. • Adding openings to historic facades is also inappropriate.

(3) Preserve the materials and design of historic windows and doors and their surrounds. • Repair windows or doors wherever possible instead of replacing them. • When replacement of these windows is necessary, replacement windows should match the historic windows in size, shape, arrangement of panes, materials, method of construction, and profile. (4) If energy conservation is the goal, interior (preferred) or exterior storm windows or doors, not replacement windows or doors, should be utilized.

(Page 15-23)

The proposed project appears to comply with these goals. Underlining used for emphasis. The existing design of the original façade spacing and window detailing is maintained, and referenced in the proposed façade design. Repair of the upper level casement windows is recommended, and the easternmost ground level storefront along Mission Inn Avenue. No historical fenestration features are proposed to be added, altered or filled in. Original conditions are proposed to be restored, using photo-documentation as an information source.

2.1.17 Character-Defining Features:

15.7.4 Architectural Details and Building Materials Character Defining Features The characteristics of the primary building materials, including the scale of units in which the materials are used and the texture and finish of the material, contribute to the historic character of a building. For example, the color and finish of historic stucco is an important feature of Mission Revival structures. Architectural details add visual interest, distinguish certain building styles and types and often showcase superior craftsmanship and architectural design. Features such as lintels, brackets, and columns were constructed with materials and finishes that are associated with particular styles, and are character-defining features as well.

(Page 15-26)

The unusual Stanley Wilson -designed commercial structure façade is justly celebrated, as underlined. The repair and rehabilitation and adaptive reuse design of the original Wilson façade elements are documented later in this Assessment Report. The exterior material of flat plaster is used as a compatibility of the proposed structure with the original construction, with a color and finish recommended to differentiate from the original material.

DOWNTOWN SPECIFIC PLAN 15-27 Guidelines (1) Preserve original building materials and architectural features. (2) Deteriorated materials or features should be repaired in place, if possible. (3) When it is necessary to replace materials or features due to deterioration, replacement should be in kind, matching materials and design. (4) Materials, such as masonry, which were not originally painted should remain unpainted. (5) Original building materials and details should not be covered with stucco, vinyl siding, or other materials.

(Page 15-26 thru 27)

This unusual example of a Mission- Revival/ Modern interpretively styled commercial structure façade is being preserved and repaired in place. In-kind, matching replacement will be necessary of the wood windows or storefronts that have experienced significant material loss. Where storefronts are not extant they are proposed to be remade in a contemporary material- aluminum- that is a close match to the dimensions of the original remaining example. Opening sizes will be matched to the historical conditions, and operable awnings are intended to be reconstructed. Decorative features, partially the glazed terra cotta urns mounted on top of the parapet upturns, and cartouche features are proposed to be repaired in place. Where deterioration and loss are

evident, particularly at the urns, replacement will be in-kind that match the material, design, and finish colors.

Painted plaster original wall surfaces will be rehabilitated, with a color selection determined by a color chronology analysis.

2.1.18 Design Guidelines for Infill Construction in Historic Districts:

15.8 DESIGN GUIDELINES FOR INFILL CONSTRUCTION IN COMMERCIAL HISTORIC DISTRICTS

15.8.1 Site Design and Building Location Historically, commercial areas in the Downtown Specific Plan area were characterized by a consistent setback usually aligned against the sidewalk. In most cases, a rhythm of building widths was established historically along a streetfront and this rhythm should be reflected in new construction.

Guidelines (1) The facades of new structures in commercial areas should maintain the setback of existing historic structures along the street front. (2) New structures should reflect the traditional widths of historic structures in the area. (3) New structures which are wider than the traditional width should be designed to read as smaller modules reflecting the traditional building widths. (4) Parking areas should be located to the rear of new structures.

15.8.2 Building Mass, Scale and Form Historic commercial areas in the Downtown Specific Plan area were generally composed of two- to three-story flat roof structures composed as rectangular solids. Guidelines (1) New structures should maintain the average scale of historic structures within the area. (2) The basic building form for new commercial structures should be a simple rectangular solid. (3) A flat roof is the preferred roof form.

(Page 15-28)

The proposed project appears to comply with these goals. Underlining is used for emphasis. The façade setbacks of the proposed modern- styled structure interpretatively reflect the original three separate structures that were unified by Wilson's elegant 1926 façade design. The "average" scale, size and mass of historic buildings within the area – specifically the Mission Inn, the Fox Theater complex, the Loring Building, and other structures along Mission Inn Avenue- is proposed to be considered compliant with the scale of the proposed design. The proposed design's scale is articulated into differing modules of massing and material definition. The primary historical façade maintains the street front along Mission Inn Avenue, with the scale and height of the proposed design increasing towards the rear (north) away from Mission Inn Avenue. This scale transitions to the larger structures in height and mass, specifically the Marriott Hotel at Fifth street and Market Street, newly constructed housing complexes along Market street, and the Riverside Convention Center.

The proposed Stalder Plaza Building development is considered to be *compatible with adjacent historical structures in scale, massing and general architectural treatment* as referenced in Policy HP-1-4. Further, the buildings illustrated in the Downtown Specific Plan's Section 6.6.1 for guidance and reference are the Fox Theater (two stories, with a three story tower); the Loring Building (three stories, with a four story tower); the Riverside Municipal Museum (four stories) and the Mission Inn (four, five, six and penthouse stories of variable heights.) As an average "scale" used as a

yardstick, it is recommended to be considered as compatible with the historic examples cited. There are multiple scales present in both the original Stalder Building, the proposed Stalder Lofts design, and the surrounding historic district contributing buildings.

2.1.19 General Design Standards and Guidelines:

15.8.3 Materials and Details Materials commonly used on facades of historic commercial structures in Riverside included brick, stucco, and masonry. Architectural details were usually embellishments added to the solid plane of the facade or parapet details rising from it. Echoing these traditions in the design of new construction will help to preserve the distinctive character of Riverside's downtown commercial areas. Guidelines (1) Building materials should be similar, or at least appear similar, to those used historically. (2) Generally, architectural details should be arranged to emphasize the horizontal features of facades. (3) Architectural details should echo, but should not exactly mimic, details found on historic facades. (4) The colors of permanent finish materials should be similar to those used historically. (5) The use of architectural detail to break up the visual mass of outsized buildings is encouraged. 15.8.4 Openings, Storefronts, and Entries The character of historic commercial blockfronts is largely defined by the storefronts, entryways, windows and doors designed to create street level interest for pedestrians and passersby. While a historic commercial blockfront might be composed of a Mission Revival structure, a Moderne structure, and several Italianate structures, all of these structures would have presented a similar face to the sidewalk, with large expanses of glass storefront windows, welcoming well-marked entryways, and largely regular, horizontally massed windows. Most historic commercial structures employ this basic architectural vocabulary to create a welcoming retail experience for passersby, and express their architectural style through details and materials. It is essential to the character of historic commercial districts, therefore, that new structures utilize this common vocabulary to ensure that the character of the area is not lost.

(Page 15-29)

The proposed project appears to comply with these goals. Underlining used for emphasis. The G. Stanley Wilson-designed commercial structure is referenced in the proposed façade massing and fenestration design patterns employed behind. An "echo" of vertically demising modular bay elements with associated piers topped by an upturn in the parapet surmounted by glazed terracotta urns is continued in reference above the original Stalder Building façade. The building materials and the architectural vocabulary as proposed should, and will reference, but not directly "mimic" or repeat the characteristics of the original. Hood trim at window elements are proposed as reference to commercial storefronts and their adjustable awnings. A color study is proposed to determine the 1926 color characteristics.

15 GENERAL DESIGN STANDARDS AND GUIDELINES 15-30 Strong corner emphasis Guidelines (1) On the ground floor of new commercial structures, a majority of the primary architectural facade should echo traditional retail storefronts. (2) The ground floor of the primary architectural facade should be composed primarily of transparent elements. (3) Recessed entryways are strongly encouraged for primary entrances on the ground floor level. (4) Primary entryways should be clearly marked through the use of important defining architectural elements, such as transoms, awnings, lintels, or surrounds. (5) New ground-level facades should echo through their use of architectural detail and articulation the widths of existing historic storefront bays in the area. (6) Upper story windows should be regularly spaced and horizontally massed on the primary architectural facade. (7) On structures occupying corner lots, corner entryways with strong architectural emphasis are encouraged.

(Page 15-30)

The proposed project appears to comply with these goals. Underlining used for emphasis. This architecturally referential addition proposed is set back from the Mission Inn Avenue façade. Original storefront openings will be reconstructed to their original appearance, (based on the design and dimension of the existing surviving storefront) and recessed based on historical photographs. Storefronts are composed of primarily transparent elements.

The proposed addition creates an open space area for tenant use at the third floor level. Architectural features such as the decorative parapet-mounted urns are installed at their parapet locations, with newly cast replicas replacing those missing, partially remaining, or greatly deteriorated. Structural reinforcement upgrades will be required for the urns, recommended to be by non-visible means. Along the Market Street west façade, the lower parapet / cornice line is recommended to be referenced in the proposed design. Vertical stepping is present in the upturned parapet elements, surmounted by terra cotta glazed urns. Ground floor storefront windows are recommended to be transparent and non-reflective.

3 PRIOR DOCUMENTATIONS

Summary of previous Historical Assessments and recommendations for defined Period of Significance

■ 3.1 Prior Documentations and Historical Assessments

An Environmental Impact Report was prepared by Architectural Resources Group (henceforth, ARG) on the rehabilitation and new construction project for the landmarked Fox Theater, further west along Mission Inn Avenue and directly across Market Street from the Stalder Building. The City Council of Riverside considered and certified the final Fox Plaza EIR on 10 June 2008. Following are excerpts from the Fox Plaza EIR that specifically reference the Stalder Building.



GTL | MHA, August 2016 site recordation photograph; Field notes for dimensions and condition.

