



Community & Economic Development Department

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

Planning Division

RiversideCA.gov

CULTURAL HERITAGE BOARD MEETING DATE: NOVEMBER 21, 2018
AGENDA ITEM NO.: 4

CERTIFICATE OF APPROPRIATENESS

I. CASE NUMBER(S): P18-0810

II. PROJECT SUMMARY:

- 1) Proposal:** Certificate of Appropriateness request to modify the existing Conditions of Approval for the previously approved Certificate of Appropriateness, Planning Case P15-0249.
- 2) Location:** 3750 Main Street, situated on the northeast corner of Main Street and University Avenue.
- 3) Ward:** 1
- 4) Applicant:** Rob Dodman of Imperial Hardware Lofts LLC
- 5) Case Planner:** Scott Watson, Associate Planner

III. RECOMMENDATION

That the Cultural Heritage Board:

1. **DETERMINE** that Planning Case P18-0810 is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15331 because the project falls under the class of Historical Resource Restoration/Rehabilitation projects consistent with the Secretary of the Interior's Standards; and
2. **APPROVE** Planning Case P18-0643, based on the attached findings (Exhibit 1), and subject to the attached conditions of approval (Exhibit 2), thereby issuing a Certificate of Appropriateness to revise the previously approved condition 9B of Planning Case P15-0249 to read:

"Existing wood windows in the IHB historic façade upper level shall be repaired or replaced like-for-like and the existing transom windows shall be replaced in a compatible manner, to the satisfaction of CHB staff."

IV. BACKGROUND/HISTORY:

On May 20, 2015, the Cultural Heritage Board unanimously approved Planning Case P15-0249, a Certificate of Appropriateness, for the integration of the Imperial Hardware façade into a new mixed-use development (Exhibits 3 and 4). The Imperial Hardware Lofts (IHL) development includes 91 residential units, approximately 8,841 square feet of commercial space and a 115-stall parking garage, on three parcels totaling 0.62 acres (Exhibit 5).

The approved Certificate of Appropriateness included the following Condition of Approval:

9. Prior to the issuance of building permits, the applicant shall submit to CHB staff for review and approval the following:

b. Existing wood windows in the IHB historic façade transom and upper level shall be repaired, or replaced like-for-like to the satisfaction of CHB staff. Vinyl windows with factory-applied colors of silver and dark bronze are approved for the upper levels of the new construction. The construction plans shall include details to show that these vinyl windows will be installed to provide an inset appearance in a manner meeting the approval of CHB staff. Manufacturer's cut-sheets, specifications, and window and factory finish color warranties shall be submitted with the construction plans.

During construction, the developer confirmed that one-third of the original storefront transom windows had been removed and replaced by louvered panels; City Staff confirmed this. In discussions between the applicants Cultural Resources Consultant, Taylor Louden, and the former City Historic Preservation Officer, Erin Gettis, an agreement was made that a compatible replacement for the transom windows would be acceptable, rather than reconstruction and rehabilitation of existing wood transom windows. The transom windows were replaced with aluminum-framed windows exactly matching the field-verified dimension of the existing window (Exhibit 6). The attached Project Field Memorandum by Taylor Louden discusses the window replacement's compatibility with the historic façade and the replacements consistency with the Secretary of the Interior's Standards (Exhibit 7).

V. DETAILED PROJECT DESCRIPTION:

The current proposal modifies the existing Condition of Approval 9.b. for Planning Case P15-0249, as follows:

- "Existing wood windows in the IHB historic façade transom and upper level shall be repaired, or replaced like-for-like to the satisfaction of CHB staff"; to
- "Existing wood windows in the IHB historic façade upper level shall be repaired or replaced like-for-like and the existing transom windows shall be replaced in a compatible manner, to the satisfaction of CHB staff."

VI. PROJECT ANALYSIS:

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

City Staff analyzed the proposed project in accordance with Title 20 of the Riverside Municipal Code and finds the project to be consistent based on the following:

- The transom window replacement does not alter the opening shape, size, and proportion;
- The windows will appear similar to the dimensions and proportions of the original windows;
- The new transom windows are constructed with the same dark anodized aluminum material as the new storefront windows.

