



City of Arts & Innovation

COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division

CERTIFICATE OF APPROPRIATENESS

AGENDA ITEM NO.: 2

WARD: 1

CULTURAL HERITAGE BOARD MEETING DATE: May 20, 2015

I. CASE NUMBER(S): P15-0249

II. PROJECT SUMMARY:

- 1) Proposal:** Consideration of a Certificate of Appropriateness for the integration of the Imperial Hardware Building front facade, which is a Structure of Merit and contributor to the Mission Inn Historic District, into a new mixed-use Imperial Hardware Lofts (IHL) development consisting of 91 residential units, approximately 8,841 square feet of commercial space and a 115-stall parking garage, on three parcels totaling 0.62 acres.
- 2) Location:** 3744/3750, 3768 and 3776 Main Street, situated on the northeasterly corner of the intersection of University Avenue and Main Street Pedestrian Mall.
- 3) Applicant:** Rob Dodman, Ratkovich Properties
- 4) Case Planner:** Teri Delcamp, Historic Preservation Senior Planner
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III. RECOMMENDATION:

That the Cultural Heritage Board:

1. **DETERMINE** that Planning Case P15-0249 is exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15331 and 15332 since the project, as conditioned, constitutes in-fill development that is consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties; and
2. **APPROVE** Planning Case P15-0249 based on the findings below, and subject to the attached conditions, thereby issuing a Certificate of Appropriateness for the project:

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

The Board and Historic Preservation Officer or Qualified Designee 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 project, as conditioned, complies with this finding. The historical assessment prepared by Taylor Loudon determined that the character-defining elements of the Imperial Hardware Building (IHB) at 3744/3750 Main Street are the westerly façade facing Main Street, with the exception of the ground level storefront systems that have been altered. The proposed new storefront design and materials will be more compatible with the historic façade than currently exists. The historical assessment concluded that there are little to no character-defining interior features. Thus, the proposed removal of the interior spaces and structure of the IHB behind its façade will not destroy character-defining spaces or features. The additional levels above the historic façade are made compatible in scale and massing “by modulating the [new construction] façade bays with projecting pilaster designs” that reference and recall the IHB’s Art Deco style. New wall materials are similar in smooth finish sand coat plaster. Some accent details such as existing metal window grille-screens “are referentially used in composing the proposed [new] window and balcony designs.”

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

FACTS: The project, as conditioned, complies with this finding. The adjacent or nearby Cultural Resources are essentially the Mission Inn Historic District (MIHD) and various individually significant historic buildings. The DSP references several of these individual buildings, including the Mission Inn, Fox Theater, Loring Building and Riverside Metropolitan Museum. The historical assessment prepared by Taylor Loudon concludes that the project, including the addition above the IHB and the new construction to the south of the IHB, is compatible in design and materials with the IHB and with the character-defining elements of the MIHD.

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

FACTS: The project, as conditioned, complies with this finding. As proposed, project details are attentive to the importance of the architectural integrity of the IHB’s front façade. The storefront sections of the IHB have been previously modified and thus allow for project refinement without altering the façade’s integrity. The rest of the IHB’s façade, from the transom windows above the storefronts to the top of the parapet, retains its integrity and is referred to in this report as the historic facade. The project will preserve the integrity of the historic façade through repair and restoration of damaged elements. In the event the original suspended marquee still exists in reasonable condition encased within the modern marquee, it will be repaired; if it is no longer extant, then the project will include a suspended marquee that is compatible with the IHB’s façade as shown on the project elevations. The proposed new storefront design and materials will be more compatible with the historic façade than currently exists. The historical assessment prepared by Taylor Loudon concludes that the westerly façade of the

IHB comprises the character-defining portion of the building and there are little to no character-defining interior features. Thus, the proposed removal of the interior spaces and structure of the IHB behind its façade will not destroy character-defining spaces or features. The additional levels above the historic façade is made compatible in scale and massing “by modulating the [new construction] façade bays with projecting pilaster designs” that reference and recall the IHB’s Art Deco style. New wall materials are similar in smooth finish sand coat plaster. Some accent details such as metal window grille-screens are present in existing window openings, “and are referentially used in composing the proposed [new] window and balcony designs.” The new construction to the south of the IHB is compatible in design and materials with the IHB and with the character of the MIHD. Conditions of approval address details that will be finalized through the development of the project’s construction level documents, and ensure that the construction drawings developed for permit issuance implement the recommendations of the historical assessment to the maximum extent feasible.

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

FACTS: The project, as conditioned, complies with this finding. The context of the project is the surrounding MIHD. As noted above, the historical assessment prepared by Taylor Loudon concludes that the project is compatible in design and materials with the IHB and with the character-defining elements of the MIHD and thus is compatible in its relationship to its surroundings. The project is within the parameters for site development contained in the DSP Raincross District subject to future approval of the Planning Commission in relation to off-street parking, landscaping, public and private open space, street furniture, etc. the project includes ground floor commercial spaces which will activate and continue the site’s relationship to the Main Street and University Avenue corridors and public areas.

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

FACTS: The project, as conditioned, complies with this finding. Because the project is consistent with the DSP Raincross District standards and guidelines as well as the Secretary of the Interior’s Standards for the Treatment of Historic Properties (SOIS), the project not adversely affect an important architectural, historical, or cultural feature or features. Because the project site has been previously developed, including a basement at the IHB, the project will not adversely affect an important archaeological feature or features.

FINDINGS: The project is consistent with the Citywide Residential Historic District Design Guidelines, approved guidelines for each Historic District, and/or any other applicable Design Guidelines.

FACTS: The project, as conditioned, complies with this finding. Numerous instances of the ways in which the proposed project complies with applicable design guidelines are detailed in the historical assessment prepared for the project. The following notes several instances:

The project is consistent with the DSP design guidelines generally and for new construction because the project makes “reference to without directly copying the existing Imperial Hardware Building.” It achieves this by the following description of its design: “The unusual Art Deco styled commercial structure is referenced in the proposed façade massing and detail approach. An “echo” of the vertical pilaster elements topped by chevron-design details is made above the Imperial Hardware Building façade. The building materials and the architectural vocabulary as proposed will reference, but not directly repeat, the characteristics of the original An emphasis of the southwest building corner is made by employing a tower element and related expression in volume. A strong architectural emphasis here proposed is terminated by an open space area with architectural features provided at the rooftop level. The art Deco style pilasters and cornice line are referenced in the proposed design. Vertical stepping is present in the pilaster elements, which are being interpretively referenced and continued in the design of the proposed façade. Ground floor storefront windows are proposed to be transparent. The tripartite bay spacing of the original façade is maintained, and further referenced in the proposed addition above.”

The project also is “an architectural expression using contemporary materials and details that are reflective of and compatible with the Deco style present; relationship with the adjacent historic [former First National Bank of Riverside] Loft Building in their size and massing, and certainly with the mid-rise modern buildings on that block of Main Street; use of Art-Deco stylistic references; [varied] roof top heights and cornice designs; stepping back of the façade from the existing height of the building façade to the proposed addition above; emphasis of the southwest building corner by employing a tower element; the proposed rooftop trellis construction and related change in volume; proposed material changes and transparencies; articulations in volume and materiality, especially by the variations in a planar façade using balconies and different window treatments; hierarchy by use of both vertical and horizontal façade articulations, integral to the existing building character; use of color and [varied] materials for added emphases; [and] integrally designed façade details.”

The project also meets DSP guidelines for preserving character-defining historic features because “the unusual Art Deco styled commercial structure is justly celebrated The repair of, and adaptive design reuse of the vertical pilaster façade elements are well documented. 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 match the original material.” It is consistent with the DSP design guidelines for historic structures and historic districts because it meets the SOIS principles for preserving historic character while adapting for new uses by preserving “the primary significant elements of the Imperial Hardware Building façade and its distinctive character, while allowing a change to meet reasonable new needs.”

The project meets design DSP design guidelines for infill new construction in historic districts because “the façade setbacks of the Art Deco styled commercial structure [are] maintained.” The project is also compatible with “the average scale of the immediately proximate historic structure . . . at the adjacent southeast corner, [3800 Main Street which] . . . is a tall five story structure with a deeply projecting neoclassical styled cornice.” The project is also compatible with the historic site “a half-block away to the north, the celebrated Mission Inn [which] occupies a large urban block footprint, with building volumes composed of varying heights. Typically it is largely five and six stories tall, with projecting domes and towers in some areas at approximately seven stories in height.” The project is consistent with the “multiple scales present in both the original Imperial Hardware Building, the proposed design, and the surrounding historic buildings” that are “illustrated in the Downtown Specific Plan's Section 6.6.1 . . . 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 (described above).”

Based on the above, as supported by a more complete analysis in the historical assessment, this project is consistent with the applicable DSP Design Guidelines.

FINDINGS: The application proposal is consistent with the Principles of the Secretary of the Interior’s Standards for the Treatment of Historic Properties.

FACTS: The project, as conditioned, complies with this finding. The project is an adaptive re-use Rehabilitation project under the SOIS. Minimal changes are proposed to distinctive materials, features, spaces, and spatial relationships of the historic façade in order to accommodate a combination of the historic ground floor commercial use and upper levels of new residential units. The project preserves the historic façade and character of the property and structure. Rehabilitation and repair of the distinctive, character-defining features will not alter the character of the historic façade. Conditions ensure that the structural solution to preserve the façade in place during excavation and construction will be designed and implemented prior to issuance of permits. The interior features and balance of the building behind the façade that are being removed are not defined as distinctive. No conjectural features from other historic properties are proposed to be added to the historic façade that could create a false sense of history. The proposed new construction is readily identifiable. The historic façade of the Imperial Hardware Building will be retained, rehabilitated and preserved; this acknowledges that various additions over time made up until 1935 have acquired significance in their own right. The ground floor level storefront materials were replaced after 1935, leaving the original transom windows above them in place. The replaced storefront material is not significant and will be replaced with more compatibly designed storefronts. Repair of features on the historic façade will be the primary approach, and where features are deteriorated beyond repair the replacement materials will be constructed to match the original materials in design, profile, material, color, and concept. The exact details for the repairs and reintegration of proposed re-use elements will be further developed in the detailing phase of the construction drawings and will be reviewed by CHB staff. Particular attention will

be focused on the primary character- defining features which are the elements and details of the west historic façade. An archaeologist will be retained in the event that the excavations encounter subsurface cultural material. The new proposed additions are distinctive from the original Imperial Hardware 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 will not destroy historic materials, and will retain intact the spatial relationships within the surrounding MIHD. The proposed additions to the historic façade are considered to be reversible because, as conditioned, the structural demands of the alterations and additions will not impact the essential form, nor the material and physical integrity of the façade. The proposed main entrance façade modification will be detailed so that the original historical features remain unaffected. The exact details for the repairs and reintegration of proposed new and re-used elements will be further developed in the detailing phase of the construction Drawings and will be reviewed by CHB staff.

Based on the above, as supported by a more complete analysis in the historical assessment, this project is consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties under the Guidelines for Rehabilitation projects.

IV. BACKGROUND/HISTORY:

The project involves the Imperial Hardware Building (IHB) which is located at 3744/3750 Main Street and two adjacent parcels. As shown on the attached exhibits, the 0.62 acre project site comprised of the three parcels is generally bounded by the Main Street pedestrian mall on the westerly side of the project, University Avenue on the southerly side of the project, an existing alley on the easterly side of the project, and an existing commercial building on the northerly side of the project. The project site is developed with the most northerly parcel containing the IHB, while the remaining two southerly parcels are developed with a surface parking lot and related landscaping. Located within the Raincross District of the Downtown Specific Plan (DSP), the project site is also within the Mission Inn Historic District (MIHD). Through specific standards and guidelines, the intent of the DSP for the Raincross District is to create and encourage opportunities for a variety of commercial, residential and entertainment uses for the area which is the cultural, historical and social center of Riverside and region. The Raincross District encourages these uses to occur as both single use buildings and as part of mixed-use developments. The center of the Raincross District is occupied by the MIHD, which contains numerous local, state and federal historic sites. Development standards encourage preservation and adaptive reuse of historic structures to provide downtown employees, downtown and citywide residents, regional shoppers and tourists a sense of place by encouraging development that creates daytime, evening and weekend activity through the use of a high activity pedestrian environment with a storefront emphasis at the street level. The DSP contains design standards and guidelines for rehabilitation of historic buildings as well as for infill new construction within historic districts which apply to this project.

