



Community & Economic Development Department

Planning Division

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

CULTURAL HERITAGE BOARD MEETING DATE: NOVEMBER 15, 2017

AGENDA ITEM NO.: 3

CERTIFICATE OF APPROPRIATENESS

I. CASE NUMBER(S): P17-0331

II. PROJECT SUMMARY:

- 1) **Proposal:** After-the-fact Certificate of Appropriateness request for a previously constructed entry enclosure wall on the front façade at the Santa Fe Depot (City Landmark #10)
- 2) **Location:** 3750 Santa Fe Street
- 3) **Ward:** 2
- 4) **Applicant:** Max McDermott, of Secured Income Group Inc.
- 5) **Case Planner:** Scott Watson, Assistant Planner

III. RECOMMENDATION:

That the Cultural Heritage Board:

1. **DETERMINE** that Planning Case P17-0331 is exempt from the California Environmental Quality Act (CEQA) per Sections 15331 of the CEQA; and
2. **APPROVE** Planning Case P17-0331, based on the findings summarized below, and subject to the attached conditions, thereby issuing a Certificate of Appropriateness for the project.

IV. BACKGROUND/HISTORY:

History:

In 1882, Riverside got a station on the Santa Fe line, but that station was more than three miles from the center of town. By 1885, Riverside had a large and growing citrus crop to ship and entered modestly into the subsidy race by giving a free right-of-way along city streets and a station site. The original Riverside station was subsequently moved to its present site in 1886. The existing building was designed by C.S. Gilman and M.R. Mohr of Los Angeles in the Pueblo Revival Style, and was constructed in 1924. It replaced an earlier wood frame Victorian station on the same site. The Pueblo Revival style became an architectural favorite of the Santa Fe Railroad throughout the Southwest. The last scheduled passenger train - the Grand Canyon Special from Chicago to Los Angeles- departed the station May 15, 1968. Of the four other Santa Fe depots in Riverside, only this one remains. In addition to its interesting architecture, the Santa Fe station is adjacent to North Park and the Union Pacific depot (both are on the California Historic Resources Inventory and the Union Pacific Depot is on the National Register of Historic Places) marks the easternmost boundary of Riverside's Seventh Street Historic District. The building is designated as a District Contributor to the Seventh Street Historic District, City Structure of Merit #70, and City Landmark #100.

The building is concrete construction covered with plaster and uses stylized pueblo motifs throughout its exterior. The main block is a two-story clear-spanned space originally used as a waiting area. This section has a series of large first-story windows with clerestory windows above each. Covering the block is a slightly pitched clay tile roof which is interrupted on the front and back facades by a simple parapet form. Two smaller blocks with battered walls and deeply revealed windows flank either side of the waiting area. A large outdoor portico is attached to the north end of the building, but has since been enclosed and windows have been installed where it was once open. Massive columns support the flat roof form over this area. The Santa Fe logo appears twice on the front facade, done in blue ceramic tile.

Case Background:

On October 6, 2016, a Code Enforcement case was opened for the construction of the wall without permits or a Certificate of Appropriateness. The applicant subsequently met with CHB Staff and Code Enforcement on January 10, 2017, at which time, staff advised the applicant that a Certificate of Appropriateness was required, as well as a variance for the height of the wall. An application for Certificate of Appropriateness was submitted on May 1, 2017. Staff, along with the City Planner, visited the site and met with the applicant on August 11, 2017. The applicant was advised of additional information that was required to find the Certificate of Appropriateness application complete, as well as the requirement of a variance and a building permit for electrical and egress. The applicant on submitting for a variance and building permit after Certificate of Appropriateness approval.

V. DETAILED PROJECT DESCRIPTION:

Extending 21'-6" westward from the historic building, the wall was constructed to enclose the existing front entry for security purposes. The overall height of the wall ranges from 6'-0" to 6'-5". The wall is constructed with 3'-0" square pilasters with a height of 6'-5" and 1'-7" thick, 4'-0" tall walls, which are topped with 2'-0" tall decorative metal balustrade. The metal balustrade has spade shaped points which mimic decorative elements found on the historic building. The wall and pilasters are clad in smooth stucco painted tan to match the building. Two 8'-3" tall decorative metal gates provide access from the north and west elevations. The gates feature

Art Deco style geometric patterns that were common of the historic period, and are similar to those found in the clerestory windows of the building. Landscaping has been planted on both sides of the wall.

VI. PROJECT ANALYSIS:

- **Compliance with section 20.25.050 of the City of Riverside Municipal Code:**

Staff has analyzed the proposed project in accordance with Title 20 of the Municipal Code, and the project was found to be in compliance, based on the attached findings, because the proposed fencing matches the design, scale, materials, and decorative elements of the existing building. The wall will have minimal impact to the historic fabric and site development of the building and its relationship to the historic district as it will have minimal attachments to the historic building, match the design of the building, and is situated on a lower grade than the existing building.

- **Zoning Conformance:**

Zoning: Section 19.550 of the Riverside Municipal Code specifies walls within the front yard setback shall not exceed 4 feet in height provided that the openwork portion of the fence or wall above a height of 3 feet shall be no more than one part solid to three parts open with no portion of the solid wall, excluding pilasters, extending above 3 feet. Being that the wall is a total of 6 feet in height with a solid wall portion of 4 feet, a variance is required. The applicant on submitting for a variance after Certificate of Appropriateness approval.