Detail view of Character-defining parapet urns, with field notes

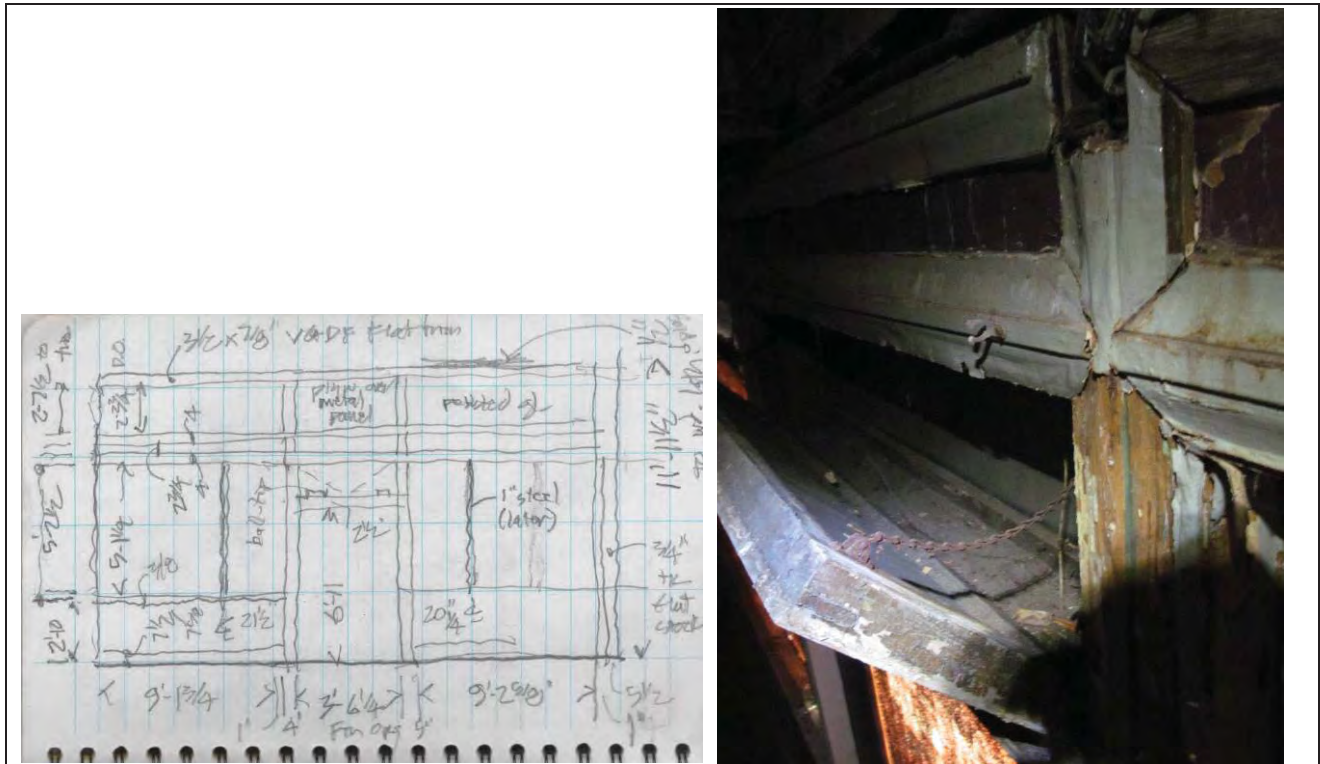


Fox Plaza Project EIR

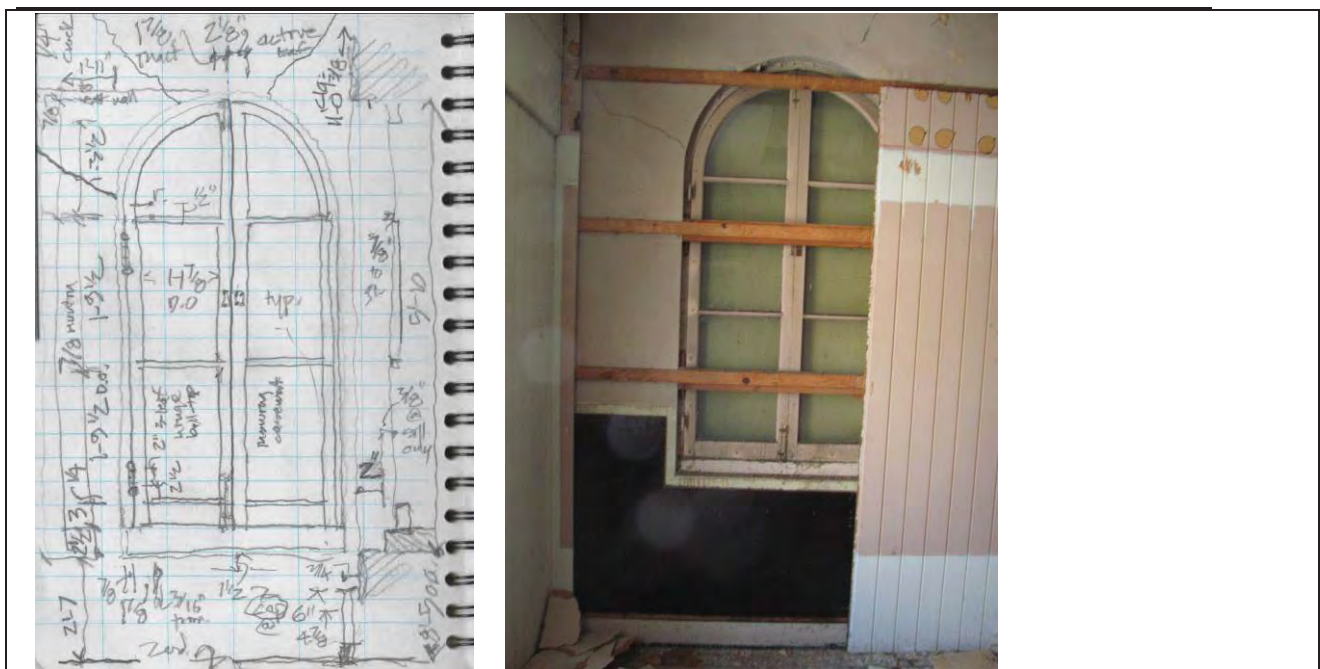
The unified Stalder Building is faced in stucco and topped with a Mission Style scalloped parapet, urns and cartouches. At the second-story, a series of arched openings with projecting sills are currently boarded over. These arches form part of the high parapet wall that caps the structure. Historic photographs indicate these openings were glazed in 1926.⁵ It is unclear when they were boarded or if the windows remain behind. The façade running along Mission Inn Avenue is a series of commercial spaces with a variety of glazed doors and windows. Along the Market Street façade are a series of inset commercial openings and commercial windows. The commercial bays have been covered in raised, diamond pattern metal panels.

The Stalder family established themselves near Riverside in the 1880s. Mr. and Mrs. Arnold J. Stalder purchased two square miles of undeveloped land in Mira Loma. Arnold Stalder was a farmer of wine grapes and eventually helped form the Riverside Vineyard Company. Mrs. Stalder was a postmistress, with the post office housed in their home. In 1900, the Stalders moved into Riverside where Arnold Stalder continued to farm, but extended his interests to property development and automobile sales and service, including the Glenwood Mission Garage.⁶ Their son, Gordon Stalder was born on January 11, 1893. Gordon Stalder graduated from Riverside High School and attended Stanford in 1911. After completion of his education, he returned to Riverside and joined his father at the Glenwood Mission Garage. In addition to a life-long, extracurricular interest in real estate and development, Gordon Stalder was an executive with the Citrus Belt Savings & Loan Association.⁷

Fox Plaza EIR; excerpt



GTL | MHA, August 2016 photodocumentations, Stalder Building first floor storefront window field reconnaissance and field notes
Exterior south façade.



GTL | MHA, August 2016 photodocumentations, Stalder Building second floor window field reconnaissance and field notes
Exterior south façade.

This building is a designated City of Riverside Landmark as such it is an identified historic resource under *CEQA*. The building appears to retain integrity to its remodel in 1926. The three original structures that occupied the site are still present as structural components, with the wood trusses and roof structures of the Glenwood Mission Garage still intact. The Stalder building retains much of its appearance and character from the 1926 G. Stanley Wilson designed façade. The building's association with the Mission Inn through the Glenwood Mission Garage, Glenwood Mission Stables, and further association as Riverside's first dedicated Fire Department building all contribute to the level of significance this building holds as a historical resource. Architect G. Stanley Wilson's involvement with the 1926 remodel is noteworthy due to his architectural legacy in Riverside.

The building appears to individually meet the California Register Criterion 3 for as an example of Mission Revival architecture.

The building is a contributor to the Mission Inn Historic District and the Seventh Street Historic District.

⁵ City of Riverside Public Library History Room Vertical File on Stalder Building

⁶ "S. Gordon Stalder, 76, Dies After Long Illness." *Riverside Press Enterprise*. August 5, 1969.

⁷ *Ibid*.

Draft

5.5-41

Historic Resources

Fox Plaza EIR; excerpt



GTL | MHA, August 2016 photodocumentations, Stalder Building second floor window field reconnaissance
Exterior south façade.

Stalder Building 3660-3666 Market Street and 3757-3769 Mission Inn Avenue

Because this building would be demolished as part of the proposed project, there would be an impact to this historic resource, which is consider a significant and unavoidable impact.

Further, since the Stalder Building contributes to both the Seventh Street Historic District and the Mission Inn Historic District, impacts to these groupings of structures must also be analyzed. Since the Seventh Street Historic District is rather large, the loss of one structure from this district would not result in a significant impact to the district. However, the Mission Inn Historic District is a collection of rather concentrated historic resources, and as such, the loss of the Stalder Building would impact this district and would therefore have a significant unavoidable impact.

Although the proposed project would have a significant impact on designated historic resources, mitigation measures are proposed to attempt to lessen such impacts. While the mitigation measures would lower the overall impacts of the project, under CEQA, documentation of an historical resource as mitigation for effects of demolition would not mitigate the impacts to a less than significant level.

Mitigation programs for impacts on historic resources tend to fall into several broad categories: documentation, interpretation, design, salvage, and contributions. Documentation techniques involve the recordation of the site according to accepted professional standards, such that the data would be available for future researchers, or for future restoration efforts. Interpretive measures could include commemorating a significant historic event or the property's connection to historically significant themes.

Design measures could potentially include direct or indirect architectural references to a lost historic property, e.g., the incorporation of historic artifacts into the new development, or the relocation of a historic property to another suitable site. Another mitigation measure could be salvage of historic materials to either be used in the new construction or made available for use in other projects. And finally, contributions to the community as a mitigation measure are broad ranging and depend on the nature of the project.

In conclusion, even with implementation of applicable mitigation measures, demolition would be a significant and avoidable impact.