An exact date of construction for the IHB is not known, but it was completed sometime before 1908 as two separate buildings. The architects for the two buildings are unknown. The first constructed building was a smaller southerly building on the site at 3744/3750 Main Street. It

was known as the Dickson Block, and was built before 1898 based on *Los Angeles Times* articles referring to it. The northerly building on the site appears to have been built before 1916. In that year Geo. F. Mott's Big Store was the commercial tenant there, and in 1929, Franzen's Hardware occupied the building. Both buildings had facades of decorative face brick with wood or cast iron and glass storefronts with painted signage above. The larger, northerly building had simple corbeled ornamentation and prismatic glass transom windows above the storefronts. The smaller southerly building had a Beaux Arts-influenced façade with arched upper windows, a deeper parapet, bull-nosed brick window recesses, and garland motifs below the parapet.

After a large fire gutted the buildings in 1935, the façade was completely remodeled in a unified, Art Deco-influenced design for the long-time hardware store manager's new company, Westbrook Hardware (the business was sometimes listed in city directories as "Westbrook's Furniture"). It was likely at about this time that the walls were opened up between the two buildings so it functioned as a single business building. An addition (the rear portion of the southerly building) was probably also constructed at that time to fill out the site. The Westbrook family later sold the building to Imperial Hardware Company, a chain from the Imperial Valley. For a time the business was known as "Westbrook's Imperial Department Store." In 1964, a contemporary metal façade was installed over the Art Deco façade, combined with the addition of a distinctive metal sign for Imperial Hardware. The store closed in 1972. The metal façade was removed in 2007, revealing the 1935-era Art Deco façade that is visible today.

Various studies of the IHB have been conducted in the past by historic preservation professionals. A study by Milford Wayne Donaldson was completed in 2001 for the Imperial Hardware and Stalder buildings as part of the update to the Downtown Specific Plan (DSP). The recommendations formed the basis for the DSP Design Guidelines sections. The DSP including specific chapters on the Raincross District and Design Guidelines is available on the City of Riverside's website at <http://www.riversideca.gov/planning/cityplans-csp-downtown.asp>. Donaldson's recommendations were generally that the historic façade of the building should be restored and incorporated into any new development on the site; that any additional stories should be stepped back at least ten feet from the historic façade; and that new construction should reference the historic façade's Art Deco style but in a contemporary manner so that it is compatible but clearly differentiated.

Additional draft studies were also conducted by Page & Turnbull and Structural Focus for adaptive re-use, a conditions assessment and structural integrity. The structural evaluation identified multiple structural deficiencies including, but not limited to, masonry deterioration at the mortar joints, wood deterioration caused by water damage, no wall anchors, lack of secondary columns for support of vertical loads and no cross ties. Staff concluded that a seismic retrofit to address all of these issues to simply provide a "life safety" performance level alone would be cost-prohibitive.

Ratkovich Properties was selected for negotiation of a purchase and development agreement for a new project at the Imperial Hardware building and adjacent parking lot. The applicant team has a combined 45 years of real estate development experience and has developed residential, mixed-use, and commercial projects throughout the Southern California region, with notable experience in historic districts and adaptive re-use of historic buildings, such as the Wiltern Theater, Pellissier Building and Chapman Market in Los Angeles. As described by Ratkovich Properties, the project is intended "to serve the new Riverside urban dweller." They will be "rehabilitating and adaptively reusing the historic Imperial Hardware Building facade as part of a new

residential and mixed-use development in the heart of Downtown. At the intersection of the city's cultural and Main Street axes, this project will include 95 apartment lofts, 8,700 square feet of ground floor retail and commercial uses, and rehabilitation of the historic facade. This catalytic development will be the first residential project of its kind in the downtown core, with construction expected to start in...2016."

Ratkovich requested the opportunity to present very preliminary massing elevation and site plan concepts to the CHB on February 18, 2015, in order to receive input from the CHB before finalizing project designs for formal submittal to the City. At the workshop, the CHB provide numerous comments regarding the preliminary concepts intended to elicit a more compatible design for the new construction above the IHB historic façade and on the southerly portion of the site. Staff then provided an update to the CHB at the March meeting, and passed around a revised progress elevation concept prepared by the applicant. Staff noted that the progress elevation showed significant responsiveness to address the prior input provided by the CHB.

The applicant also retained a historic preservation architect, George Taylor Loudon Historic Architecture Consulting Design (Taylor Loudon), to advise on historic preservation refinements and to provide a Cultural Resources Report. The submitted report assesses the project's consistency with the Secretary of the Interior's Standards for the Treatment of Historic Properties (SOIS) and the DSP standards and guidelines. The City has accepted and approved Taylor Loudon's report for the purposes of processing this application and as the intent statement and recommendations for how the project will move forward during the next phase of construction document preparation.

V. DETAILED PROJECT DESCRIPTION:

A Certificate of Appropriateness has been submitted for the proposed project since it will incorporate the Imperial Hardware Building front façade into the project. The new construction behind and to the south of the IHB is an adaptive re-use addition to the historic building. Additional applications were also submitted that are within the purview of the City Planning Commission and will be considered on May 21, 2015: a Conditional Use Permit (CUP); Tentative Tract Map (TTM); and Variance (Related to Parking) (VR). The purview of the CHB on the Certificate of Appropriateness is whether and how the project's design meets applicable design guidelines and the SOIS.

• Project Description Overview

The proposed project involves the consolidation of three parcels into one parcel to facilitate the development of the 120,355 square foot mixed-use Imperial Hardware Lofts development consisting of a six-story building with 91 residential apartment units, approximately 8,692 square feet of ground floor commercial space and a partially subterranean 115-stall vehicle parking garage. The project proposes amenities for its residents primarily divided into two areas: the 'Imperial Deck' on level two and the 'Sundowner Roof-Top Lounge' on the roof level. The Imperial Deck includes: a fitness center, barbecue grilling stations, swimming pool, spa, fire pits, indoor/outdoor community room (kitchen, lounge, hospitality bar, dining area, pool table, TV), pet-washing station and outdoor movie screen. The Sundowner Roof-Top Lounge includes: outdoor lounge, drought resistant landscaping, fire pit and 360-degree views of Mt. Rubidoux and the Downtown core. The project will also have electric vehicle charging stations and a bicycle work station located in the parking garage. Balconies are

provided for many of the units facing Main Street and University Avenue. The project exceeds the DSP requirements for common and private open space areas.

The project proposes to retain the historic character-defining portion of the IHB which is the front (westerly) façade and incorporate it into the project. New construction above the IHB would be stepped back 10'-5" from the façade beginning at the third level and above. The adjacent new construction to the south of the IHB will appear separated by an almost 10-foot-wide and 11-foot-deep recessed section or "hyphen." South of the hyphen at the ground floor, most of the new construction will be approximately two feet behind the IHB's façade, and the tower element at the corner will be about one foot behind the line of the IHB's façade. These setbacks will be fairly consistent at the upper levels with the exception of some balconies and projecting awnings that project toward Main Street. The attached floor plan sheets clearly show the building lines of the existing IHB façade and the new construction.

- **Project Design**

IHB Historic Facade

Taylor Louden's report recommends a conservation approach to the IHB historic façade (that is, starting at the transoms above the previously altered storefronts). This means that preservation and restoration of design features and materials would be undertaken. The suspended marquee is an unknown element at this point in time as it is not known whether the original marquee is still encased with the metal marquee that is visible. It is highly unlikely to be present or in good condition given the condition of the marquee that is visible. However, if investigation shows it to still be present and in a condition that allows for restoration, then that could be an outcome. Otherwise, a new marquee designed to be compatible with the IHB historic façade would replace the metal marquee that currently exists.

IHB Addition

The new construction visible above the IHB façade is designed to reference but not to mimic the existing Art Deco façade. It is also stepped back 10'-5" to reduce massing impacts and to differentiate it from the historic façade. The new construction has façade bays with projecting pilaster designs that are similar to but not the same as those on the historic façade. They allow for compatibility and vertical continuity with the historic façade's rhythm and design. The plaster will match the plaster finish on the historic façade. Based on the colored elevations, the IHB and addition visible above it will be a tan color and differentiated from the shades of greenish-white color of the new construction to the south. Based on the historical assessment, the existing transom windows and wood sash windows in the upper portion of the historic façade will be preserved or replaced to match if too deteriorated. Also, per the historical assessment, the proposed new storefront systems at the ground floor of the historic façade will be changed to dark bronze anodized aluminum frames and a fenestration pattern and alignment that is more compatible with the IHB's materials and 1935 period of significance. To comply with Title 24 energy requirements, the new addition visible above the IHB façade will have vinyl window frames with a factory-applied silver paint finish, and the balcony railings will have vertical bars backed with perforated metal panels to comply with the DSP requirements for obscure railing materials. The parapet at the top of the

addition presents a pleated or fluted design that references Art Deco styling but is differentiated because it does not occur on the historic façade.

Addition South of IHB

The hyphen between the IHB and the new construction to the south will have darker tinted windows with vinyl frames and a factory-applied bronze paint finish, and spandrel glass balcony railings so that this section visually as well as physically recedes from the IHB. The hyphen acts as a physical and visual differentiation that is subordinate to the IHB and also helps create the illusion that the project consists of multiple buildings.

The new construction south of the hyphen before the corner tower will have slightly different stucco finishes and a greenish-white color compared to the IHB and its addition based on the attached colored elevations. At the ground floor level, the new storefronts will consist of clear anodized aluminum systems accented by projecting, stone-veneered surrounds and modern suspended marquees or awnings. Above the ground floor the façade features balconies at the third level, and slightly different window designs and fenestration rhythms than the elevation above the IHB. The third floor balcony railings will be solid stucco with a short perforated metal section along the top rail. The sixth floor will be stepped back about 11 feet behind the IHB's façade building line to accommodate a long deck with a railing created by the parapet wall. The walls at the sixth level will be a darker color; the color and setback help further reduce massing. The patterns, colors, materials, railings at the third level, and sixth floor setback on this section, generally occur along the University Avenue façade as well. The one exception on University Avenue is another recessed element comprised of a darker horizontal metal louver screen that marks the main lobby entrance and the elevator tower. It continues up the façade and above the roof to articulate the façade and further contribute to the illusion of separate buildings.

At the corner of Main Street and University is a tower element that terminates at the Sundowner Lounge roof deck. The rendering of this corner shows that it will read like a separate building as well. The ground floor will be primarily the same design and materials as the adjacent sections. The upper levels, however, will be different from the adjacent sections in color, materials and amount of articulation. Each of the levels will have balconies of solid stucco with spandrel glass above the top rail per the project's acoustical report. The glazing of windows and patio doors are balanced by stucco walls in a taupe color based on the colored elevations, balcony railings in sage green and wall segments in a light brown. The combination of materials, colors and rhythmic pattern of balconies allows the corner to be celebrated and yet still understated so it does not compete with the IHB historic façade.

Rear Façade

The project's historical assessment determined that there are no original, significant character-defining features on the IHB rear elevation facing the alley as the westerly façade is the important architectural element that defines the building. The materials and finishes in this location will be consistent with the balance of the project.

- **Additional Project Details**

Residential Units

The 91 apartments are proposed to be located on levels two through six of the project. Of the 91 units, 25 are studio units, 42 are one-bedroom units and 24 are two-bedroom units. Plans indicate various floor layouts for the studio apartments which range in size from 471 square feet to 517 square feet. Several floor layouts for the one-bedroom apartments range in size from 636 square feet to 939 square feet, and for the two-bedroom units range in size from 944 square feet to 1,346 square feet in size. Pedestrian access to the project is provided through two entry points: one in the main lobby area facing University Avenue and one facing Main Street. Internal access is provided by two elevators and two stairwells. All units are accessed through an internal hallway system which has been day lighted, at the ends of the hallways, to allow for increased light and air flow.

As shown in the attached project plans, the second floor of the project will have apartments that utilize the second floor IHB façade. Third story apartments will be stepped back ten feet from the IHB facade as recommended in the DSP and will utilize the façade as the outside deck railing. Slight variations in the third floor level relative to the top of the IHB parapet are addressed with steps on a portion of the deck. This was designed into the project instead of a proposal to reduce the height of the IHB's existing parapet.