Based on the above, the window replacement does not adversely affect the historic façade. Additionally, as stated by the Taylor Louden:

“Storefront transom window replacement does not create an adverse change to the architectural resource; the physical properties of the existing wood framing are standard square-section profiled material that will be matched in profile, material dimension, daylight opening dimension, and appearance in the replacement aluminum design. The location of the transom windows, above the marquee, act to remove them from close physical examination. The consistency of the transom windows as a part of the storefront system below the marquee act to unify the façade treatment and maintenance expectations.”

- **Environmental Compliance:**

The project is categorically exempt from CEQA review pursuant Sections Section 15331 because it constitutes as a Historical Resource Restoration/Rehabilitation project consistent with the Secretary of the Interior’s Standards for the Treatment of Historic Properties. A discussion on the projects consistency with the Secretary of the Interior’s Standards is included in the attached Staff Recommended Findings (Exhibit 1).

VII. PUBLIC NOTICE AND COMMENTS:

Public notices were mailed to property owners adjacent to the site on November 1, 2018, at least 10 days prior to the scheduled meeting. As of the writing this report, no comments have been received.

IX. EXHIBITS:

1. Staff Recommended Findings
2. Staff Recommended Conditions of Approval
3. CHB Staff Report, P15-0249
4. CHB Minutes - May 20, 2015
5. Aerial Map
6. Site Photos
7. Project Field Memorandum, Revised August 14, 2018



EXHIBIT 1 – STAFF RECOMMENDED FINDINGS

CASE NUMBER: P18-0810

MEETING DATE: November 21, 2018

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: As stated by Taylor Loudon, the transom windows have not been identified as a character-defining feature of the architectural Art Deco style of the building. The new windows are set within the original openings and retain original size, function, and pattern, and are thereby compatible with the character-defining elements of the historic façade.

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

FACTS: By maintaining the opens, function, and pattern of the original transom windows, the new windows are compatible with the historic façade and thereby compatible with nearby and adjacent Cultural Resources.

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: The new transom windows match the size, function, and fenestration pattern of the original 1935 transom windows. The aluminum material is consistent with the new storefront windows, and is therefore compatible with the rehabilitation of the historic façade.

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: This finding is not applicable as the proposal modifies the existing condition of approval in regards to the transom windows, and will not affect the site development.

FINDING: The proposed change does not adversely affect an important architectural, historical, cultural or archaeological feature or features.

- FACTS:** As stated by Taylor Louden, "Storefront transom window replacement does not adversely affect the architectural resource; one-third of the original wood-framed transoms have been previously removed." The removal of the windows allowed for the option of replacing the remaining windows with compatible yet differentiated windows. The applicant, as agreed to by the Cultural Resources Consultant and City Staff, chose to replace remaining transom windows with new compatible windows that match the new storefront. This was done for a consistent feel within the new interior space. The second story windows, which were identified as character-defining features, were unable to be repaired and were replaced in a like-for-like manner.
- FINDING:** The application proposal is consistent with the Citywide Residential Historic District Design Guidelines and the separate guidelines for each Historic District.
- FACTS:** This finding is not applicable as the project is not located within a Residential Historic District. However, the principles of the guidelines, and those of the Downtown Specific Plan, assert that window replacement shall be completed in a compatible manner. As stated by Taylor Louden, "Storefront and transom windows will match and be compatible/ consistent with the period and adjacent resources."
- 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 proposal is consistent with the Secretary of the Interior's Standards. The new windows are compatible because they match the original in terms of size, function, and fenestration pattern. They aluminum-frame allow the windows to be differentiated as specified by the Secretary of the Interior's Standards. As some of the windows were previously removed, only a small amount of historic material was removed by the window replacement.



CITY OF RIVERSIDE

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

PLANNING DIVISION

EXHIBIT 2 – STAFF RECOMMENDED CONDITIONS OF APPROVAL

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MEETING DATE: November 21, 2018

General Conditions

1. The project must be completed, 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 December 3, 2018, which is twelve days following action on the case. 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. If a building permit is not issued, this approval will expire in one-years on November 21, 2019.
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.

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, a letter must be submitted 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 December 3, 2018 at 5:00 p.m. twelve days following action on this case. The Community & Economic Development Department's address is:

City of Riverside
Community & Economic Development Department
Planning Division
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Appeals will be considered by the Land Use Committee of the City Council at their next available meeting.