3.1.1 Summary of Mitigation Recommendations from Prior Assessments:

In development of this Historical Assessment Report, the Stalder Building was the subject of a mitigation analysis in the Fox Plaza Project EIR. The Fox Theater is directly across Market Street from the Stalder. Both properties are listed as contributing structures within the Mission Inn Historic District. This EIR included the vacant Stalder Building as “Block D” within the development study area, which anticipated the removal of Stalder altogether, followed by a reconstruction of portions of the façade. Specifically referenced as covered by the anticipated project scope to be rehabilitated/restored included the cornice, cartouches, urns, and the repetitive arched second floor windows. Rather than a re-interpretive reconstruction of only some “part” of the Stalder, the proposed project scope is a Secretary Standards-compliant rehabilitation of the Wilson-designed primary façades. An interpretive reconstruction of the east alley façade is recommended for the altered Fire House Number 1. Excerpted from the EIR’s mitigation elements:

- HIS-5** *Reconstruction of a Portion of the Stalder Building Façade.* Reconstruct the façade of the Stalder Building in the design of the proposed project. Elements of the façade, including significant character-defining features, such as proportion of the windows, recess depth of the windows, size and spacing of openings, window frames, etc. shall be exact replicas of the existing. The length of the façade would be part of the reinterpretation, meaning the length would not be a replica of the original. A minimum of six bays shall be reconstructed, with general dimensions of height, width and depth for all major architectural features matching the existing building, the design of which shall be approved by the City of Riverside Historic Preservation Officer prior to building permit issuance.
- HIS-6** *Salvage.* Provide for removal of the decorative urns at the cornice line and provide for storage and reinstallation in the proposed façade reconstruction prior to issuance of a demolition permit. Prior to removal of the urns, castings shall be taken so as to assure exactness for future reproduction. Prior to demolition, castings shall also be taken of the cartouches or medallions below the scalloped cornice line for reinstallation on the façade reconstruction described in HIS-5.

This Report concurs with the HIS-5 Reconstruction mitigation assessment for reinterpreting the one-story element of the Stalder Building at the same datum elevation line in the proposed new construction design. In accordance with the Secretary of the Interior’s Standards the new construction should be compatible with yet differentiated from the historical façade condition.

We also partially concur with the HIS-6 Salvage mitigation of the decorative urns and cartouches. Refer to Section 7 of this Memo for a recommended strategy for removing, reconstructing and stabilizing the urns at both original and new locations on-site. The documentation drawings included in this submittal to Planning include a separate document set of the proposed “controlled removals” scope and the subsequent rehabilitation of the Wilson - designed façade.

We do not agree with the second strategy to directly copy and incorporate the decorative cartouches elsewhere in the new construction. These cartouches were deliberately placed on the primary façade areas along Mission Inn Avenue, and at two locations of the limited two-story sections of the Market Street façade. We assert these decorative devices were intended to emphasize this particularly symbolic and important façade, and established a logical order in their application. We believe a strategy to copy and apply these indiscriminately elsewhere on the new construction fails to conform with the Standards, Rehabilitation number 3, as an invented, false sense of history.

An important aspect of National Register review definition is the concept of “integrity,” specifically, “integrity” of “location, design, setting, materials, workmanship, feeling, and association.” Considerations of these factors have been made in this Assessment Report's evaluation of the Stalder Building and site context. This Assessment Report considers the exterior façade to be the primary character-defining feature with sufficient remaining integrity recommended to be preserved. The existing brick masonry structural system is proposed to be seismically reinforced.

A rehabilitation of only a portion of the façade is not recommend; our historical design approach involves a conservation/rehabilitation of the Wilson- designed façade elements. The second floor wood windows and associated trim, hardware and glazing type at the south and west primary façades are the only "essential" features of the Wilson design reusable in the new construction. Of the ground level elements, the easternmost façade bay is the sole storefront element that appears to date from 1926 and is assessed as demonstrating the design detailing hand of Wilson. This storefront bay is proposed to be rehabilitated, and used as a design standard referenced for the interpretive reconstruction of the remaining storefront bays.

Detail development of final Construction Documents is pending. Feasible repairs and the development of specifications and detailing will be a necessary part of the construction documents development to support the recommended rehabilitation program in the construction phase.



GTL | MHA, August 2016 photodocumentations, Stalder Building roof level, second floor decorative details field reconnaissance
Exterior south façade.

Mitigation Measures:

Mitigation Applicable to All Designated Historic Buildings

- HIS-1 *Documentation.* Provide Historic American Building Survey quality 4 x 5 large format, black and white archival photographs of the historic resource to be demolished prior to issuance of a demolition permit. The photographic documentation shall be accompanied by a written history of the structures and historic drawings (if available). Further, plans and elevation drawings of the buildings to be demolished should be produced and included in the documentation. This historical documentation should be provided to the City of Riverside Downtown Public Library, Community Development Department, Planning Division, Riverside Metropolitan Museum and the Eastern Information Center (EIC) for inclusion in their archive collections.
- HIS-2 *Procedural.* No demolition shall take place on the project site until the entire project phase is approved by the appropriate City agencies and review bodies and the proper building permits have been issued. Further, the project applicant shall demonstrate that the project phase is fully funded before permits are issued.
- HIS-3 *Salvage.* Prior to demolition of a historic building, an opportunity for architectural salvage of remaining items shall be given to the Riverside Metropolitan Museum, and/or local architectural salvage group.

Mitigation Applicable to the Stalder Building

- HIS-4 *Interpretation.* Interpretation shall be provided on the site in two ways:

Documentation of specifications and detailing will be a necessary part of the construction documents development to support the recommended rehabilitation and the EIR's proposed mitigation program. Mitigation considerations that apply to a potential removal of the entirety of the Stalder façade are no longer relevant; this significant feature will be rehabilitated and retained in the proposed project design. The mitigation measures from the Fox Plaza EIR continue:

- **Historical Displays in Lobby.** Provide a permanent historical display in the lobby of the new structure that documents the history of the Stalder Building. This shall include photographs, drawings and historic maps, and information about the building and site. The display must be permanent and installed in perpetuity.

Maintenance of the display shall be the responsibility of the building owner. The Covenant, Conditions & Restrictions (CC&Rs) for the building shall include both the requirement of permanence and maintenance as described above. CHB staff shall approve the design and location of the display in advance of the installation prior to issuance of the Certificate of Occupancy for the building on Block D.

- **Historic Plaquing Program.** Provide a historic plaquing program on each "pilaster" of the proposed façade reconstruction of the Stalder Building. This plaquing program shall include a summary of the history of the Stalder Building, photos of the Historic façades of the building, including one prior to its demolition and a diagram indicating historic uses of the building in plan form. The City of Riverside Planning Director shall review and approve the design and location of the display in advance of installation prior to issuance of the Certificate of Occupancy for the building on Block D.

▪ **3.2 Recommendations for defining the period of significance:**

3.2.1 Definition:

The period of significance is defined as the span of time during which a site or property attained the significance for which the resource meets the criteria used for National Register evaluation.

National Register criteria do not differ significantly from the California Register.

3.2.2 Background site history and development of Significance:

The history of the Stalder Building is sufficiently portrayed in the ARG Environmental Impact Report for the Fox Plaza Project (referenced in this Section) and in the Milford Wayne Donaldson Historic Resources Survey report. These documents are included in this Assessment Report by Reference, and recommendations conserved in the Assessment Report generally support these previous conclusions. Historical images from Donaldson's Survey are included here for convenience.

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Stalder Building and Imperial Hardware Building
HISTORIC RESOURCES SURVEY

January 25, 2001



Historic Photo H1: Stalder Building - East end with the original exposed brick and straight parapet, ca. 1900. Photo courtesy of the Riverside Fire Department, "A Century of Service."

GTL | MHA, August 2016 photodocumentations research;

Stalder Building images from Milford Wayne Donaldson's 25 January 2001 Historic Resources Survey:

Livery Stable and Fire House Number 1, c.1900. Note the segmented arch paired windows; no façade details visible remain.

Stalder Building and Imperial Hardware Building
HISTORIC RESOURCES SURVEY

January 25, 2001



Historic Photo H2: Stalder Building - Fire Department, showing parapet sign and finials, ca. 1898. Photo courtesy of the Riverside Fire Department, "A Century of Service."

GTL | MHA, August 2016 photodocumentations research;

Stalder Building images from Milford Wayne Donaldson's 25 January 2001 Historic Resources Survey: Fire House Number 1, 1898.

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Stalder Building and Imperial Hardware Building
HISTORIC RESOURCES SURVEY

January 25, 2001



Historic Photo H4: Stalder Building - Garage, looking northeast, ca. 1910.

GTL | MHA, August 2016 photodocumentations research;
Stalder Building images from Milford Wayne Donaldson's 25 January 2001 Historic Resources Survey:
South Garage façade at corner, c.1910. No element of this façade is extant.

HISTORIC RESOURCES SURVEY



Historic Photo H5: Stalder Building - Glenwood Mission Garage, looking northeast and interior, ca. 1913. Photo courtesy of the Riverside Municipal Museum.

GTL | MHA, August 2016 photodocumentations research;
Stalder Building images from Milford Wayne Donaldson's 25 January 2001 Historic Resources Survey: Garage, and south façade, c 1913.

3.2.3 Summary of review and comments:

It is recommended to consider the date of 1926 as the date of the period of significance. This represents the condition at the time of completion of the G. Stanley Wilson designed façade, unifying the three different structures behind it. These buildings were previously modified construction that continued to be modified from the date of their initial construction and beyond the 1926 significant year. This represents a conservative approach, recommended here as it allows for the simplest definition of what possesses sufficient integrity for interpretation. Modifications made at a date later than 1926 do not enhance the significance, and are not recommended to have achieved significance on their own merits. Exemplifying this distinction is the later ceramic tile façade wainscot. The c.1935 photograph from the southwest shows no tile wainscot; the c.1955 image shows the tile in place. This modification is not recommended to be considered a part of the Wilson design.



GTL | MHA, August 2016 photodocumentations research;
Stalder Building images: City of Riverside: Wilson's south façade, c 1935.

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HISTORIC RESOURCES SURVEY



A NEW FACADE—But the entire group of buildings was joined with a new mission-style front 1926, and so they appear today.

Historic Photo H7: Stalder Building - Looking northwest, ca. 1955. Vivian's Cafe occupies the former fire station. Photo courtesy of the Riverside Public Library.

GTL | MHA, August 2016 photodocumentations research;

Stalder Building images from Milford Wayne Donaldson's 25 January 2001 Historic Resources Survey: south façade, c 1955. Note the tile
mainscot now makes its appearance.

4 EXISTING CONDITIONS/ ARCHITECTURAL SUMMARY

Existing Architectural Summary with Evaluation of historical resources

▪ 4.1 Summary of Existing Exterior Architectural Elements:

Original construction conditions of Stalder Building have been modified inside and out over multiple phases of construction alterations and additions. Deferred maintenance that has occurred both before and beyond the defined period of significance has created some conditions that have led to marginal performance of this Mission Revival-styled, vernacular commercial building envelope. In some instances, these have been extensive modifications such as wholesale replacement of original storefront windows and most exterior doors that have substantially affected the character of the original Stanley Wilson design.

Still, the façade walls and building volume has generally maintained the overall appearance of the original construction, while exhibiting numerous modifications as well as obvious later alterations. It may be considered that the nature of a vernacular commercial structure is that it supports such modifications without compromising its overall character.

It is the recommendation of this Historical Assessment Report that alterations to the original building complex do not justify consideration for eligibility on their own merit.