Commercial Uses

The project is proposing approximately 7,684 square feet of commercial on the ground floor level, primarily facing Main Street which wraps around to University Avenue. In addition, an approximately 1,004 square foot lease office will be located on the southeasterly portion of the property along the University Avenue frontage and accessible from the main entry lobby. That space may eventually be occupied by another commercial tenant if no longer needed as a lease office in the future. While the applicant has not identified tenants, the DSP allows for commercial uses on the ground floor which are devoted to pedestrian-oriented retail, restaurant or similar type uses. To facilitate future restaurant uses, the project will include the proper infrastructure, such as vents and drains, which would accommodate food preparation if needed.

Height

The proposed height is a cross-over aspect of the project that is addressed in different ways by the CHB and the CPC. For the CHB, the height functions in relation to the project's consistency with the Secretary of the Interior's Standards for the Treatment of Historic Properties (SOIS). As detailed in the attached historical assessment prepared by Taylor Loudon and further summarized in the findings above and section below, the project including its height is consistent with the SOIS.

For reference purposes, it should be noted that the CPC will be acting on the project's Conditional Use Permit which addresses height. Through approval of a CUP, the project could extend up to a height of 100 feet in the Raincross District. The project as designed has a 68 foot height to the top of the sixth floor living level, approximately 72 feet to the roof, and a maximum height to the top of elements such as the elevator tower and the Sundowner

Lounge patio cover of just under 86 feet. In relation to future action by the CPC, staff has determined that the project's height can be supported as it is consistent with the purpose and intent of the Raincross District and compatible with surrounding development. As detailed by Taylor Loudon, the proposed project is compatible in scale and height with the nearby significant historic buildings. In addition, it is compatible in scale and height with the general surrounding buildings within the Raincross District. More specifically, these buildings are those adjacent to the intersection of University Avenue and the Main Street Pedestrian Mall: the former First National Bank of Riverside (Loft) building across University Avenue from the project site with an approximate height of 65 feet; the Mission Square office tower with a height of 99 feet; and the California Tower with an approximate height of 140 feet. Multiple buildings located in the Raincross District, but not directly adjacent to the proposed project, have similar heights, including the Marriot Hotel, with an approximate height of 99 feet; City Hall with an approximate height of 90 feet; and Mount Rubidoux Manor, which has an overall height of 166 feet. In addition, Centennial Plaza (currently under construction), which will house administrative functions for Riverside Community College and the school of Culinary Arts, will have an approximate height of 65 feet.

Parking

This description of parking has been provided because a CHB member asked about parking at the prior workshop on the project. However, parking requirements and the associated variances are within the purview of and will be addressed by the City Planning Commission.

A total of 115 on-site parking spaces will be provided in a secured multi-level parking garage. Approximately 29 parking spaces will be provided on the ground level, behind the commercial and lease office areas, while 86 parking stalls will be provided on a subterranean parking level. Access to the secure parking garage, will be via the existing alley. The DSP defers residential parking standards to the Zoning Code. The DPS has a provision that allows for the commercial portion of the development to be exempted from parking because the IHB is a historic site and the project, as analyzed and assessed through this project, is preserving the character-defining historic façade of the IHB. The entirety of the 115 parking stalls would be devoted exclusively to residential use and managed by the project leasing operations plan.

For the residential apartments, the current Zoning Code bases requirements for one and two-bedroom units and does not have requirements for studio units. The Zoning Code also does not currently differentiate between suburban tract developments (that are typically not walkable, pedestrian-oriented areas) and urban downtown core areas (that are walkable and pedestrian-oriented). The Zoning Code standards as written would require 149 parking spaces for this project (1.5 spaces per unit for studios and one-bedroom units, and two spaces per two-bedroom unit). As noted above, the alternative parking provisions of the project will be addressed by the CPC.

VI. LOCATION/SURROUNDING LAND USES:

	Existing Land Use	Current General Plan Designation	Current Zoning
Project Site	Vacant Commercial Building (Imperial Hardware) Surface Parking Lot	DSP – Downtown Specific Plan	DSP-RC-CR – Downtown Specific Plan – Raincross District – Cultural Resources Overlay
North	Commercial Building	DSP	DSP-RC-CR
East	Commercial Building Parking Garage	DSP	DSP-RC-CR
South	Office Museum	DSP	DSP-RC-CR
West	Mixed Use Building (Commercial and Office)	DSP	DSP-RC-CR

VII. PROJECT ANALYSIS:

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

Planning staff has analyzed the proposed project in accordance with Title 20 of the Riverside Municipal Code and the SOIS and finds the project to be consistent with both.

The historical assessment prepared by Taylor Loudon is attached with this report, and is referenced for details of how the project complies with Title 20. The recommendations in the report have been utilized in staff's analysis to develop the proposed conditions of approval for the project. The findings provided above summarize the conclusions of the historical assessment as augmented by the attached conditions and form the basis for the recommendation of approval. This section briefly summarizes the key findings regarding compliance with Title 20.

The portion of the IHB that is historically significant is the westerly façade facing the Main Street pedestrian mall (the "historic façade" excluding the non-historic storefront system and suspended marquee). For compliance with the DSP Design Guidelines and consistency with the SOIS, the project proposes to preserve the historic façade and install a more historically compatible dark bronze anodized storefront system. If it still exists in reasonable condition encased in the modern metal marquee, the suspended marquee could be restored/repared; if it is no longer extant, then a historically compatible suspended marquee similar to that shown on the proposed elevations would be constructed. (The historical assessment also mentions

limited interior details like terrazzo and tin ceilings which may be able to be retained, but further investigations needed to develop the construction drawings will determine if that can be accomplished.) The rest of the historic façade has character-defining features that will be preserved, repaired or replaced to match if too deteriorated including plaster walls, pilasters, wood sash windows, metal window grilles, the remnant cast iron column at the southerly corner, etc.

The new construction utilizes design concepts that reference but do not mimic the IHB's Art Deco styling; carries on vertical rhythms established by the façade bays and columns; steps back at least 10 feet at levels above the historic façade; and utilizes materials and details that are compatible with the historic façade but do not compete with it. The new construction to the south of the IHB that wraps around to University Avenue is immediately separated by a recessed hyphen element. This element clearly differentiates the new from the historic. The hyphen in conjunction with the slightly recessed front building lines of the new construction helps subordinate the new construction addition from the historic façade. The tower at the corner is celebrated but understated so as not to compete with or detract from the IHB. The rest of the new construction's design, rhythms, fenestration, materials and colors based on the colored elevations, etc., are compatible with the IHB and the site's location within the MIHD. The massing and scale of the project has been designed to reduce impacts to the IHB and still allow the historic façade to be the predominant architectural feature that draws the viewer's eye. Other historic buildings, as well as non-historic buildings in the surrounding area and MIHD, are similar in massing, scale and building height so the project is compatible with the surrounding context. Conditions of approval are proposed to ensure that the recommendations of the historical assessment are followed to the extent feasible subject to review by CHB staff.

- **General Plan/Specific Plan/Zoning Conformance:**

General Plan: The proposed project is consistent with the underlying General Plan 2025 land use designation of DSP – Downtown Specific Plan, which will further the intent of the General Plan.

Specific Plan: The project site is located within the Downtown Specific Plan – Raincross District – Cultural Resources Overlay zone and will further the intent of the Specific Plan. Subject to future approvals associated with Conditional Use Permit and Variance requirements, the project is consistent with applicable DSP development standards. Furthermore, the project is the first to implement General Plan policies for the Raincross District to “encourage mixed-use development with a strong residential presence” so that the District can be “the pedestrian-oriented center of Downtown, with an emphasis on an intense mixture of residential, specialty commercial, tourist, restaurant, cultural, arts, and civic uses.” The Downtown has much of the other desirable listed uses, but in order to be vibrant and pedestrian-oriented, mixed use developments that include residential units are essential.

Zoning: The underlying DSP-RC-CR – Downtown Specific Plan – Raincross District – Cultural Resources Overlay is consistent with the DSP – Downtown Specific Plan General Plan land use designation.

VIII. PUBLIC NOTICE AND COMMENTS:

Public notices were mailed to property owners and occupants within a 300-foot radius of the project site. As of the writing of this staff report, two responses in support of the project have been received by staff and are included in the exhibits.

IX. EXHIBITS:

1. Aerial Map
2. Downtown Specific Plan Raincross District and Mission Inn Historic District Exhibit
3. Site and Surrounding Photograph Exhibit
4. Project Plans – Massing Study, Site Plan, Floor Plans, Amenity Images, Conceptual Landscape Plan
5. Project Plans – Elevations, Renderings, Color and Materials Board
6. Current Site and Historic Photos
7. “Imperial Hardware Lofts Adaptive Reuse Design Assessment, 3750 Main Street, Riverside, CA 92501,” Historical Assessment Report prepared by George Taylor Loudon AIA, April 2015
8. Comment Letters

RECOMMENDED CONDITIONS OF APPROVAL

Case Number: P15-0249

MEETING DATE: May 20, 2015

General Conditions

1. The project must be complete per the Cultural Heritage Board's approval, including all conditions listed below. Any subsequent changes to the project must be approved by the Cultural Heritage Board or the Cultural Heritage Board staff. Upon completion of the project, a Cultural Heritage Board staff inspection must be requested to ensure that the approved plans have been executed and that all conditions have been implemented before **UTILITIES** and **OCCUPANCY** holds can be released.
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 June 1, 2015. Appeals of the Board's action will not be accepted after this time. Appeals will be considered by the Land Use Committee of the City Council at their next available meeting. Appeal processing information may be obtained from the Community Development Department, Planning Division, 3rd Floor, City Hall, 3900 Main Street, Riverside, CA 92522.
3. There shall be a two-year time limit in which to commence construction of the project beginning the day following approval of the related planning cases by the Planning Commission unless a public hearing is held by City Council; in that event the time limit begins the day following City Council approval.
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.