VII. PUBLIC NOTICE AND COMMENTS:

Public notices were mailed to property owners adjacent to the site. As of the writing this report, no comments have been received.

IX. EXHIBITS:

1. Staff Recommended Findings
2. Staff Recommended Conditions of Approval
3. Aerial Map
4. Project Plans
5. Site Photos



EXHIBIT 1 – STAFF RECOMMENDED FINDINGS

CASE NUMBER: P17-0331

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FACTS FOR FINDINGS: (From Section 20.25.050 of the Riverside Municipal Code)

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

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

FACTS: The constructed wall mimics the character-defining features of both the historic building and architectural period, including thick walls and pilasters, smooth stucco, horizontality with vertically oriented accents, geometric patterns, and spade shaped metal elements which are found on the architectural canopy.

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

FACTS: The compatibility of the wall with the Seventh Street Historic District and other nearby Cultural Resources (North Park, Union Pacific Depot, Sutherland Fruit Company Packinghouse, etc.) stems from its compatibility with the Santa Fe Depot. The design of the wall matches that of the depot. Additionally, the depot does not front onto Mission Inn Avenue (formerly Seventh Street). Therefore, the walls placement along Santa Fe Avenue does impact the main public thoroughfare of the historic district.

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

FACTS: Due to the raised foundation of the depot, the wall, which is constructed at grade, appears lower in scale and does not impede the view of the depot. The wall is clad with smooth stucco painted to match the existing building. The decorative metal work matches the style and color of the same on the historic building.

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

FACTS: The historic entry to the building, waterfall style steps, are retained. The new wall enclosure retained the formal feel of this entry. The elevated foundation of the depot and its relationship to the street is not impeded by the construction of the wall, but rather enhances the gradual progression from public to private spaces.

- FINDING:** The proposed change does not adversely affect an important architectural, historical, cultural or archaeological feature or features.
- FACTS:** The wall connects to the building only in two locations and did not remove any historic material. The existing entry material was not historic, therefore its removal for the construction of the wall was acceptable.
- FINDING:** The application proposal is consistent with the Citywide Residential Historic District Design Guidelines and the separate guidelines for each Historic District.
- FACT:** This finding is not applicable as the property is not located within a residential area and the Citywide Residential Historic District Design Guidelines only apply to residential historic districts. However, the project matches the principles of the guidelines, which suggests that fences and walls should be lower in scale than the historic building and compatible with the architectural period in terms of design and material.
- FINDING:** The application proposal is consistent with the Principles of the Secretary of the Interior's Standards for the Treatment of Historic Properties.
- FACTs:** The new wall is compatible with the design and style of the historic building and differentiated by minimal connections and the use of materials, i.e. the metal gate, which is not present in the building. Furthermore, the pilasters of the northern gate are constructed of brick which can be found in a string course on the building. No historic fabric was removed for the construction of the wall. Should the wall be removed in the future, the historic building will be returned to its original condition.



EXHIBIT 2 – STAFF RECOMMENDED CONDITIONS OF APPROVAL

CASE NUMBER: P17-0331

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General Conditions

1. The project must be complete per the Cultural Heritage Board's approval, including all conditions listed below. Any subsequent changes to the project must be approved by the Cultural Heritage Board or the Cultural Heritage Board staff. Upon completion of the project, a Cultural Heritage Board staff inspection must be requested to ensure that the approved plans have been executed and that all conditions have been implemented.
2. Actions by the Cultural Heritage Board, including any environmental finding may be appealed. There is a ten day appeal period that will lapse at 5:00 p.m. on November 27, 2017. Appeals of the Board's action will not be accepted after this time. The appeal fee is \$2,529.00. Appeal processing information may be obtained from the Community & Economic Development Department, Planning Division, Public Information Section, 3rd Floor, City Hall, 3900 Main Street, Riverside, CA 92522.
3. This approval will expire in one year on November 15, 2018.
4. This approval is for design concept only, and does not indicate the project has been thoroughly checked for compliance with all requirements of law. As such, it is not a substitute for the formal building permit plan check process, and other changes may be required during the plan check process.
5. The granting of this request shall in no way exclude or excuse compliance with all other applicable rules and regulations in effect at the time this permit is exercised.

Specific Conditions of Approval

6. This project is subject to the approval of a variance. **Within 90 days of the Certificate of Appropriateness approval the applicant shall submit the request for a variance.** All applicable conditions of the variance request shall apply. Failure of the applicant to submit within the allotted time and obtain approval for a variance shall render this approval null and void, subject to any appeal process.
7. **Within 90 days of a variance approval the applicant shall submit for a building permit.** Failure of the applicant to submit within the allotted time period and obtain a building permit shall render this approval null and void, subject to any appeal process.

APPEAL INFORMATION:

The staff's decision or any condition of approval can be appealed by the applicant or any interested person. To appeal this decision, submit a letter stating what you wish to appeal and why, the General Application form and the corresponding appeal fee. The Community & Economic Development Department offers a packet on filing an appeal that you might find helpful. Appeals may be delivered in person or mailed, but they must be received by on November 27, 2017 at 5:00 p.m. twelve days following approval of this case. The Community & Economic Development Department's address is:

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

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

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Scott Watson