The multiple later additions to (and removals from) the Stalder Building do not detract substantially from the character of this original vernacular commercial complex, nor do they compromise its eligibility for State landmark designation.

Alterations such as the tile façade applications as a wainscot on the building piers are not datable from the period of significance as they do not appear on period photographs. Although Stanley Wilson employed the use of decorative tiles on his designs in Riverside (e.g., the Rouse department store in close proximity on Main Street, now the Culver Center for the Arts,) the wainscot application as a base to the façade does not appear consistent with Wilson's other detailing practice. The existing tile wainscot is not recommended to be retained or reestablished in the proposed rehabilitation design.

Analysis of the CEQA considerations and specific criteria against which these various complex structures should be reviewed as a potential historical resource is presented in the Regulatory Data Excerpts, in Section 1.

Existing architectural design characteristics can be summarized broadly as follows:

4.1.1.>

A clear modular façade organization added to three discretely differing buildings. These structures were joined and unified in the G. Stanley Wilson facade remodeling in 1926;

4.1.2.>

Distinctive use of elements of a Mission - Revival influenced style, with a hint of modern-era stylistic influences (e.g., Irving Gill.) These include but are not limited to the simple volumetric building massing forms and pilaster design and parapet detailing present at the primary façades;

4.1.3.>

Precedence and relevance of a “Vernacular Commercial” style structure to the history of the Riverside region;

4.1.4.>

Use of simple design elements, minimally detailed architectural components and straightforward compositions of building forms and details.



GTL | MHA, August 2016 photodocumentations,
Stalder Building ground level interior photographic field reconnaissance: Roof trusses.

▪ **4.3** Summary of Existing Interior Architectural Elements:

Interiors throughout this building have been remodeled and subdivided numerous times, with the consequence that there are few apparent surviving elements with integrity of place, association and setting from either the original condition of the structure, or from later in the proposed defined period of significance dated at 1926. Refer to Sections 3 and 6 in this Assessment Report for a complete description.

Due to the multiple remodelings and alterations observed, the existing character and integrity of the interior spaces, finishes, and features is very limited.

Original industrial metal louvered fluorescent light fixtures are non-contributing features. Other non-contributing elements are often-repeating notes on an existing review assessment. These include but are not limited to the extensive presence of added equipment, including electrical and communications conduits and wireways, signal devices, alarms, plumbing fixtures; partitions; equipment; painted finishes; dropped ceilings and related acoustic tiles; fluorescent lighting fixtures, signage; and various mechanical equipment.

4.5 Summary of Modifications and Deteriorations:

While condition or deterioration has no necessarily direct bearing on defining significance, the notes in this section describe some elements where previous alterations, physical deterioration and material loss are present. These are proposed to be addressed with the current Adaptive Reuse Project.

As previously referenced in Section 1.3 of this Memo where CEQA summaries are quoted:

*“The significance of an historical resource is materially impaired when a project:
Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources”*

The present conditions show a lack of significance or visibly intact conditions, suggesting integrity is lacking at nearly all interior spaces. The exterior west and south façade maintains integrity successfully in the storefront design at the Fire House structure, and is the element recommended to be incorporated in the proposed project design.

4.5.1 Conclusion:

Summarizing;

4.5.1.1.>

There is a history of ongoing development and remodeling of the Stalder Building. This affects the entirety of the interior spaces, where there are limited character-defining features that remain with sufficient integrity. These are summarized in Section 6. The exterior façade is where the significant and character-defining elements of the Stalder Building remain sufficiently intact and maintain their integrity.

4.5.1.2.>

At all but one grade level exterior storefront door and window bay, and all the exterior entrance doors are replaced and non-original from the 1926 construction. These are considered reversible actions, and these later modifications are recommended to be removed and replaced with compatibly designed elements based on photographic documentation research.

4.5.1.3.>

Upper level window exteriors are in fair condition, with operational functions limited. Replacement with new casement units that match the original in physical appearance, function, dimension and material are recommended only should repair prove infeasible. Their interior casings are intact at the one location researched and documented thus far, but could be reconstructed with evidence remaining at this window.

4.5.2 Current description of deteriorated and/or incompatible features:

Following are a list of incompatible and/or deteriorated features present at the exterior façade that have a potential impact on some of the character-defining elements of the building:

- Standard flush, painted hollow-metal doors and later aluminum windows at a great majority of the former storefront openings.
- Concrete block infill at a great majority of the former storefront openings.
- Alteration of ground floor window arch-headed storefront opening.
- Penetrations of façade by added conduits and electrical equipment.
- Deteriorated original or later replaced brick masonry wall elements, primarily at the west façade.
- Deteriorated, and either partially or completely lost terra cotta urns.
- Non-conforming infill replacements of windows with painted plywood panels.
- Ceramic tile application as a wainscot at the plastered building piers.

▪ **4.6 Conclusions and Recommendations:**

It is clear that there are many features in the Stalder Building that have suffered from combinations of factors. Multiple stages of infrastructural upgrades made over time have created an additive quality to most interior spaces and exterior surfaces. Some of these alterations are no longer functional or functioning as intended.

As the south and west façade part of the original Stalder Building is proposed to be rehabilitated in place, while the remainder of the structural connections to it are proposed to be removed, special care for the adequate bracing of the façade during construction, and the structural detailing necessary for its support and connection to the new structural design will be required.

Structural design for the shoring of the structure will be required. These designs typically follow the development of the construction documents, and are performance based, provided by the subcontractor.

5 ASSESSMENT OF SIGNIFICANCE

Summary of Primary Conveyance of Significance, referencing CEQA Criteria and previous Historical Assessments Evaluation of historical resources

▪ **5.1** Summary of Recommendations for Significance and Prior Assessments

As referenced, an Environmental Impact Report was prepared by historians Architectural Resources Group for the proposed Fox Plaza development, certified by the City in 2008. This study included the Stalder Building as a potential part of the development. Excerpted from this study are elements relevant to the Stalder Building; refer to section 3.

Preceding this study was a Historic Resources Survey of the Imperial Hardware Building and the Stalder Building, prepared for the City of Riverside by preservation architect Wayne Donaldson. Following is a summary of comments in consideration of Assessments for Significance:

5.1.1 Milford Wayne Donaldson's 25 January 2001 Historic Resources Survey Summary:

Donaldson's Survey provides a helpful chronologic summary of the development of the three structures and the ongoing alterations and modifications, culminating with Wilson's 1926 façade design. Historic-era photographs are included that show the appearance of the three separate structure facades, prior to their removal for Wilson's unifying design.

Different conceptual schematic designs were developed with an additional one-story office addition above the existing structure, and a scheme showing three levels of residential uses. These diagrammatic schemes all showed a setback of the new construction from the Wilson façade design. The dimension of the setback Donaldson recommended is exceeded in the proposed project design.

▪ **5.2** Summary of Recommendations for significance:

For the purposes of this Historical Assessment Report, the period of significance is proposed to date from the design and construction of the unifying façade by G. Stanley Wilson in 1926, and has been incorporated throughout this Assessment.

▪ **5.3 Conclusions and Recommendations:**

The Stalder Building represents a re-façade cladding added to a series of three original common, vernacular-commercial style structures. No material evidence has been found of the original façades of these structures. As apparent from historical era photographs, these three buildings were more representative of a functional / vernacular direct expression than of any applied style. Following Wilson's major modification with the application of a Mission-revival / Modern inspired referencing style joining three asymmetrical structures into a cohesive whole, a new identity was created. This shared identity can be assessed as the only remaining significant historical feature of the original structures.

It is recommended that the overall character of the building façade be maintained as an example of a Mission- Revival referencing vernacular-commercial style, while adapting it to a compatible new use for ground floor retail and upper floor residential uses. This proposed mixed-use development of commercial and residential uses is considered consistent with the goals, policies, and objectives of Riverside's General Plan, Downtown Specific Plan, and the Raincross District's Land Use goals.

It is recommended that the alterations and additions made to this structure be designed in a compatible style. A method of construction that has a "reversible" or "retreatable" character, so that the original function of the structure can be perceived and appreciated as well as stabilized, is suggested in concept. The proposed design as analyzed in this Assessment Report's Adaptive Reuse Design assessment does employ these features. Photographic documentation has been employed to guide the preservation design for the restoration for the fenestration that has been removed from the Wilson design. The new construction references the Wilson façade composition modular dimensions, while it is clearly differentiated from the original design.

It is recommended that an interpretive derivation of Wilson's style be employed in the facade design of the structure located above and behind the Stalder Building. The proposed design at the adjoining parking lot to the north is not recommended to directly interpret Wilson's style, but to form a design cohesiveness on its own site. It is recommended to have these two halves incorporate a "hyphen" type of revealed connection, to distinguish the two properties adequately. The proposed design as analyzed in this Adaptive Reuse Design Assessment does employ these features.

Historical Architectural Assessment Report:
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Architects Orange, January 2017 design presentation; Exterior perspective, southwest façade study. Stalder is rendered white.



Architects Orange, January 2017 design presentation; Exterior south and west façade study.

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Architects Orange, January 2017 design presentation; Exterior north and east façade study.



GTL | MHA, December 2016 / January 2017 design recommendation; Exterior east façade details studies.

6 CHARACTER-DEFINING FEATURES

Coordinated recommendations of Character-Defining elements of Design, Materiality, and Cultural Resources Present

- **6.1** Historical assessment and listing of character defining features:

6.1.1 Introduction

Commencing in August 2016 GTL|MHA performed as part of this Assessment Report a reconnaissance of the site and structures. GTL|MHA conducted visual observations at the site of the interior and exterior conditions, noting probable original conditions and details and later modifications. A review of the base conditions and proposed construction documents provided by the office of Architects Orange enabled verification of site observations and the proposed rehabilitation and addition project.

Character-defining elements of the individual and later connected buildings were evaluated. Broadly stated, these include altogether exterior features:

- 1926 G. Stanley Wilson façade overall design and context;
- Repetitive arched headed wood windows, second floor;
- Uniform piers and recessed storefront bays with operable transom windows;
- Extant presumed 1926-era storefront on the first floor, easternmost bay end;
- Existing exterior decorative trim, including cartouches and urns at parapet upturns.

This Assessment Report considers the exterior façade to be the primary character-defining feature recommended to be preserved. The second floor arched wood windows at the south primary façade and the one first floor storefront and associated trim are the only "essential" interior or exterior features considered to maintain integrity.

6.1.2 Historical Assessment Summary statement:

As the preponderance of historical significance associated with this site is in regard to CEQA Criteria (C), the character-defining features tend to represent physical features of the structure. These are individual elements, such as the south and west main entrance façade details and massing volumes. These are a specific character-defining feature as well as a conglomeration of multiple materials and details.

6.1.3 Recommended Character-Defining Features, Exterior:

6.1.3.1.>

Mission Revival style - influenced façade, specifically the multiple organization of simple arch headed windows at the second floor set in a planar plastered façade.