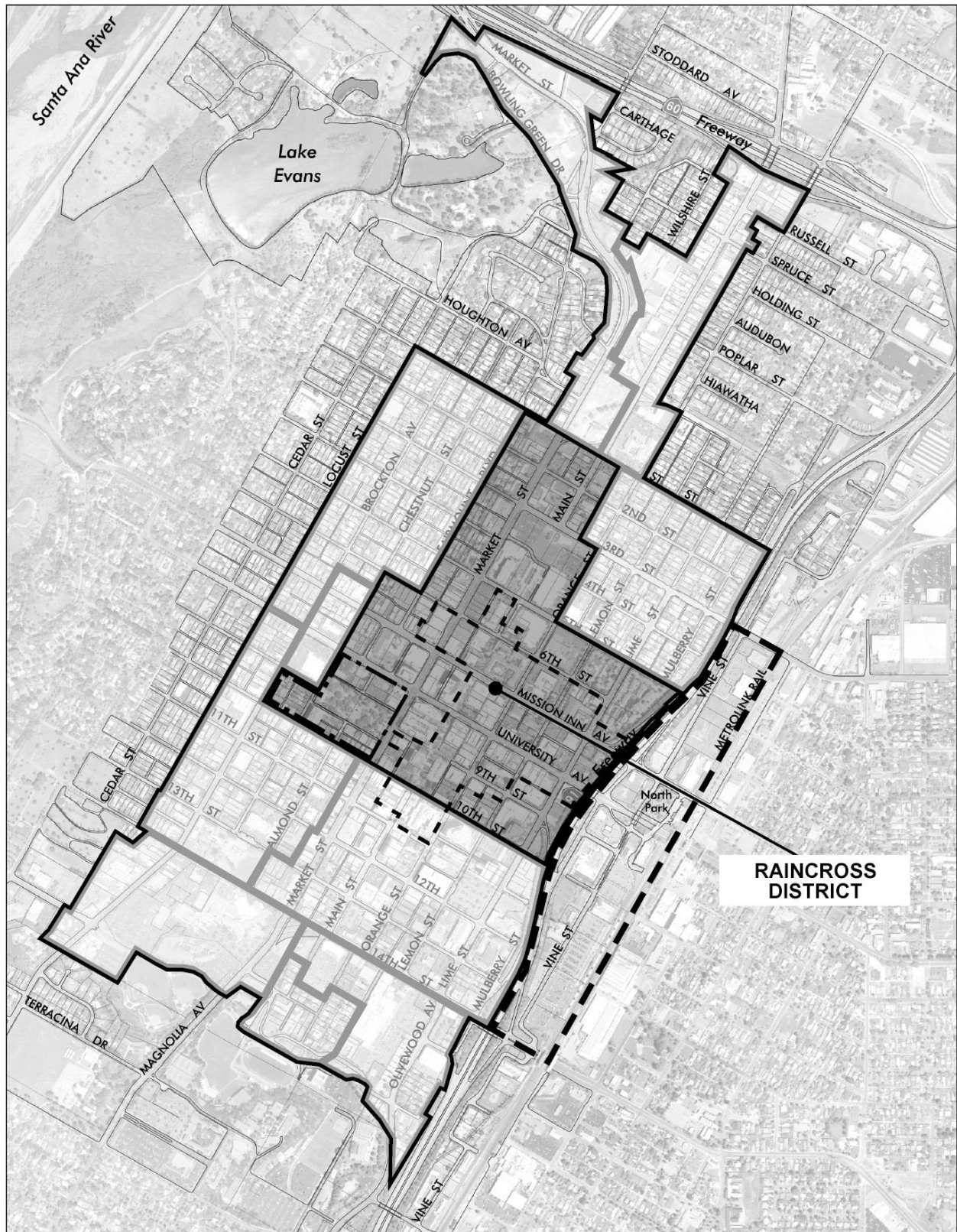
Specific Conditions of Approval

6. All applicable conditions of related Planning Cases P15-0247 (Conditional Use Permit), P15-0248 (Tentative Tract Map), and 15-0250-0252 and P15-0363 (Variances) shall apply. Failure of the Planning Commission, or City Council on appeal, to approve all related planning cases shall either render this approval null and void without prejudice. Action by the Planning Commission, or City Council on appeal, on the related planning cases that results in significant modifications to the project may require submittal and review of a revised Certificate of Appropriateness application.
7. Prior to the issuance of building permits, the applicant shall submit construction plans that include revised plans and/or details addressing the recommendations of the "Imperial Hardware Lofts Adaptive Reuse Design Assessment, 3750 Main Street, Riverside, CA 92501," prepared by George Taylor Loudon AIA, April 2015, paying particular attention to those in Sections 6 and 7 of the report, to the satisfaction of Cultural Heritage Board staff.

8. As the west façade part of the original Imperial Hardware 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. Prior to the issuance of demolition, grading or building permits, whichever occurs first, the applicant shall submit a plan prepared by a registered structural engineer for review and approval by CHB staff and the City Building Official that addresses and ensures the stability of the historic façade during excavation and construction. This may include but is not limited to a concept in the historical assessment for bracing the façade from the exterior with a scaffolding system through-bolted to the existing facade, the pipe scaffolding bolted to concrete 'K rails' at grade that would stay in place until the roof of the new structure is fully constructed, and the shoring of the adjacent structure to the northeast and the basement sections of the Imperial Hardware Building that encroach beneath the Main Street sidewalk. Any encroachment of said temporary infrastructure into public rights of way shall be subject to review by the Public Works Department and may require approval of an encroachment permit.
9. Prior to the issuance of building permits, the applicant shall submit to CHB staff for review and approval the following:
 - a. The intent of this approval is for the project's colors to appear as indicated on the colored elevations. All approved colors and materials shall be reflected on the construction plans submitted for plancheck. Proposed colors for the existing decorative chevrons on the IHB historic façade pilasters shall be included. Colors for the historic façade may be original if able to be determined, or a compatible palette as conceptually shown on the approved colored elevations or similar to the satisfaction of CHB staff. Prior to commencement of painting, the applicant shall provide paint color mock-ups on the walls for CHB staff to review and confirm the project colors appear as indicated on the colored elevations.
 - 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.
 - c. An exterior lighting plan including a photometric study and manufacturer's cut sheets of all exterior lighting and within the common open space areas. All on-site lighting shall provide a **minimum** intensity of one foot-candle **and a maximum intensity of ten foot-candles** at ground level throughout the areas serving the public and used for parking, with a ratio of average light to minimum light of four to one (4:1). The light sources shall be shielded to minimize off-site glare, shall not direct light skyward and shall be directed away from adjacent properties and public rights-of-way. If lights are proposed to be mounted on buildings, down-lights shall generally be utilized.
10. During grading, excavations and/or construction, if buried archaeological resources are uncovered, all work must be halted in the vicinity of the discovery until a registered professional archaeologist can be retained by the applicant and visit the site of discovery to assess the significance and origin of the archaeological resource. If the resource is determined to be of

Native American origin, the applicable Tribe(s) shall be consulted. If the archaeological resource is determined to be a potentially significant cultural resource, the City, in consultation with the project archaeologist - and the Tribe(s) if applicable - shall determine the course of action which may include data recovery, retention in situ, or other appropriate treatment and mitigation depending on the resources discovered. Procedures shall follow all applicable federal, state and local laws and regulations.

11. Prior to issuance of tenant improvement permits for ground floor commercial uses, the applicant shall submit to CHB staff for review and approval any proposed outdoor furniture on the ground floor level exterior (i.e., tables and chairs for the outdoor dining) and any proposed railing around said seating. Tables and chairs shall be commercial grade outdoor furniture and compatible with the project architecture. Railings shall be of a material, color and design that are compatible with the project architecture. Catalog cuts or manufacturer's cut sheets shall be submitted for review and approval.



Dark shaded area represents the Raincross District, and dashed outline within the District represents the Mission Inn Historic District



1 LOOKING EAST ON UNIVERSITY AVE



5 LOOKING NORTHWEST ON UNIVERSITY AVE



2 LOOKING NORTHEAST ON MAIN STREET



6 LOOKING SOUTHWEST ON MISSION INN AVE



KEY PLAN



3 LOOKING NORTHEAST ON UNIVERSITY AVE



7 LOOKING SOUTHEAST ON MISSION INN AVE



9 LOOKING SOUTHEAST ON MISSION INN AVE



4 LOOKING NORTHWEST ON UNIVERSITY AVE



8 LOOKING SOUTHWEST ON ORANGE ST



10 LOOKING EAST ON MARKET ST





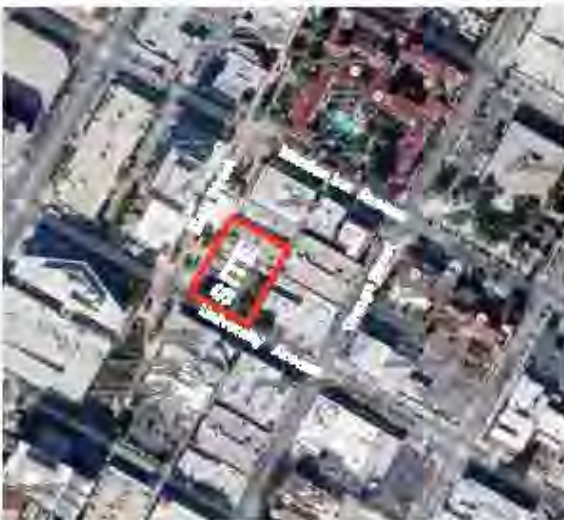
Imperial Hardware Lofts
 University Avenue & Main Street, Bournside CA 94507

PLANNING REVIEW - resubmittal

APRIL 24, 2015



2055 Centennial Ave., Los Angeles, CA 90064
 31.02.04.2009 dsr@rath@designarc.com



PROJECT DATA

PROJECT ADDRESS

3075 UNIVERSITY AVE
RIVERSIDE 92505-0101

PROJECT DESCRIPTION

NEW CONSTRUCTION, BROAD USE DEVELOPMENT, 5 STORY TYPICAL BUILDING OVER 1 STORY TYPE I BUILDING OVER 1 LEVEL OF BELOW GRADE TYPE I PARKING STRAIGHT PROPOSED USES ARE RESIDENTIAL WITH ASSOCIATED PARKING AND GROUNDLEVEL COMMERCIAL SPACES ALONG UNIVERSITY AVE AND MAIN STREET

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF RIVERSIDE, CITY OF RIVERSIDE, AND DESCRIBED AS FOLLOWS:

PARCEL 1: APR 213-271-005
THE PORTION OF BLOCK 7, RANGE 4, OF THE TOWN OF RIVERSIDE, AS SHOWN BY MAP ON FILE IN BOOK 7 PAGE (S) 17, OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY LINE OF MAIN STREET, 32'6" NORTHERLY FROM THE SOUTHWEST CORNER OF LINE OF A 15 FOOT ALLEY THE NORTHERLY ALONG THE WESTERLY LINE OF SAID 15 FOOT ALLEY 22 FEET TO THE CENTER LINE OF A 14'6" MON BRICK WALL; THENCE WESTERLY ALONG THE CENTER LINE OF SAID 14'6" MON BRICK WALL, 150 FEET TO A POINT ON THE EASTERLY LINE OF MAIN STREET; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF MAIN STREET, 22 FEET TO THE POINT OF BEGINNING.

PARCEL 2: APR 213-271-007.1
THE PORTION OF BLOCK 7, RANGE 4, OF THE TOWN OF RIVERSIDE, AS SHOWN BY MAP ON FILE IN BOOK 7 PAGE(S) 17, OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH WESTERLY CORNER OF SAID BLOCK, THENCE NORTHERLY ALONG THE EASTERLY LINE OF MAIN STREET, 96 FEET; THENCE EASTERLY PARALLEL WITH THE NORTHERLY LINE OF BIRTH STREET, 150 TO THE WESTERLY LINE OF A 15 FOOT ALLEY; THENCE SOUTHERLY ALONG AT WESTERLY LINE OF SAID ALLEY 96 FEET TO THE NORTHERLY LINE OF BIRTH STREET; THENCE WESTERLY ALONG THE NORTHERLY LINE OF BIRTH STREET, 150 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN UNDIVIDED ON HALF INTEREST IN THEREIN; SHALL ON THE SOUTHERLY ONE FOOT OF THE PROPERTY LINO IMMEDIATELY NORTH OF SAID PROPERTY HEREIN ABOVE DESCRIBED AND THE RIGHT TO USE SAID SOUTHERLY ONE FOOT FOR ALL TIME FOR THE PURPOSE OF SUSTAINING A PARTY WALL, AS AUTHORIZED BY JOHN STONE TO HAVE D. VAN HORN AND S. D. DEDD, RECORDS JULY 12, 1925 IN BOOK 34 PAGE 5, OF DEEDS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

PARCEL 23: APR 213-271-006
THE PORTION OF BLOCK 7, RANGE 4, OF THE TOWN OF RIVERSIDE, AS SHOWN BY MAP ON FILE IN BOOK 7 PAGE(S) 17, OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY LINE OF MAIN STREET, 66 FEET NORTHERLY FROM THE SOUTHWEST CORNER OF SAID BLOCK 7, RANGE 4; THENCE NORTHERLY ON THE EASTERLY LINE OF MAIN STREET, 24.5 FEET; THENCE EASTERLY PARALLEL WITH THE NORTHERLY LINE OF UNIVERSITY AVENUE (FORMERLY BIRTH STREET), 150 FEET TO THE WESTERLY LINE OF A 15 FOOT ALLEY; THENCE SOUTHERLY ON THE WESTERLY LINE OF SAID ALLEY, 26.5 FEET; THENCE WESTERLY PARALLEL WITH SAID NORTHERLY LINE OF UNIVERSITY AVENUE, 150 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH ALL RIGHT, TITLE AND INTEREST OF THE GRANTOR IN AND TO PARTY WALLS SITUATED ON AND ALONG THE NORTHERLY AND SOUTHERLY LINES.

EXISTING SITE USE:

EXISTING COMMERCIAL STRAW TUBE BUILT ca. 1920

PROJECT TEAM

OWNER

MANAGEMENT PROFESSIONAL

CONTACT: Rob Quarnier
ADDRESS: 2465 Campus Drive
Irvine, CA
(714) 455-1261
EMAIL: rquarnier@prospectus.com

ARCHITECT

DESIGNER, INC.

CONTACT: David A. Spier
ADDRESS: 2554 Charlotte Avenue
Los Angeles, CA 90064
(310) 264-8366
EMAIL: david@designer.com

LANDSCAPE ARCHITECT

WPT DESIGN

CONTACT: Stephen Cardil
ADDRESS: 844 East Ocean Street, Suite 201
Pasadena, CA 91106
(626) 799-2058
EMAIL: scardil@wptdesign.com

CIVIL ENGINEER

WPT DESIGN

CONTACT: Steven Walker
ADDRESS: 1560 W. 2nd Avenue, Suite 205
Pasadena, CA 91107
(626) 266-2610
EMAIL: steven@wptdesign.com

CONSTRUCTION TYPE

TYPE I & FULLY SPRINKLERED FOURTH AND BELOW GARAGE PARKING
TYPE II & FULLY SPRINKLERED LOW RISE BUILDING

OCCUPANCY CLASSIFICATION:

R-2 MULTIFAMILY RESIDENTIAL
R-2.1 RESIDENTIAL ELEMENTARY SCHOOL
R-2.2 RESIDENTIAL OFFICE
R-2.3 COMMERCIAL OFFICE
R-2.4 PARKING GARAGE

ZONING:

D-2P-4C2: DOWNTOWN AND OFFICE PLANNING DISTRICT

APPLICABLE CODE

CDC 2013

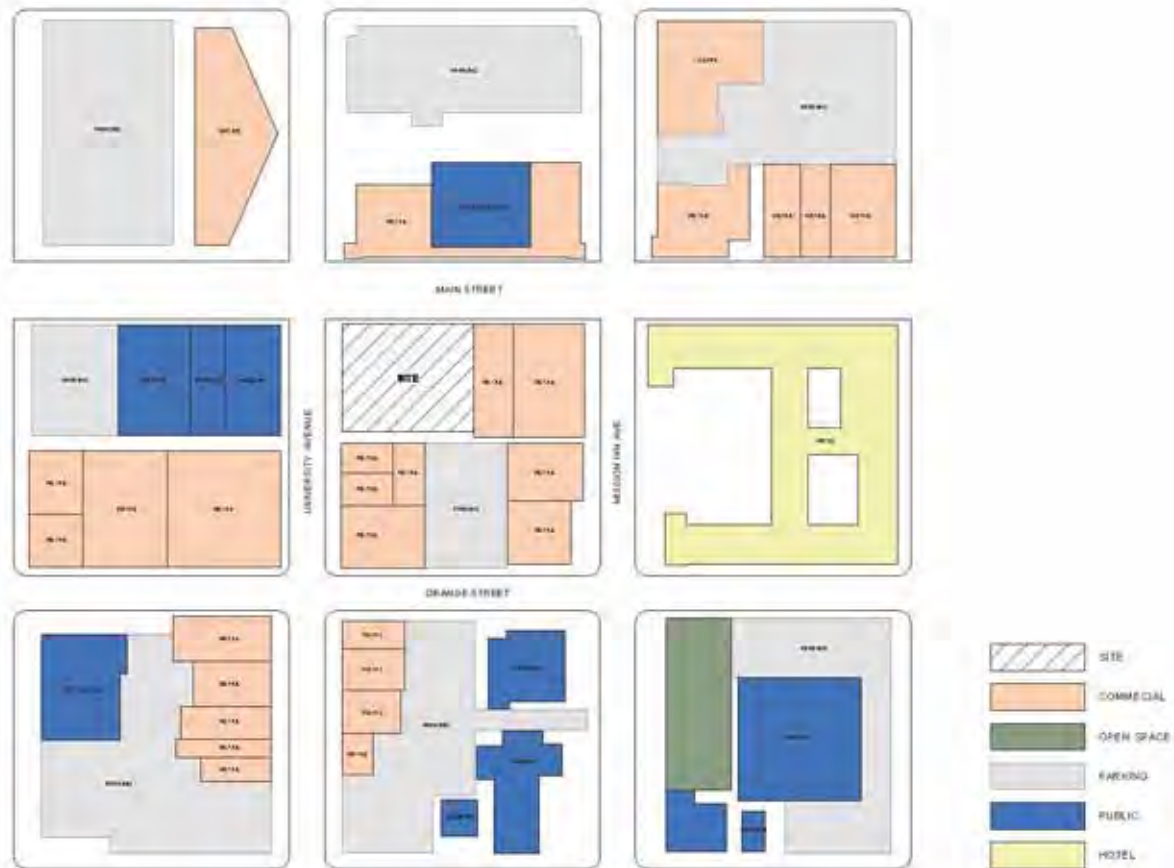
RIVERSIDE MUNICIPAL CODE

PROPOSED BUILDING HEIGHT:

6 STORES, LOW RISE, 1 LEVEL SUBTERRANEAN PARKING
45'-0" FROM BOTTOM FL.: 45'-0" (AVERAGE OF HIGHEST & LOWEST ORIGIN)

DRAWING INDEX

0000	COVER SHEET
0001	PROJECT DATA
0002	DEVELOPMENT SUMMARY
0003	VEHICLE HOUSING SURROUNDING AREAS
0004	PHOTOGRAPHIC SURVEY
0005	CONTEXTUAL ANALYSIS STUDY
0006	OPEN SPACE DIAGRAMS
0007	SURVEY
0008	SITE PLAN
0101	STARTER PANDAN LEVEL PLAN
0102	GROUND LEVEL PLAN
0103	LEVEL 2 PLAN
0104	LEVEL 3 PLAN
0105	LEVEL 4 PLAN
0106	LEVEL 5 PLAN
0107	ROOF PLAN
0201	WEST ELEVATION
0202	SOUTH ELEVATION
0203	EAST ELEVATION
0204	NORTH ELEVATION
0301	PERSPECTIVE VIEW
0302	PERSPECTIVE VIEW
0303	PERSPECTIVE VIEW
0304	PERSPECTIVE VIEW
0305	PERSPECTIVE VIEW
1100	CONCEPTUAL LANDSCAPE PLAN
1101	LANDSCAPE DIAGRAMS



Imperial Hardware Lofts

University Avenue & Main Street, Oxnard, CA

24 APRIL 2016

VICINITY MAP/SURROUNDING PARCELS

A003

DESIGN

NOT TO SCALE



LOOKING NORTHEAST



LOOKING NORTHWEST

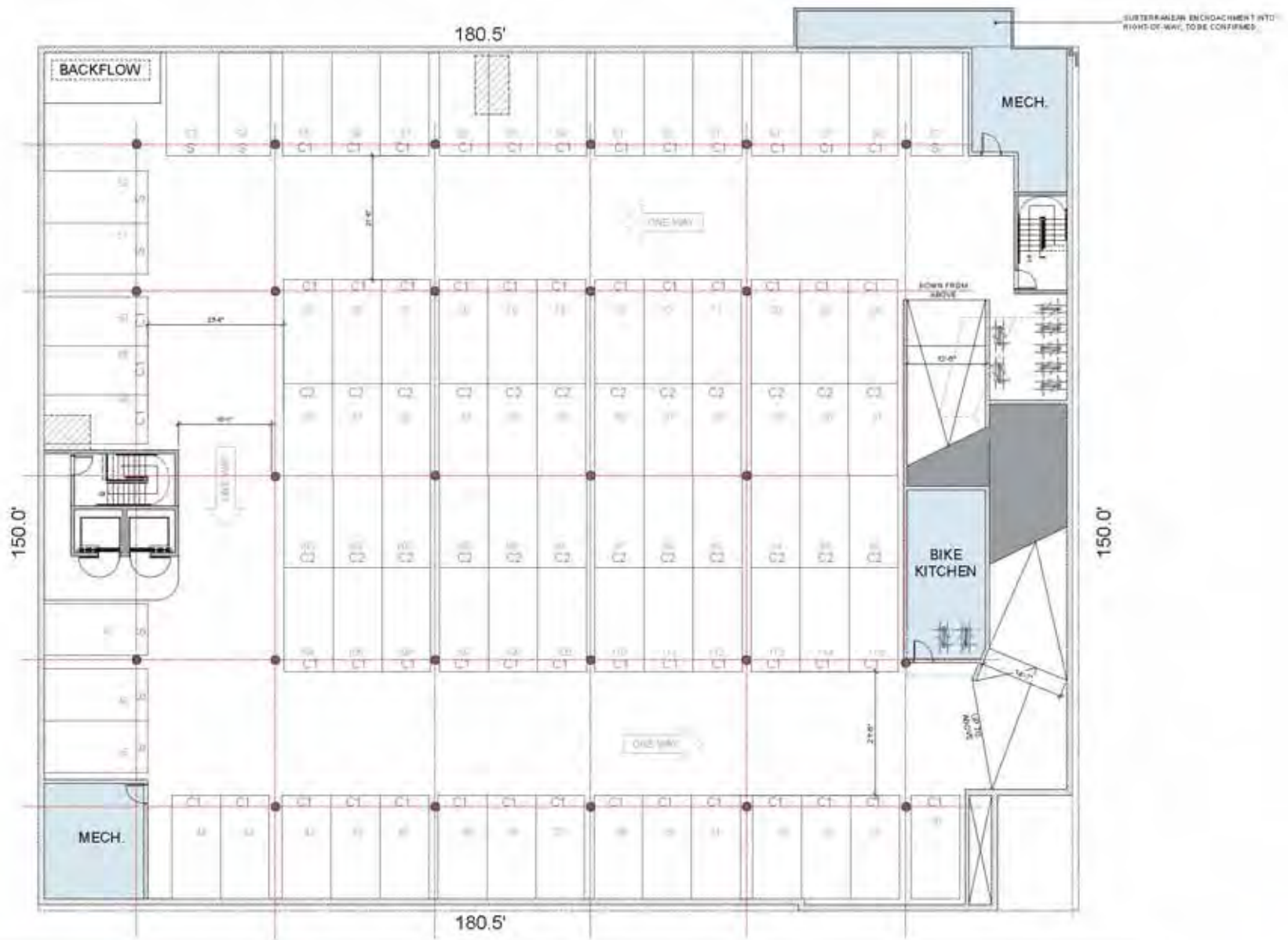


LOOKING SOUTHEAST



LOOKING SOUTHWEST







University Avenue & Main Street, Houston, TX 77002

14 APR 2016



DESIGNABC

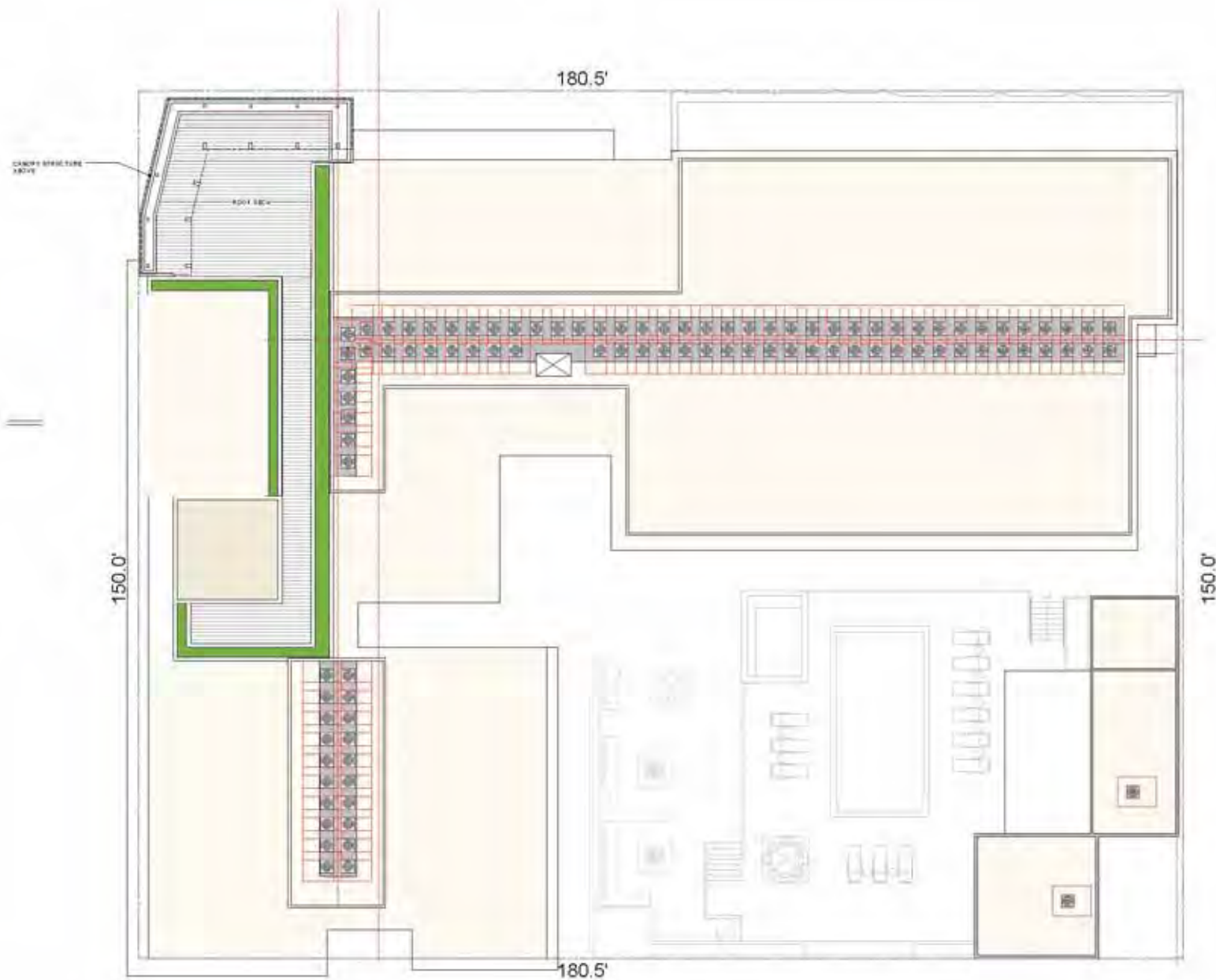
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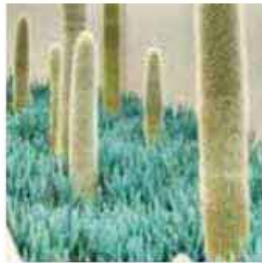