6.1.3.2.>

Wood casement style windows with associated muntins, hardware and “pebbled” finish glazing; its recessed condition within the arched openings at the south and west street façades.

6.1.3.3.>

Wood storefront windows with associated muntins; operating hopper-style transom window located above the entrance door and its recessed detail; including the wood frame trim detailing of the storefront bay including posts, casing trim, and moulding trim; the large expanses of glazing; particular to the southern elevation street façade at the easternmost bay.

6.1.3.4.>

Glazed terra cotta urns surmounting the parapet at upturns in the profile.

6.1.3.5.>

Cast material cartouche designs set at pier intervals along the south and west façades.

6.1.3.6.>

Parapet projections, possibly a concrete bond beam.

6.1.3.7.>

Projected window sills beyond a recessed window condition set into the façade.

6.1.3.8.>

At the eastern façade of the original fire house structure, two ventilation openings with a cast iron cross-haired insert.

6.1.3.9.>

Segmented arch – headed window opening at the eastern façade of the original fire house structure.

6.1.3.10.>

Segmented arch – headed “hay loft” door opening at the eastern façade of the original fire house structure, with a representation of a wooden hoist beam above.

6.1.4 Character-Defining Features, Interior:

6.1.4.1.>

Trusses, for possible documentation prior to removal for reuse off-site.



GTL | MHA, August 2016 site recordation photograph; Detail view of east façade remaining of Fire House Number 1. Plastered façade return at left side of image is representative of the extent of the G. Stanley Wilson's façade design modification.

▪ **6.2 Conclusion of Assessment Report's Character-Defining Features Analysis:**

From the research and documentation that is presented in this Assessment Report, modifications and additions to the original Stalder Building after the defined period of significance date of 1926 are recommended as insufficient to warrant consideration of eligibility on their own merit as a historical resource.

The recommendation of this Assessment Report is that these later alterations, primarily the storefront bay replacements are non-contributors to the significance previously established and documented for the Stalder Building.

These modifications as documented in the existing conditions summary of Section 4 in this Assessment Report. Refer to an elaboration of existing architectural features in Section 4 of this Assessment.

7 CONCLUSIONS & RECOMMENDED APPROACHES

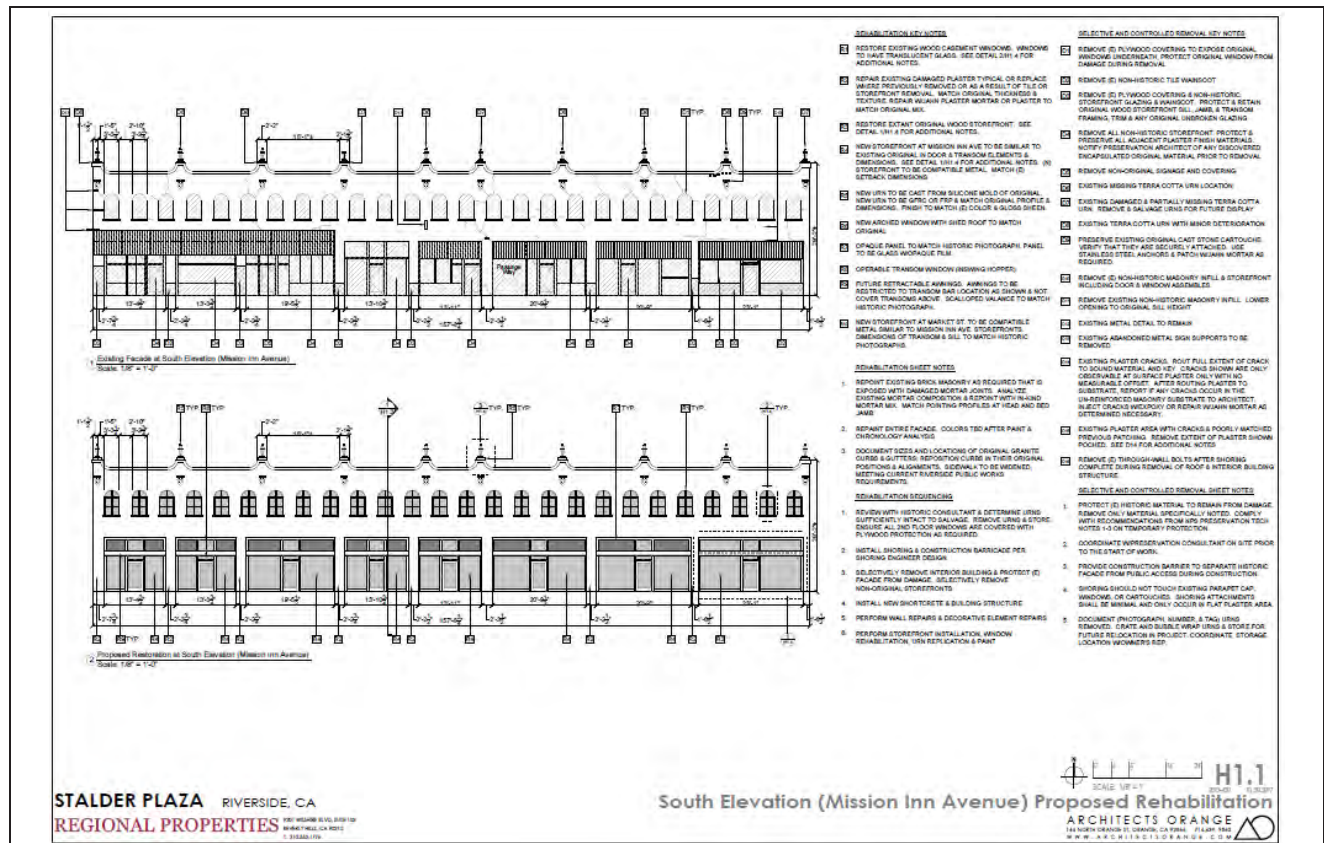
Concluding Recommendations for a compatible design of proposed modifications to the Stalder Building, including alterations of structure for adaptive reuse:

- 7.1 Summary of a recommended adaptive-reuse project approach:

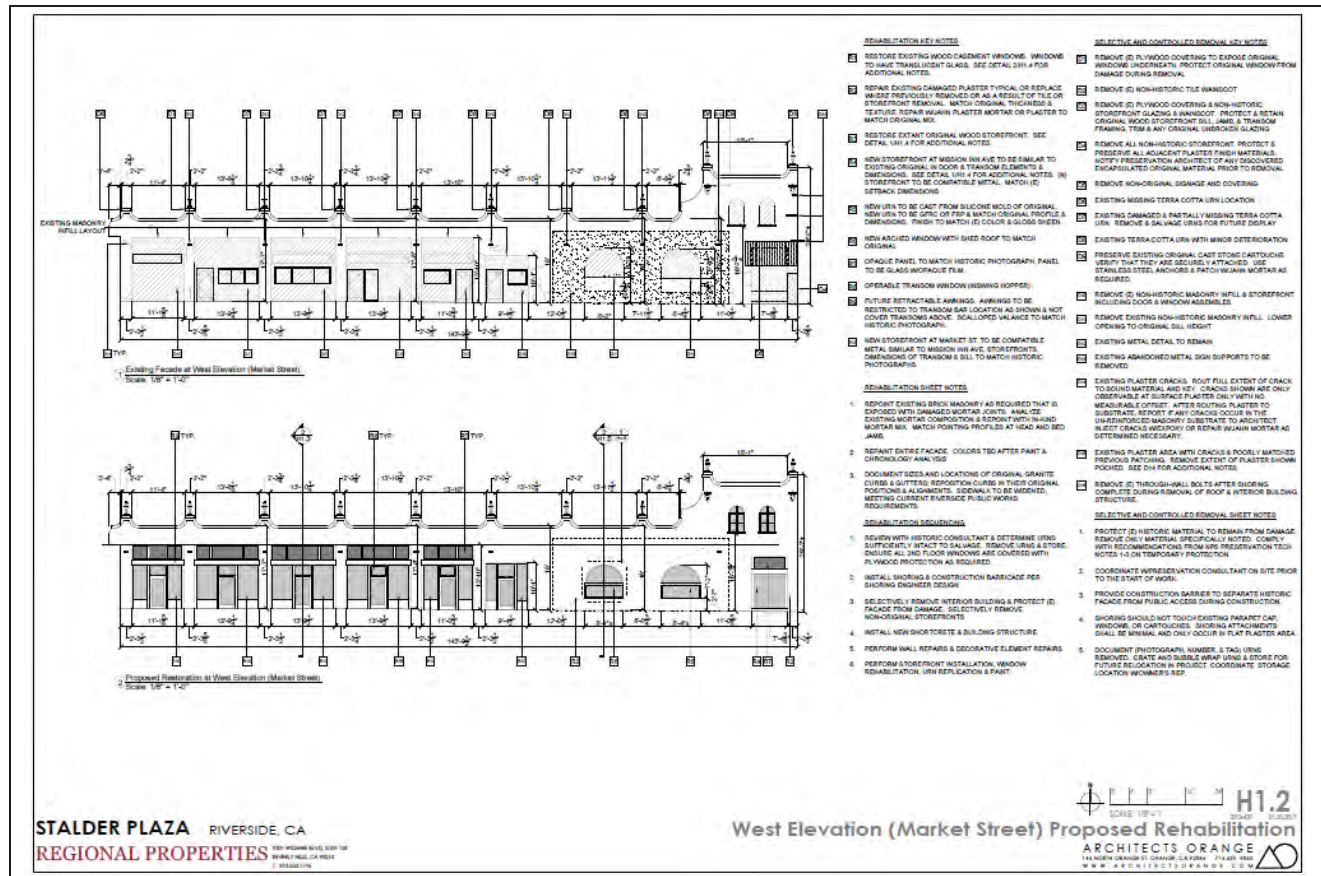
7.1.1 Historical Assessment and Character-Defining features Summary:

As stated throughout this Memo, and particularly in Section 4.1:
The Stalder Building structure has a history of ongoing changes, additions, and subtractions.

Following are summaries for a recommended, compatible approach. These are in general conformance with the guidelines of the Secretary of the Interior's Standards and therefore in accord with mitigating project impacts under the CEQA. Per the Standards language, a project should be performed in a *"reasonable manner, taking into consideration economic and technical feasibility."*



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GTL | MHA, Spectra, and Architects Orange January 2017 documentation design of Stalder west façade rehabilitation.

7.2 Summary of recommendations:

7.2.1 Recommendations for reuse of rehabilitated character-defining features:

The character-defining features of the Stalder Building are recommended in general to be retained *in situ*, and remain as part of the adaptively-reused rehabilitation design on site. We have assessed that the primary extent of remaining character -defining features noted in section 6.1.3 and 6.2 are limited to the exterior façades of the historical structures, particularly the remaining G. Stanley Wilson façade and storefront design elements.