EPTDESIGN

DESIGNARC



Imperial Hardware Lofts

University Avenue & Main Street, Riverside, CA

25 MARCH 2015

P18-0849, Exhibit 3 - Main Staff Site, Floor 15, 0249 Community and Landscape Plans

LEGEND

- ① Enhanced Concrete Paving at Podium Deck Common Areas
- ② Raised Wood Decking at Amenity Areas
- ③ Glass Pool Barrier and Gate
- ④ Decorative Iron Pool Barrier and Gate
- ⑤ Guard Railing
- ⑥ Built-In BBQ and Counter
- ⑦ Built-In Banquette Seating
- ⑧ Fire Pit
- ⑨ Moveable Bistro Tables and Seating
- ⑩ Raised Planters
- ⑪ 5'-High Pool Barrier Wall at Unit Patios
- ⑫ Decorative Pots with Accent Planting
- ⑬ Swimming Pool
- ⑭ Spa with Decorative Spill Wall
- ⑮ Wheelchair with Accessible Lift
- ⑯ Integral Color Concrete at Raised Pool Deck Area
- ⑰ Raised Planter at Ground Floor Below
- ⑱ New Decomposed Granite Paving To Replace Existing Vines at Sidewalk Tree Wells Below
- ⑲ Pad Mounted Electrical Transformer at Ground Floor (By Others)
- ⑳ Line of Ground Floor Below
- ㉑ Decorative Spill Basin at Podium Deck
- ㉒ Movie Projection Wall/Screen
- ㉓ Water Service P.O.C. and Backflow Device in Basement Level
- ㉔ Finished Surface
- ㉕ Top of Rail
- ㉖ Top of Wall
- ㉗ Waterline Elevation

PLANTING PALETTE

TREES

- Cercidium x 'Desert Museum' - Desert Museum Palo Verde
- Aloe bainesii - Tree Aloe

SHRUBS

- Agave attenuata - Foxtail Agave
- Agave attenuata 'Variegata' - Variegated Foxtail Agave
- Agave vilmoriniana - Octopus Agave
- Aloe vera - Aloe
- Asotium undulatum - Stalked Asotium
- Podocarpus elongatus 'Ice Blue' - Ice Blue Yellow Wood
- Senecio mandraliscae - Blue Chalksticks

GRASSES

- Bulbine frutescens - Bullbine
- Chondropetalum leucorum - Small Cape Rush
- Lomandra longifolia 'Breeze' - Dwarf Mat Rush

Existing Washingtonia palms in tree wells to remain

UNIVERSITY AVENUE



Property Boundary

ALLEYWAY

MAIN STREET



Imperial Hardware Lofts

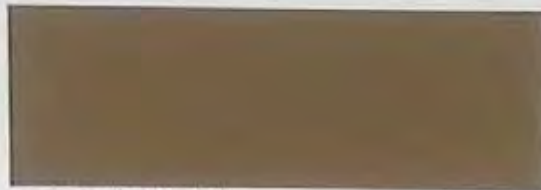
LANDSCAPE CONCEPT PLAN



EPTDESIGN

L100

DESIGNARC



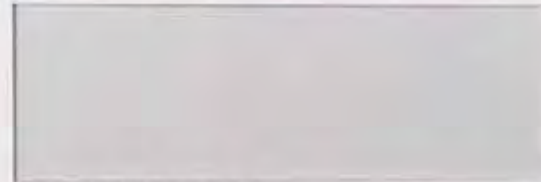
PT-5 : PRATT AND LAMBERT - MARA (11-24)



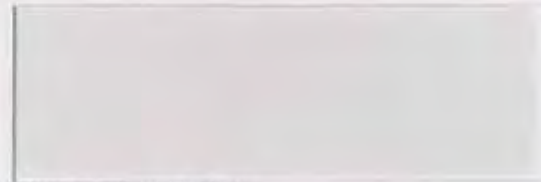
PT-4 : PRATT AND LAMBERT - HALF-TONE (29-25)



PT-3 : PRATT AND LAMBERT - SAGEBUSH (29-26)



PT-2 : PRATT AND LAMBERT - GRANITINE (29-30)



PT-1 : PRATT AND LAMBERT - SEED PEARL (27-32)



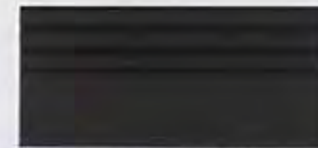
SL-3 : PAINTED VINYL WINDOW FRAMES



SL-1 : PAINTED VINYL WINDOW FRAMES



SL-5 : CLEAR ANODIZED ALUMINUM STOREFRONT



SL-2 : BRONZE ANODIZED ALUMINUM STOREFRONT



ST-1 : GEM LIMESTONE - GASCONNE BLUE



PLASTER - SMOOTH FINISH
PT-1: PRATT AND LAMBERT - SEED PEARL (27-32)



PLASTER - 20/30 FLAKE
PT-2: PRATT AND LAMBERT - GRANITINE (29-30)



University Avenue & Main Street, Riverside CA

Imperial Hardware Lofts

MATERIAL PALETTE

DESIGNARC



- (PT-1) PRATT & LAMBERT: 27-32 SEED PEARL
 (PT-2) PRATT & LAMBERT: 29-30 GRANITEN
 (PT-3) PRATT & LAMBERT: 19-26 SAGEBRUSH
 (PT-4) PRATT & LAMBERT: 29-25 HALF TONE
 (PT-5) PRATT & LAMBERT: 11-24 MAYA

- (PL-1) EXTERIOR PLASTER TO MATCH TEXTURE OF (E) BUILDING
 (PL-2) EXTERIOR PLASTER OVER FOAM "PLEAT" PATTERN, 20/30 SAND FINISH, PAINT TO MATCH PL-1
 (PL-3) EXTERIOR PLASTER, SMOOTH TROWEL FINISH
 (PL-4) EXTERIOR PLASTER, 20/30 SAND FINISH
 (PL-5) EXTERIOR PLASTER, SMOOTH STEEL TROWEL FINISH WITH HORIZONTAL CONTROL JOINTS @ 8' O.C.
 (PL-6) EXTERIOR PLASTER, 20/30 SAND FINISH
 (PL-7) EXTERIOR PLASTER, SMOOTH TROWEL FINISH, WITH HORIZONTAL CONTROL JOINTS @ FLOOR LINES

- (GL-1) GLAZING, CLEAR GLASS WITH VINYL SILVER FRAMES
 (GL-2) NEW STOREFRONT, CLEAR GLASS WITH BRONZE ANODIZED ALUMINUM FRAMES
 (GL-3) GLAZING, MEDIUM GRAY TINT WITH DARK BRONZE VINYL FRAMES
 (GL-4) CANTILEVERED CLEAR GLASS RAIL
 (GL-5) NEW STOREFRONT, CLEAR GLASS WITH CLEAR ANODIZED ALUMINUM FRAMES
 (ST-1) ADHERED STONE VENEER, QUIRK-MITERED OUTSIDE CORNERS
 (MT-1) HORIZONTAL METAL LOUVERS

- (RL-1) RAILING, VERTICAL 1/2" X 1/2" BARS @ 4" O.C., BACKED WITH 30% OPEN PERFORATED 1/8" PANELS
 (RL-2) RAILING, MEDIUM GRAY SPANDREL GLASS IN PAINTED STEEL FRAME, COLOR TO MATCH GLASS
 (RL-3) RAILING, SOLID PLASTER GUARDRAIL TO 30" HIGH, PLASTER TO MATCH PT-5, 12" EXTENSION OF 30% OPEN PERFORATED METAL FRAME AND PANEL TO MATCH COLOR OF PT-5



- (PT-1) PRATT & LAMBERT: 27-32 SEED PEARL
- (PT-2) PRATT & LAMBERT: 29-30 GRANITEN
- (PT-3) PRATT & LAMBERT: 19-20 SAGEBRUSH
- (PT-4) PRATT & LAMBERT: 29-25 HALF TONE
- (PT-5) PRATT & LAMBERT: 11-24 MAYA

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- (PL-5) EXTERIOR PLASTER, SMOOTH STEEL TROWEL FINISH WITH HORIZONTAL CONTROL JOINTS @ 6' O.C.
- (PL-6) EXTERIOR PLASTER, 20/30 SAND FINISH
- (PL-7) EXTERIOR PLASTER, SMOOTH TROWEL FINISH, WITH HORIZONTAL CONTROL JOINTS @ FLOOR LINES

- (GL-1) GLAZING, CLEAR GLASS WITH VINYL SILVER FRAMES
- (GL-2) NEW STOREFRONT, CLEAR GLASS WITH BRONZE ANODIZED ALUMINUM FRAMESL
- (GL-3) GLAZING, MEDIUM GRAY TINT WITH DARK BRONZE VINYL FRAMES
- (GL-4) CANTILEVERED CLEAR GLASS RAIL
- (GL-5) NEW STOREFRONT, CLEAR GLASS WITH CLEAR ANODIZED ALUMINUM FRAMES
- (ST-1) ADHERED STONE VENEER, QUIRKMITERED OUTSIDE CORNERS
- (MT-1) HORIZONTAL METAL LOUVERS

- (RL-1) RAILING, VERTICAL 1/2" X 1/2" BARS @ 4" O.C., BACKED WITH 30% OPEN PERFORATED 1/8" PANELS
- (RL-2) RAILING, MEDIUM GRAY SPANDREL GLASS IN PAINTED STEEL FRAME, COLOR TO MATCH GLASS
- (RL-3) RAILING, SOLID PLASTER GUARDRAIL TO 30" HIGH, PLASTER TO MATCH PT-6, 12" EXTENSION OF 30% OPEN PERFORATED METAL FRAME AND PANEL TO MATCH COLOR OF PT-6



Imperial Hardware Lofts

University Avenue & Main Street, Riverside CA

24 APRIL 2015

SOUTH ELEVATION

A202



0' 5' 10' 20' SCALE: 1" = 8'-0"

2020 OVERLAND AVENUE, CA 92506 951.261.8800



- (PT-1) PRATT & LAMBERT: 27-32 SEED PEARL
 (PT-2) PRATT & LAMBERT: 29-30 GRANITEN
 (PT-3) PRATT & LAMBERT: 19-26 SAGEBRUSH
 (PT-4) PRATT & LAMBERT: 29-25 HALF TONE
 (PT-5) PRATT & LAMBERT: 11-24 MAYA

- (PL-1) EXTERIOR PLASTER TO MATCH TEXTURE OF (E) BUILDING
 (PL-2) EXTERIOR PLASTER OVER FOAM "PLEAT" PATTERN, 20/30 SAND FINISH, PAINT TO MATCH PL-1
 (PL-3) EXTERIOR PLASTER, SMOOTH TROWEL FINISH
 (PL-4) EXTERIOR PLASTER, 20/30 SAND FINISH
 (PL-5) EXTERIOR PLASTER, SMOOTH STEEL TROWEL FINISH WITH HORIZONTAL CONTROL JOINTS @ 8' O.C.
 (PL-6) EXTERIOR PLASTER, 20/30 SAND FINISH
 (PL-7) EXTERIOR PLASTER, SMOOTH TROWEL FINISH, WITH HORIZONTAL CONTROL JOINTS @ FLOOR LINES

- (GL-1) GLAZING, CLEAR GLASS WITH VINYL SILVER FRAMES
 (GL-2) NEW STOREFRONT, CLEAR GLASS WITH BRONZE ANODIZED ALUMINUM FRAMES
 (GL-3) GLAZING, MEDIUM GRAY TINT WITH DARK BRONZE VINYL FRAMES
 (GL-4) CANTILEVERED CLEAR GLASS RAIL
 (GL-5) NEW STOREFRONT, CLEAR GLASS WITH CLEAR ANODIZED ALUMINUM FRAMES
 (ST-1) ADHERED STONE VENEER, QUIRK-MITERED OUTSIDE CORNERS
 (ML-1) HORIZONTAL METAL LOUVERS

- (RL-1) RAILING, VERTICAL 1/2" X 1/2" BARS @ 4" O.C., BACKED WITH 30% OPEN PERFORATED 1/8" PANELS
 (RL-2) RAILING, MEDIUM GRAY SPANDREL GLASS IN PAINTED STEEL FRAME, COLOR TO MATCH GLASS
 (RL-3) RAILING, SOLID PLASTER GUARDRAIL TO 30" HIGH, PLASTER TO MATCH PT-6, 12" EXTENSION OF 30% OPEN PERFORATED METAL FRAME AND PANEL TO MATCH COLOR OF PT-6



Imperial Hardware Lofts

University Avenue & Main Street, Riverside CA

24 APRIL 2015

EAST ELEVATION

A203



0' 5' 10' 20' SCALE: 1" = 8'-0"

2022 OVERLAND AVENUE, CA 92506 952.269.8922



- (PT-1) PRATT & LAMBERT: 27-32 SEED PEARL
 (PT-2) PRATT & LAMBERT: 29-30 GRANITEN
 (PT-3) PRATT & LAMBERT: 18-26 SAGEBRUSH
 (PT-4) PRATT & LAMBERT: 29-25 HALF TONE
 (PT-5) PRATT & LAMBERT: 11-24 MAYA

- (PL-1) EXTERIOR PLASTER TO MATCH TEXTURE OF (E) BUILDING
 (PL-2) EXTERIOR PLASTER OVER FOAM "PLEAT" PATTERN, 20/30 SAND FINISH, PAINT TO MATCH PL-1
 (PL-3) EXTERIOR PLASTER, SMOOTH TROWEL FINISH
 (PL-4) EXTERIOR PLASTER, 20/30 SAND FINISH
 (PL-5) EXTERIOR PLASTER, SMOOTH STEEL TROWEL FINISH WITH HORIZONTAL CONTROL JOINTS @ 6' O.C.
 (PL-6) EXTERIOR PLASTER, 20/30 SAND FINISH
 (PL-7) EXTERIOR PLASTER, SMOOTH TROWEL FINISH, WITH HORIZONTAL CONTROL JOINTS @ FLOOR LINES

- (GL-1) GLAZING, CLEAR GLASS WITH VINYL SILVER FRAMES
 (GL-2) NEW STOREFRONT, CLEAR GLASS WITH BRONZE ANODIZED ALUMINUM FRAMES
 (GL-3) GLAZING, MEDIUM GRAY TINT WITH DARK BRONZE VINYL FRAMES
 (GL-4) CANTILEVERED CLEAR GLASS RAIL
 (GL-5) NEW STOREFRONT, CLEAR GLASS WITH CLEAR ANODIZED ALUMINUM FRAMES
 (SL-1) ADHERED STONE VENEER, QUIRMETERED OUTSIDE CORNERS
 (ML-1) HORIZONTAL METAL LOUVERS

- (RL-1) RAILING, VERTICAL 1/2" X 1/2" BARS @ 4" O.C., BACKED WITH 30% OPEN PERFORATED 1/8" PANELS
 (RL-2) RAILING, MEDIUM GRAY SPANDREL GLASS IN PAINTED STEEL FRAME, COLOR TO MATCH GLASS
 (RL-3) RAILING, SOLID PLASTER GUARDRAIL TO 30" HIGH, PLASTER TO MATCH PT-5, 12" EXTENSION OF 30% OPEN PERFORATED METAL FRAME AND PANEL TO MATCH COLOR OF PT-5



Imperial Hardware Lofts

University Avenue & Main Street, Riverside CA

24 APRIL 2015

NORTH ELEVATION

A204



0 5' 10' 20' SCALE: 1" = 8'-0"

2020 OVERLAND AVENUE, CA 92506 910.200.8800





Imperial Hardware Lofts

University Avenue & Main Street, Riverside CA

24 APRIL 2015

AERIAL VIEW FROM NORTHEAST

A402

DESIGNARC

2015 OVERLAND AVENUE, CA 92506 951.381.8800



Imperial Hardware Lofts

University Avenue & Main Street, Riverside CA

24 APRIL 2015

PODIUM LEVEL

A403

DESIGNARC

2015 OVERLAND AVENUE, CA 92506 951.381.3800

P18-0810, Exhibit 3 – CHB Staff Report, P15-0249



Imperial Hardware Lofts

University Avenue & Main Street, Riverside CA

24 APRIL 2015

MAIN AND UNIVERSITY CORNER

A404

DESIGNARC

2015 OVERLAND AVENUE, CA 92501 951.381.1000

P18-0810, Exhibit 3 – CHB Staff Report, P15-0249



Imperial Hardware Lofts

University Avenue & Main Street, Riverside CA

24 APRIL 2015

SOUTH ELEVATION

A405

DESIGNARC

1000 OVERLAND AVENUE, CA 92506 951.381.8800

P18-0810, Exhibit 3 – CHB Staff Report, P15-0249



Imperial Hardware Lofts

University Avenue & Main Street, Riverside CA

24 APRIL 2015

VIEW FROM NORTHEAST

A406

DESIGNARC

2015 OVERLAND AVENUE, CA 92506 951.381.8800



Imperial Hardware Lofts

University Avenue & Main Street, Riverside CA

24 APRIL 2015

NORTH ELEVATION

A407



2015 OVERLAND AVENUE, CA 92506 951.381.8800



Imperial Hardware Lofts

University Avenue & Main Street, Riverside CA

24 APRIL 2015

VIEW LOOKING SOUTH ON MAIN STREET

A408

DESIGNARC

2015 OVERLAND AVENUE, CA 92506 951.381.8800

P18-0810, Exhibit 3 – CHB Staff Report, P15-0249



















WESTBROOK'S — HARDWARE — CROCKERY — FURNITURE



3750-3770 MAIN STREET, RIVERSIDE, CALIFORNIA

63886

Project: Imperial Hardware Lofts Adaptive Reuse Design Assessment, 3750 Main Street,
Riverside CA 92501

Document issue 29 April 2015

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

Historical analysis, Evaluations of character-defining features with recommendations for significance, Review of Conformance with the City of Riverside's Downtown Specific Plan, Design Review of the proposed Addition and Rehabilitation project.

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 Imperial Hardware Lofts project. This project for a mixed-use residential and retail development will preserve the exterior Main Street 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 Imperial Hardware Building was constructed in phases beginning in c 1900 with multiple later alterations. Its present Art-Deco influenced appearance dates from 1935 with a complete rebuilding for the Westbrook's Hardware Store following a major fire.

Previous historical surveys and studies (Milford Wayne Donaldson, January 2001, and Page & Turnbull, December 2009) 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.

George Taylor Loudon AIA
Historical Architect
Historical Architecture Consultant

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2> CITY OF RIVERSIDE DOWNTOWN SPECIFIC PLAN: Relevant excerpts from the Plan, with assessments of compliance or conformance;

3> PRIOR DOCUMENTATIONS: Summary of previous Historical Assessments and coordinated recommendations for defined Period of Significance;

4> EXISTING CONDITIONS/ARCHITECTURAL SUMMARY: Existing Architectural summary and site conditions summary;

5> ASSESSMENT OF SIGNIFICANCE: Summary of primary conveyance of significance, referencing CEQA criteria and previous Historical Assessments;

6> CHARACTER-DEFINING FEATURES: Assessment of character-defining elements of design, materiality, and cultural resources present;

7> CONCLUSIONS & RECOMMENDED APPROACHES: Concluding recommendations and considerations for a compatible design of proposed new mixed-use residential and commercial construction, including rehabilitation of the 1935 Art Deco - influenced façade.

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A1 Detail existing conditions GTL|MHA photographs;

A2 Research;

A3 References cited & Author's qualifications.

Client: Mr. Cliff Ratkovich
Ratkovich Properties
6475 Pacific Coast Highway Suite 416
Long Beach, CA 90803

Following is a 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 and preliminary 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 are able to 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 with implementation recommendations. Review of previous historical assessments and the City of Riverside Downtown Specific Plan (November 2002) are incorporated within this document by reference.



GTL | MHA, March 2015 site recordation photograph;
Overview of western façade. Station point is approximately 5' above grade, immediately opposite the structure.

1 REGULATORY DATA EXCERPTS

Summary of Applicable Sections of the Federal Secretary of the Interiors' Standards for Rehabilitation, California Environmental Quality Act, Public Resources Code, and Title 20 of the City of Riverside Municipal Code

▪ 1.1 National Register of Historic Places (NRHP) Criteria for Evaluation

Definition of Integrity and alterations:

The following criteria are designed to guide the states, federal agencies, and the Secretary of the Interior in evaluating potential entries for the National Register.

Besides meeting one or more of the above criteria, a property must also have "integrity" of "location, design, setting, materials, workmanship, feeling, and association." This means that the property must retain enough of its historic physical character (or in the case of archaeological sites, intact archaeological features) to represent its historic period and associations adequately.

All properties change over time, and in some cases past alterations can take on historical significance in their own right. The degree to which more recent, incompatible, or non-historic alterations are acceptable depends on the type of property, its rarity, and its period and area of significance.

▪ 1.2 California Register of Historical Resources (CRHR) Criteria

Definition of Integrity and condition and setting of building during the period of significance:

To be considered eligible for listing on the CRHR, a cultural resource must satisfy at least one of the four significance criteria as defined by Public Resources Code 5024.1. The resource must:

- 1. Be associated with events that have made a significant contribution to the broad patterns of California's history;*
- 2. Be associated with the lives of persons important in our past;*

3. *Embody the distinctive characteristics of a type, period, region, or method of construction, or represent the work of an important creative individual; or*

4. *Yield, or may be likely to yield, information important in prehistory or history.*

Beyond the application of the above CRHR criteria, a resource must retain sufficient integrity of the characteristics that makes it significant and potentially eligible for listing. Integrity is regarded in terms of the retention of original design, materials, workmanship, setting, location, feeling, and association. In short, integrity refers to the general character and feeling of the building, and the degree to which it currently resembles its condition and setting during its period of significance.

- **1.3** Summary of applicable sections of the California Environmental Quality Act (CEQA) and the Public Resource Code

Design and regulatory agency considerations:

1.3.1 Applications of criteria for of the Imperial Hardware Lofts Adaptive Reuse project significance per the California Environmental Quality Act:

Analyses, research of prior historical assessments and site observations have been made as part of developing this Historical Assessment Report.