As previously referenced, adopting a project approach that is deemed compatible with the Secretary of the Interior's Standards under the Rehabilitation Guidelines definition will be found conforming to CEQA requirements. These Rehabilitation standards are the most widely adopted historical project approach. They are the most accepting of project parameters that includes new, compatibly-designed construction differentiated from the original, while meeting contemporary needs. Historic-era construction can be modified as a part of a rehabilitation

documentation plan allowing for “...alterations or additions to the property (that) are planned for a new or continued use....” (Reference Section 1.1.4.)

The scale of the proposed structure design, the articulated massing and its height are recommended to be considered consistent with the City of Riverside's Downtown Specific Plan goals. The proposed adaptive reuse design is recommended to be considered conforming with other immediately adjacent and nearby historical buildings within the Mission Inn Historic District, with the referenced examples given, and the "average" scale concept as conveyed.

▪ **7.3** Summary of recommendations for a compatible project approach:

While many of the building elements are in poor or irreparable condition, the intent of the project is to document the site history by incorporating salvageable decorative finish elements within the new construction proposed. It is the proposed project intent to develop appropriate repairs and rehabilitations of the selected historical elements, including appropriate locations within the structure. These are recommended to include the urns which may not be able to be reinforced sufficiently in order to be safely re-installed at the façade.

Repair, restoration and reincorporation of features such as interior wood framed window and storefront openings, and exterior trim details features such as the parapet, associated urns, and cartouches are recommended. Determination of approach will be pending development of field survey conditions and the final Construction Documents.

7.3.1 Recommendations for a compatible design, interpretive design, and in using Character-Defining Features:

As the Construction Document set is developed, incorporation of historical detail sheets and specifications into the Contract Documents is recommended to emphasize the differing aspects of appropriate historical design documentation, and rehabilitation definitions in accordance with the Secretary's Standards.

7.3.1.1.>

Urn, façade trim and terra cotta cartouche trim

The exact details for the repairs and reintegration of proposed re-used decorative elements are to be further developed in the detailing phase of the Construction Documents.

7.3.1.2.>

Recommended to maintain a vocabulary of material use- specifically, for elements that are consistent with and are deferential to, while differentiated from, the original character of the structure. The exact details for the repairs and reintegration of proposed re-used elements are to be further developed in the detailing phase of the Construction Documents.

Recommended to enhance a similar massing appearance to the existing Stalder Building style, following the eccentric rhythm of window and parapet placement that translates to the proposed structure's façade above. The exact details for the repairs and reintegration of proposed re-use elements are to be further developed in the detailing phase of the Construction Documents.

Recommended to employ a similar inventiveness with compositional juxtapositions that reference similar yet differing elements of vernacular commercial design components consistent with the Stalder Building structure. The exact details for the repairs and reintegration of proposed re-use elements are to be further developed in the detailing phase of the Construction Documents.

Design recommendations have been incorporated in the “interpretive” reconstruction of the east façade, incorporating some remaining features of the original Fire House Number 1. While this structure has been previously extensively modified, the recommended approach is to restate some of the façade features (the 1-in-12 parapet slope, the fenestration and the attic vent openings / bird guards) in order to reference and identify (by the use of a plaque, or potentially a firefighter memorial garden) a previous historic presence on site.

The image displays architectural drawings and a photograph of the Stalier Building. On the left, a detailed section/elevation drawing of the bay window is shown. The drawing includes dimensions: a total width of 28'-0" and a height of 21'-0". It specifies materials: RESTORED ARCHED RECESS ALUMINUM STOREFRONT/LAM. GLASS, CORRUGATED ROOF @ PROTECTED BAY WINDOW; T.D., and REHABILITATED PLASTER FAÇADE. The drawing is labeled 'SECTION/ELEVATION' and '± 81.4' ANGLE ± 81.1', NORTH'. Below the drawing is the text 'STALIER BUILDING RECONSTRUCTION DETAILS WEST FAÇADE BAY WINDOW'S ELEVATION / SECTION 7 JANUARY 2017 1/2"=1'-0" WUP'. On the right, a photograph shows the exterior of the building, featuring a large arched bay window, a palm tree, and a street sign indicating a 2-HOUR parking limit. The building has a white facade and a dark metal gate in front of the bay window.

GTL | MHA, *January 2017 documentation design, west facade window interpretation based on historical photograph.*

7.3.1.6.>

Recommended to provide a reveal detail for new construction that serves to separate it from the original façade. A semi-detached façade is recommended to set the juncture between new and old to allow for “cipher” style connection in detail, with offsets in façade planes using defined separation joints, so that the Stalder Building can readably be differentiated from the proposed new construction. This approach is addressed in the attached drawings at a small scale.

7.3.1.7.>

New construction should conform materially to the Secretary of the Interior’s Standards nos. 9 and 10 regarding additions to historical or historically-eligible structures:

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

▪ **7.4** Summary of Recommendations:

As previously referenced in Section 1 and 2 of this Historical Assessment Report, Sections 1.6 (City Municipal Code, Section 20.25.050.G; Principles and Standards of Site Development and Design Review) and 1.7 (the Principles of the Secretary of the Interior’s Standards for the Treatment of Historic Properties), the Cultural Heritage Board and the City of Riverside’s Historic Preservation Officer “shall make findings of the following standards when applicable to approving or denying a Certificate of Appropriateness.” (City Ord. 7108 §1, 2010; Ord. 6263 §1 (part), 1996.)

The Rehabilitation standards are the appropriate definition for this project. Following is a summary review of these Standards, including comments for how this Report assesses this proposed project and its review:

The Secretary of the Interior’s Standards for Rehabilitation:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

- The project continues an associated commercial use of the property;

- In this adaptive-reuse project, minimal changes are proposed to distinctive materials, features, spaces, and spatial relationships. New uses are accommodated with construction and detailing practices that represent a reversible approach.

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

- The proposed project preserves the historical character of the property and structure. Rehabilitation and repair of the distinctive, character-defining features does not alter the character of the building. Features that are being removed are not definable as distinctive.

3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

- There are no additions of features from other historic properties, or conjectural features that could create a false sense of historical development. New construction is readily identifiable.
- Alterations to this structure recognize and record its physical history, which includes a series of additions and alterations made over time including changes in its use.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

- The façade of the Stalder Building will be retained, rehabilitated and preserved; this acknowledges that various additions over time made up until 1926 have acquired significance in their own right. Most ground floor level storefront materials were replaced after 1926; as stated previously the existing replaced storefront material is not significant. Neither is the applied ceramic tile wainscot at the façade piers. Such later, non-period material should be “controlled-removed” to limit damage to the historic materials.

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

- Such distinctive features are proposed to be preserved, whether they are exposed to view or not.

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

Repair of features is a primary approach; where features are deteriorated beyond repair the replacement materials will be constructed to match the original materials in design, profile, material color, and design concept. The exact details for the repairs and reintegration of proposed re-used elements are to be further developed in the detailing phase of the Construction Documents. Particular attention will be focused on the primary character- defining features: the elements and details

of the G. Stanley Wilson- designed south and west façades.

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

- Cleaning procedures will not cause damage to historical materials.

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

- Where limited areas of excavations for the miscellaneous sitework are planned, an archaeologist should be retained for observation and analysis as the need arises.

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

- Additions proposed are distinctive from the original Stalder Building. The proposed design is clearly differentiated from the old, while the character of the massing and volumes demonstrate compatibility with the original structure character.
- Alterations to the exterior do not destroy historic materials or spatial relationships.
- The integrity of the property and its overall context environment has been preserved.

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

- The extent of additions planned are considered to embody the “reversibility” concept, where the structural demands of the alterations and additions will not impact the essential form, nor the material and physical integrity of this structure.
- The proposed main entrance façade modification will be detailed so that the impact on original historical features remain unaffected. The exact details for the repairs and reintegration of proposed new and re-used elements are to be further developed in the detailing phase of the Construction Documents.

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8 APPENDICES

- A1 >** Details of existing conditions; GTL | MHA field photographs
- A2 >** Research & References cited
- A3 >** Author's qualifications.

End of Historical Assessment Report
Issue date 26 January 2017

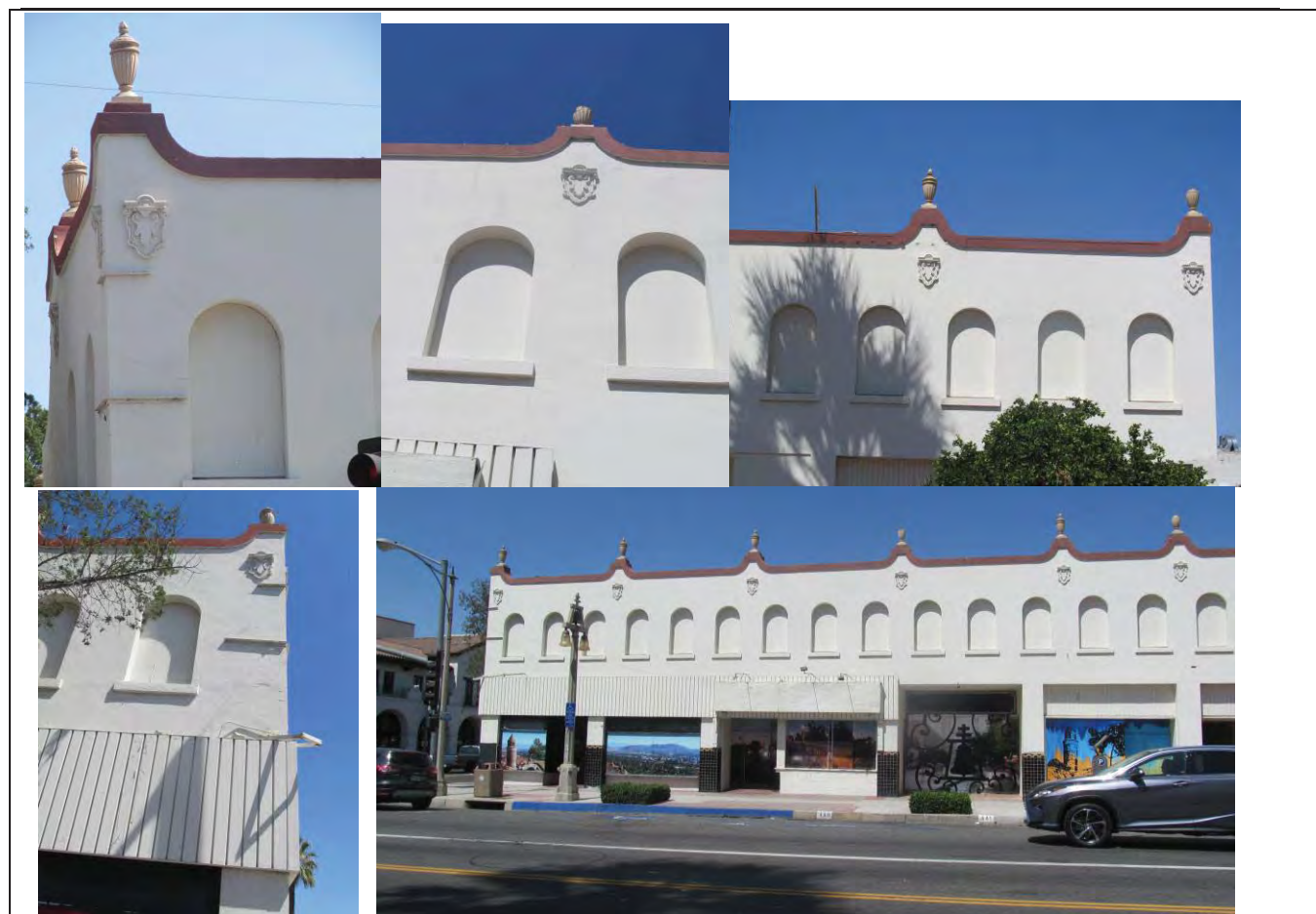
George Taylor Louden AIA
Historical Architect
Historical Architecture Consultant

HISTORICAL ASSESSMENT REPORT

Project: Stalder Building Adaptive Reuse Design Assessment, Riverside CA,
Mission Inn Boulevard, Riverside CA 92501

8 APPENDICES

- A1 >** Details of existing conditions; GTL | MHA field photographs
- A2 >** Research & References cited
- A3 >** Author's qualifications.



GTL | MHA, *August 2016 site recordation photograph; Detail views of south façade. Station point is from sidewalk.*

Note variable condition of terra cotta urns, steel angle mounts for now-removed signage; painted plywood covers of windows; through bolts at parapet, later arcade passage, later tile wainscot.

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GTL | MHA, August 2016 site recordation photograph; Detail views of various terra cotta urn, parapet and cartouche conditions, south and west façade. Station point is from street.

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GTL | MHA, August 2016 site recordation photograph; Detail views of various terra cotta urn & parapet condition Station point is from roof, view west. Note covered window openings and drop in façade. Tower beyond is Fox Theater.

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GTL | MHA, *August 2016 site recordation photograph; Detail views of various terra cotta urns. Station point is from roof.*
Note color, finish and texture at fronds; construction in three-piece casts, cemented together around a single .5" square reinforcing steel rod, and consequent longitudinal cracking.

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GTL | MHA, *August 2016 site recordation photograph; Detail views of various terra cotta urns. Station point is from roof.*
Note color, finish and texture at fronds and base; construction in three-piece casts, cemented together around a single .5" square reinforcing steel rod, and setting base.



GTL | MHA, August 2016 site recordation photograph; Context view of garage roof to north. Note covered clerestory roof feature.



GTL | MHA, August 2016 site recordation photograph; Detail view of second floor glazing: "pebbled" translucent finish.

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GTL | MHA, August 2016 site recordation photograph; View of east façade, from exterior alley and view to east from the roof

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GTL | MHA, August 2016 site recordation images: Detail view of sidewalk paving stamp. Tile wainscot not considered significant. Cast attic vent at east façade to be relocated in new construction. Tin ceilings have potential reuse.

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GTL | MHA, August 2016 site recordation photograph; Detail view of west façade existing storefront not dated from significant era, and presumed original G. Stanley Wilson storefront, exposed interior view & detail. Wood truss at north interior wall.

-
- A2 >** Research & References cited
- A2.1> City of Riverside Planning Department and website;
- A2.2> January 2001 Historic Resources Survey:
Stalder Building and Imperial Hardware Building;
Milford Wayne Donaldson
- A2.3> June 2008 Fox Plaza Final Environmental Impact Report,
Architectural Resources Group
- A2.4> Project files and schematic design studies, Architects Orange
- A2.5> On line research

A3 > Author's summary qualifications.

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EDUCATION

Columbia University, Master of Architecture, 1980
Teaching Assistant, Historical Preservation Program, 1978-1980

University of Virginia, Bachelor of Science in Architecture, 1976
Polytechnic of Central London, Diploma Program, 1975

REGISTRATIONS

Licensed Architect in California 1992 (license C-24087) and New York 1982

Independent Historical Architectural Consulting Practice, GTL | MHA, Los Angeles, CA
Principal, Sole Practitioner, Project Manager and Historic Preservation Specialist, 2004 to present

CONSTRUCTION PROJECTS

- El Pueblo Historic Monument LA Plaza de Cultura (1883 & 1888), LA County Department of Public Works, 2004-2010
- Will Rogers State Historic Park, Ranch House Rehabilitation and Restoration; 2002-2006
- Will Rogers State Historic Park, Guest House Restoration and Interpretive Center remodel, 2008
- Will Rogers State Historic Park, Jim's Barn Restoration; 2006-2007
- John Marshall High School, (1930), façade repair assessment and Rehabilitation Approach, LAUSD, 2013
- "le Trianon" Serrano Avenue Chateausque 28 unit apartment building, rehabilitation and restoration, 2014-2015
- "The Ellington" Hobart Avenue Art Deco 31 unit apartment building, rehabilitation and restoration, 2014
- Fountain Avenue Mid Century Modern 18 unit apartment building, rehabilitation and restoration, 2013-2014
- Rouse Building (1895 & 1924) Adaptive Reuse/ Barbara and Art Culver Center of the Arts, UC Riverside 2006-2010
- Wadsworth Chapel / All Faiths Chapel (1900) Department of Veterans Affairs, West Los Angeles, 2002-2009
- "Almidor House" (1926-27) rehabilitation private residence, Woodland Hills, CA, 2004-2006
- Chamber of Commerce Building (1929,) rehabilitation & restoration; Pioneer Village, Bakersfield, 2007
- 218 South Alta Vista residence, additions and alternations in Miracle Mile North HPOZ, Los Angeles, 2013-2016
- 101 South Alta Vista residence, additions and alternations in Miracle Mile North HPOZ, Los Angeles, 2015-2016
- Los Angeles County Hospital, Patient's Building adaptive reuse, County of Los Angeles, 2013-2014
- El Pueblo / LA Plaza de Cultura, museum interior modifications, LA County Department of Public Works, 2015->
- Veterans Administration West Los Angeles Bob Hope Memorial Chapel, Construction Documents, 2015->
- Rustic Canyon Rec Center/Uplifter's Clubhouse (1923), Rehabilitation & Restoration, 2014->
- "Almidor House" rehabilitation, 1926-27 private residence, fine arts restoration, Woodland Hills, CA, 2005-2006

DESIGN / BUILD CONSTRUCTION PROJECTS

- "Artemesia" Residence (1913,) rehabilitation, compatible construction, fine arts conservation, Hollywood, 2012
- Will Rogers State Historic Park, Jim's Barn Restoration; construction and finishing work, 2006-2007
- "Almidor House" (1926-27) rehabilitation, private residence, fine arts restoration, Woodland Hills, CA, 2005-2006

HISTORICAL ASSESSMENT REPORTS AND DOCUMENTATION PROJECTS

- Hawthorne Grammar School (1928,) historical assessment and memorandum report, City of Beverly Hills, 2012
- Town of Amboy Historic Structure Report, Route 66/Mojave Desert, CA; National Park Service, 2007-2009
- Veterans Administration San Francisco Medical Center, Vivarium project, Section 106 Review Report, 2010
- Will Rogers State Historic Park, Equestrian Facilities Master Plan document, 2010-2012
- Mapleton Building, 1954, historical assessment and memorandum report, City of Beverly Hills, 2012
- Veterans Administration San Diego Medical Center, Garage project, Section 106 Review Request, 2013
- SolarMax Adaptive Reuse assessment and project documentation for FMC Plant No. 2, Riverside CA, 2013
- Former William Morris Agency building, 1954, 150 el Camino historical assessment report, City of Beverly Hills, 2013
- Former William Morris Agency building, 1968, 151 el Camino historical assessment report, City of Beverly Hills, 2013
- North Camden Residence, historical assessment report, City of Beverly Hills, 2013
- Lexington Avenue Residence, historical assessment report, City of Beverly Hills, 2013
- North Camden Residence, historical assessment report, City of Beverly Hills, 2013
- Burton Way, Multi family Residence (Paul Williams) historical assessment report, City of Beverly Hills, 2013
- Grand Avenue Residence historic assessment memo, City of South Pasadena, 2014
- 8665 Wilshire Boulevard office building historical assessment report, City of Beverly Hills, 2014
- Veterans Administration West Los Angeles Bob Hope Memorial Chapel, Section 106 Review Request, 2015->
- EKCO Manufacturing Facility, Whittier CA; Historic Assessment Report, 2015
- Rustic Canyon Rec Center/Uplifter's Clubhouse (1923), Preservation Master Plan / Historical Society, 2014->
- Imperial Hardware Store, Assessment Report, Adaptive reuse and façade rehabilitation, Riverside CA 2015->

HISTORICALLY REFERENTIAL DESIGN, CONTEMPORARY CONSTRUCTION PROJECTS

- Richard Neutra's Hailey House, 1961, rehabilitation: research and design detailing, Los Angeles, 2013-2014
- 501 N Cahuenga, design of a compatible addition to a 1953 John Lautner addition to a 1924 residence; 2014
- Durant Drive residential condominium, proposed compatible design, Beverly Hills, 2009-2011
- Le Trianon, 1928 Historical Cultural Monument, master rehabilitation construction plan, Los Angeles, 2013-2014
- 292 South La Cienega, Preservation master plan, restoration and rehabilitation, City of Beverly Hills, 2013-2014
- First Responder's Fire Station House, Amboy California, compatible design in eligible district, 2009-2010
- Montecito Country Mart, 1960's thematic shopping center rehabilitation, J R Rosenfield, Santa Barbara, 2010
- West Adams Specific Plan District, new 12-unit apartment structure design, Los Angeles, 2013
- Weisman Development, design consultant for multiple condominium projects, West Los Angeles, 2008-2011
- Interpretive 1924 façade reconstruction design, HCM/Mills Act Property, Whitley Heights, Los Angeles, 2013
- Entitlements study for proposed multifamily building development, Hawthorne Avenue, Los Angeles, 2014
- Fountain Avenue mid-century modern apartment building, rehabilitation and alteration, 2013-2014
- 8665 Wilshire Boulevard, historical design recommendations and restoration, City of Beverly Hills, 2014
- Barron Residence Compound, Bellagio Drive, Paul Williams residential remodel, Beverly Hills CA, 2014->

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- 717 Schumacher Drive, Carthay Circle HPOZ, Residential reconstruction/poria, research and design detailing, Los Angeles, 2011-2012
- Alpine Drive Assessment Report, Beverly Hills, 2014-2015

In association with: Fields Devereaux Architects & Engineers (now Harley Ellis Devereaux,) Los Angeles, CA
Associate, Senior Project Architect, Project Manager and Historic Preservation Specialist, 1999-2004

- Doheny Memorial Library, 1927, Voluntary Seismic Upgrade, University of Southern California Old Administration Building Restoration, 1903, Los Angeles County/USC Medical Center, Los Angeles
- Will Rogers State Historic Park, Ranch House Preservation and Mitigation, 1927-1935, Pacific Palisades CA

In association with: Hardy Holzman Pfeiffer Associates, Los Angeles, CA

Project Architect and Historic Preservation Specialist, 1997-1999

- Griffith Observatory, 1933, Historic Structure Report and Schematic Design, Los Angeles, 1997-1999
- King Street Railroad Station, 1905, Rehabilitation and Design Development, Seattle WA 1998-1999
- Encina Hall, Stanford University, 1891, Restoration and Rehabilitation, Palo Alto, CA, 1997-1999

In association with: Peter Marino + Associates, Architects, New York, NY

Project Architect, Designer, and Construction Manager, 1990-1994

- Barneys New York Retail Stores, Beverly Hills, Manhattan, Westport, Manhasset, 1991-1994
- Whittle Corporate Headquarters, Knoxville Tennessee, 1990-1991

In association with: Mitchell/Giurgola Associates Architects (now MGA Architects,) New York, NY

Construction Project Architect, Designer, Draftsman, 1985-1990

- IBM, Customer Executive Education Center, Palisades, NY, 1986-1989
- 300 Atlantic Street, new commercial office building, Stamford CT, 1985-1988

In association with: James Stewart Polshek and Partners (now Ennead Architects,) New York, NY

Historic Project Survey Team Leader, Assistant Project Architect, Designer, Draftsman, 1981-1982, 1990

- Carnegie Hall, 1891-2, Rehabilitation, Manhattan, New York, 1981-1982
- United States Customs House, Rehabilitation, 1899-1907, Manhattan, New York, 1981-1982
- New York Bar Association, Rehabilitation, 1905, Manhattan, New York, 1982

In association with: Architectural Resources Group, Pasadena CA

Historic Project Assistant Project Architect, 2006-2007

- Robinson Astrophysics Laboratory, Caltech, 1935-37, Rehabilitation, Pasadena CA

PROFESSIONAL MEMBERSHIPS

American Institute of Architects; National Trust for Historic Preservation;

California Preservation Foundation, member, Board of Trustees, 2015-;

Los Angeles Conservancy; The Association for Preservation Technology International;

Institute of Classical Architecture & Art;

DSW Volunteer, State of California EMA, Safety Assessment Program;

Partial list of Preservation Offices, City of Los Angeles Planning Department;

Approved Historical Consultant, City of Beverly Hills

Professional Business License, City of South Pasadena

Board Chair and two-term Architect representative for the City of Los Angeles Planning Department, Miracle Mile North Historic Preservation Overlay Zone Design Review Board

RECOGNITIONS

Certificate of Recognition, City of Los Angeles, commended individually for dedicated service in historic preservation efforts of the community, 2010.

Preservation Design Award, LA Conservancy 2001 (Doheny Library)

Preservation Design Award, LA Conservancy 2004 (Old Administration Building)

National Trust for Historic Preservation, Stanford University Projects Recognition 2001 (Encina Hall)

Historic Preservation Award, The Old Riverside Foundation for Historic Preservation, 2010 (Rouse/Culver Center)

PROFESSIONAL ACTIVITIES / LECTURES / WORKSHOPS / SEMINARS / WEBINARS

California Preservation Foundation, member of Board of Trustees, 2015-present
California Preservation Foundation, Education Committee member, 2009-present;
California Preservation Foundation, Annual Conference Programs Committee member, 2008 (Napa), 2009 (Palm Springs), 2011 (Santa Monica), 2012 (Oakland), 2013 (Orange County), 2014 (Monterey); 2015 (San Diego); 2016 (San Francisco)
Study Tour Presenter, Will Rogers Ranch Restoration Project, California Preservation Foundation Conference, 2007;
Moderator/Presenter, "Historic District Infill Design", California Preservation Foundation Conference, 2008;
Moderator/Presenter, "Historic District Infill Design", "Construction Administration for Historical Structures", and "Amboy California Historic Structure Report", California Preservation Foundation Conference, 2009;
Moderator/Presenter, "Historical View of Sustainable Design", California Preservation Foundation Conference, 2010;
Study Tour Presenter, Will Rogers Ranch Restoration Project, California Preservation Foundation Conference, 2011;
Presenter, "Preservation Design Roundtable", California Preservation Foundation Conference, 2011;
Moderator and Presenter, "Preservation Design Roundtable", California Preservation Foundation Conference, 2012;
Moderator and Presenter, "Preservation Design Roundtable", California Preservation Foundation Conference, 2013;
Moderator and Presenter, "Preservation Design Roundtable", California Preservation Foundation Conference, 2014;
Moderator and Presenter, "Preservation Design Roundtable", California Preservation Foundation Conference, 2015;
Moderator and Presenter, "Preservation Design Roundtable", California Preservation Foundation Conference, 2016;

Speaker, AIA/Los Angeles Dwell Design conference, Historical Preservation Zones and Sustainable design, 2009;
Speaker, California Preservation Foundation Workshop, Secretary of the Interior's Standards, Ventura 2008;
Speaker, California Preservation Foundation Workshop, Secretary of the Interior's Standards, San Francisco 2008;
Speaker, California Preservation Foundation Workshop, Historical / Sustainable Design Practice, Riverside 2010;
Speaker, California Preservation Foundation Workshop, "Secretary of the Interior's Standards: A Facilities Management Perspective," Pasadena, 2012;
Speaker, California Preservation Foundation Workshop, "Preservation Construction: LA Plaza de Cultura," Los Angeles 2015;
Speaker, California Preservation Foundation Webinar, "Why Save Historical Windows," 2012;
Speaker, California Preservation Foundation Webinar, "Preservation Design Practice," 2013;
Speaker, California Preservation Foundation Webinar, "What Style is it and Why" 2013;
Speaker, California Preservation Foundation Webinar, "Process of Historical Design Agency Review" 2014;

Guest Lecturer: USC Historic Preservation Summer Program, 2003;
Guest Lecturer: Los Angeles Planning Department / HPOZ Basic Training Educational Seminar series, 2005, 2006;
Guest Lecturer: Los Angeles Planning Department / HPOZ Annual Conference Seminar, 2012;
Guest Lecturer: Santa Barbara County Historic Landmarks Advisory Commission, 2004;

Design jury member, Los Angeles Conservancy Preservation Design Awards, 2006;
Design jury member, Temple University School of Architecture, Philadelphia PA, Historical Design Studio, 2008;
Design jury member, FIDM, Los Angeles CA, Historical Design Studio, 2008
Design jury member, University of Southern California, Los Angeles CA, Fourth Year Design Studio, 2010

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Issue date 30 January 2017

George Taylor Louden AIA
Historical Architect
Historical Architecture Consultant

HISTORICAL ASSESSMENT REPORT

**Project: Stalder Building Adaptive Reuse Design Assessment, Riverside CA,
Mission Inn Avenue, Riverside CA 92501**

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In response to a request from Planning, the following clarifications of text in the Recommendations Section of the Assessment are submitted as an addendum:

7.3.1 Recommendations for a compatible design, interpretive design, and in using Character-Defining Features:

As the Construction Document set is developed, incorporation of historical detail sheets and specifications into the Contract Documents is recommended to emphasize the differing aspects of appropriate historical design documentation, and rehabilitation definitions in accordance with the Secretary's Standards.

7.3.1.1.>

Urns, façade trim and terra cotta cartouche trim:

The exact details for the repairs and reintegration of proposed re-used decorative elements are to be further developed in the detailing phase of the Construction Documents.

7.3.1.2.>

Recommended that the materials and assemblies used in the addition would be consistent with and related to the original building design, specifically; plaster wall surfaces, glazing set in storefront openings, awnings and signage panels, wrought iron details, tiled surfaces, etc. The new construction will be sufficiently differentiated from the original character of the Stalder structure. The desire is not for a replication of exact detail, but for a consistent use of materials that relate to the original construction. The exact details for the repairs and reintegration of proposed re-used elements are to be further developed in the detailing phase of the Construction Documents.

7.3.1.3.>

Recommended to reference a similar massing appearance to the existing Stalder Building design that follows the eccentric rhythm of original building volumes and 1926-era window and parapet placement. The spacing of the structural bays is not exactly all the same, but have differing dimensions that create a variety and vitality in Wilsons' composition and how it related to the original three pre-existing structures that were joined together. The original window bay

patterns should be reflected in the proposed structure's façade above. Other eccentricities (or, “oddities,”) would include the stepping down of the parapet wall height at Market Street façade and the irregularities it creates, and the even greater variety in storefront widths and opening types along that façade, differing window placements, etc. The exact details for the repairs and reintegration of proposed re-use elements are to be further developed in the detailing phase of the Construction Documents.

7.3.1.4.>

Recommended to employ a similar design inventiveness present in Wilson's 1926 façade with the composition of new construction that references design components that are consistent with, yet differentiated from, the original Stalder Building structure. Wilson creatively joined together three very different façades and structures and made them into a singular, well-identified structure. Some of these include: the stylistically unique detailing and design of the parapet with the glazed terra cotta urns and precast cartouches, the unusual and creative recessed/projecting arched-headed window bays at the Market St façade corner at Mission Inn Avenue; the cast / wrought iron gate; and the variety of storefront conditions.

7.3.1.5.>

Design recommendations have been incorporated in the “interpretive” reconstruction of the east façade, incorporating some remaining features of the original Fire House Number 1. While this structure has been previously extensively modified, the recommended approach is to restate some of the façade features (the 1-in-12 parapet slope, the fenestration and the attic vent openings and bird guards) in order to reference and identify (by the use of a plaque, and/or a fire fighter memorial garden) the previous historic presence on site.

Design recommendations have been incorporated that reconstruct the west elevation storefront arched-headed windows, based on a schematic design that reference the appearance of these windows during the period of significance.

7.3.1.6.>

Recommended to provide a reveal detail of the new construction that separates it from the original façade. A slight offset in the new façade is recommended to highlight the juncture between new and old. This “Hyphen” style connection detail, with offsets in façades using defined separation joints, allows the Stalder Building to readily be differentiated from the proposed new construction. This approach is addressed in the attached drawings at a small scale.

7.3.1.7.>

New construction should conform materially to the Secretary of the Interior's Standards nos. 9 and 10 regarding additions to historical or historically-eligible structures:

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

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10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

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