In consideration of the Imperial Hardware Building with later alterations and additions reviewed for this Report, it is recommended that the architectural features and characteristics of the structure does warrant consideration of eligibility as a historical resource under National Register Criterion (C) at the Statewide level of significance, albeit at a limited area. The Imperial Hardware Building and immediate site context was evaluated for significance because it:

- (C) *Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values;*

It is recommended that this distinctiveness only applies at the Main Street west façade of the structure. This Assessment Report concurs with the City's Historic Preservation Officer and staff that the eligibility of the Imperial Hardware Building for listing in the National Register of Historic Places at the statewide level of significance is applicable solely to the westerly Main Street façade. The remainder of the structure is considered in this Assessment Report to possess very limited distinctive characteristics, nor high artistic values, nor a work product of an important creative individual.

▪ **1.4 Summary of City of Riverside Municipal Code Chapter 20.25**

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

1.4.1 Applications of criteria for of the Imperial Hardware Lofts Adaptive Reuse project significance per the California Environmental Quality Act:

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 Imperial Hardware Building adaptive reuse project conforms with this Standard of care. An addition of this proposed six-story, approximately 68 foot high structure at the northeast corner of Main and University Avenue is compatible with the historical environment, specifically the Loft Building at the adjacent southeast corner, 3695 University Avenue. This structure is a tall five story structure with a deeply projecting neoclassically-styled cornice. A half-block away to the north, the celebrated Mission Inn occupies a large urban block footprint, with building volumes composed of varying heights. Typically it is largely five and six stories, with projecting domes and towers in some areas at approximately seven stories in height. The proposed removal of the interior spaces and structure of the Imperial Hardware Building behind its façade destroys no character-defining spaces or features. The proposed retention of the Imperial Hardware Building façade while incorporating the proposed mixed use development is neither intrusive, nor does it detract from the historic character of the environment.

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

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.

- **1.7** Summary of Recommended Project Approach

- 1.7.1** 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 **1.6** 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 Imperial Hardware Building does not materially alter in an adverse manner the 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, as there are extremely limited character-defining features present within the interior. The rehabilitation project approach recommended for the exterior west façade of the Imperial Hardware Building is conforming with the standard of care specified in the Public resource Code and Secretary of the Interior's Standards as referenced.

1.7.2 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 Imperial Hardware Building Lofts 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 Imperial Hardware Lofts Adaptive Reuse project. The proposed alterations to the property preserve the primary character-defining feature, specifically the west Main Street façade. Alterations and additions are planned for a new use above- the residential uses proposed- and within the ground floor spaces of the structure, specifically retail/commercial. Previous conjectural projects that relied on a limited addition of two stories with a recommended commercial use were not found to be feasible.

1.7.3 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 remaining interior spaces do not possess "character-defining spaces,

materials, features or finishes." The proposed project does not consequently radically alter, change, or destroy such character defining features.

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 by retaining the west exterior façade. Removal of the interior spaces would not "*detract from the overall historic character*" of the property. The proposed Adaptive Reuse project does incorporate this "selective" removal as proposed, as it would not result in detracting from the overall historic character-defining, significant feature represented by the façade.

It is Recommended that the proposed Adaptive Reuse project approach complies with maintaining the overall historical character of the existing façade structure and site. The design provides a compatible new use for the Imperial Hardware 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 Raincross District and the sub-area of 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 Imperial Hardware Building's façade 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.

An addition of the proposed six-story, approximately 68 foot high structure at the northeast corner of Main and University Avenue is recommended to be considered compatible with adjacent historical structures, specifically the most proximate Loft Building at the adjacent southeast corner, 3695 University Avenue. This is a tall five story structure with a deeply projecting neoclassically-styled cornice A half-block away to the north, the celebrated Mission Inn occupies a large urban block footprint, with building volumes composed of varying heights. Typically it is largely five and six stories tall, with projecting domes and towers in some areas at approximately seven stories in height. The proposed Imperial Hardware Building development should be considered to be *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 the adjacent historical structures and historic character. Specifically, a creative design that respects the architectural vocabulary of the Art Deco 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.

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 Raincross 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. Noted that the structure located immediately south of the Imperial Hardware Building, has been demolished. 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 six-story, approximately 68 foot high structure at the northeast corner of Main and University Avenue is recommended to be considered compatible with nearby historical structures, specifically the Loft Building at the immediately adjacent southeast corner, 3695 University Avenue. This structure is a tall five story building with a deeply projecting neoclassical styled cornice. A half-block away to the north, the celebrated Mission Inn occupies a large urban block footprint, with building volumes composed of varying heights. Typically it is largely five and six stories tall, with projecting domes and towers in some areas at approximately seven stories in height. The proposed project is recommended to be considered harmonious with the scale and volumetric character of these significant historic structures.

The proposed Imperial Hardware 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 (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 Imperial Hardware 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 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 remaining historic fabric to be preserved and restored: specifically, the Main Street façade. The "essence" of the historic building is preserved while the maximum 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 Imperial Hardware 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 historical interest it should be noted that author of the 2001 Report, Wayne Donaldson was 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. In particular was 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 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, 1935. This was the original design of a façade joining two separately constructed buildings. Integrity of the building recedes from that date on, with multiple alterations on site.

The term "contemporary interpretation" is recommended to apply to the reference and adoption of various Art Deco- styled details from the Imperial Hardware 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 the Art Deco façade pilaster details are the most significant and character defining elements of the structure. These conditions will be documented, with recommendations that a conservation approach be followed in their restoration. This documentation can then be of great use in designing compatible new construction and associated detailing.

As stated elsewhere within this Assessment, the period of significance date is recommended to be 1935. As the existing storefront construction at the ground floor level represents a later modification, a contemporary interpretation is proposed that 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 Imperial Hardware Building's façade original fenestration design. Such an approach has been successfully implemented in the schematic façade design of the proposed addition. Remaining original construction of the 1935 storefront are the transom windows, above an altered storefront at grade. The later ground floor level storefront construction is not significant.

Similarly, the suspended marquee has been altered from its original appearance. 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 is proposed that divides the structure into two apparent sections- one part that would appear to include the Imperial Hardware Building as the high, articulated base, and the remainder of the empty lot to the south that occupies the corner lot of the northeast corner of University Avenue and Main Street. Compatibility is made with each of these two "parts" to the other, and particularly with the Art-Deco styled design character of the Imperial Hardware Building. This articulation also acts to divide the volumetric L-shaped building mass into two irregularly articulated forms.

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

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. In addition: (1) On-site parking should be provided to the rear of the parcel whenever possible and should be consolidated in one area rather than wrapping around the building, except if the parcel has frontage on Fairmount Blvd. between 1st and 6th Streets. Please refer to section 6.6.2, Interface between Non-residential & Residential Uses, for guidelines

addressing that condition. (2) Driveways should be kept to a minimum and shared site access is encouraged. (3) All service/loading areas should be screened from view from public streets and walkways and removed from pedestrian oriented areas. These screens should be located at the setback line to maintain continuity of setback patterns within the district. (4) All parking areas should be landscaped per the requirements of Chapter 19.74 of the Zoning Code.

(Page 15-4)

The proposed project appears to comply with these goals. Underlining used for emphasis. Particularly, scale and material and design compatibility of the proposed addition with the Imperial Hardware Building is related to use of a similar material- plaster planar walls, predominantly with punched window openings. The scale and rhythm of the Imperial Hardware façade design is continued with its paired tripartite design of the agglomeration of the 1935- era façade. It is proposed to continue the vertical character of the design, extending the bay spacing up through the structure added above and behind it. Reference to the Art-Deco styled design of the Imperial Hardware façade is made in the design as presented, especially in the proposed building volume above it. It is equally recommended to detail the proposed Deco-referent elements in a compatible manner with the Deco style.

The proposed design appears compatible with the existing Imperial Hardware Building in scale, materials, and design. Compatibility with scale is made by modulating the façade bays with projecting pilaster designs, referencing and recalling the present Art Deco style. Conceptually, the existing Imperial Hardware Building façade is a result of a series of constructions and additions over time. These additions increased the building in form, scale and volume at each development.

Recognizing the wall materials are very planar, typically an Art Deco characteristic of façade detailing, it is developed similarly in the proposed design. Material proposed is a similar smooth finish sand coat plaster. Some accent details such as metal sheet are present in existing window grille-screens, and are referentially used in composing the proposed window and balcony design.

Design references to Art Deco styling are similarly -but - differently detailed representations of the primary examples present in the 1935 Imperial Hardware Building façade pilasters. As details of the proposed façade are finalized in design and construction document development they would be submitted for comment.

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 and 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. Underlining used for emphasis. Elements that are conforming to these guidelines include: reference to without directly copying the existing Imperial Hardware Building; an architectural expression using contemporary materials and details that are reflective of and compatible with the Deco style present; relationship with the adjacent historic Loft Building in their size and massing, and certainly with the mid-rise modern buildings on that block of Main Street; use of Art-Deco stylistic references; varied roof top heights and cornice designs; stepping back of the façade from the existing height of the building façade to the proposed addition above; emphasis of the southwest building corner by employing a tower element; the proposed rooftop trellis construction and related change in volume; proposed material changes and transparencies; articulations in volume and materiality, especially by the variations in a planar façade using balconies and different window treatments; hierarchy by use of both vertical and horizontal façade articulations, integral to the existing building character; use of color and varied materials for added emphases; integrally designed façade details.

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. In Zigzag Moderne buildings, the parapet may be stepped vertically to provide interest.

(Page 15-11)

The proposed project appears to comply with these goals. Underlining used for emphasis. An emphasis of the southwest building corner is made by employing a tower element and related change in volume. The art Deco style parapet and cornice line are consistently referenced by the proposed design. Vertical stepping is present in the pilaster elements, which are being interpretively referenced and continued in the design of the proposed façade.

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 building form in the proximity. Reflected glass is not recommended. The unusual Art Deco styled commercial structure is celebrated by use of vertical pilasters. The corner of the structure is emphasized by a tower element and pergola, expressed in a contemporary manner and materials.

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 the primary significant elements of the Imperial Hardware Building façade and its distinctive character, while allowing a change to meet reasonable new needs.

2.1.16 General Design Standards, Commercial Styles:

15 GENERAL DESIGN STANDARDS AND GUIDELINES 15-18 Corner of Main Street and University Avenue 15.6 HISTORIC ARCHITECTURAL COMMERCIAL STYLES Architectural style is expressed through a composite of the design, form, building materials and details of a structure. When these guidelines refer to the style of a certain structure, they are attempting to describe the overall impression given by a collection of design choices made by the original architect or builder. While not all structures considered to fall within a certain "style" will exhibit exactly the same details or characteristics, they will bear certain strong resemblances to each other. It should be stressed here that many structures belong not to one, but to two or more architectural styles. Structures are as unique as their builders, owners, and architects, and it was common in designing a building to incorporate details which grew out of several styles popular at the time of the design. The preservation of the character of a historic structure, therefore, frequently lies in an understanding of the architectural styles that went into the original design of the structure. A discussion of the architectural styles prevalent in the historic areas of Downtown Riverside is, therefore, necessary to our discussion of appropriate treatments for structures in these areas. 15.6.1 Mission Revival (Circa 1901-1914) The Mission Inn may be regarded as the inspiration of the Mission Revival movement in the Riverside area from about 1902 to 1914. Structures of every conceivable private and public use, including bridges, libraries, museums, theatres and residences were constructed with a curvilinear parapet. The Riverside adaptation of the Mission Revival style often included an arched opening at the peak of the curvilinear parapet (reminiscent of a belfry), stuccoed walls, rusticated details in wood or iron, and terracotta tile roofing (Page 15-18)

The proposed project appears to comply with these general design standards. While the Art Deco style of the Imperial Hardware Building is not very common in the City of Riverside, the structure could be more accurately termed as a "transitional" building, including a "late" Art Deco style reference, mashed-up with a bit of *moderne*. It would be inappropriate to adapt a historically- referential style that is not present.

15.6.4 Tripartite Renaissance Revival/Commercial Vernacular (Circa 1895-1925) Most "Main Street" commercial buildings from the first quarter of the twentieth century can be categorized as "commercial vernacular". Typically of brick construction with finished red, buff, or brown brick used in the facade, these buildings were one to three stories and could be freestanding or contiguous with buildings on either side. They consist of three parts: a ground level of storefronts, a middle level of windows a parapet or a cornice. Often detailing was derived from the Renaissance Revival and was executed either in differently colored brick or in brick patterns, terra cotta, or cast stone. Storefronts were usually composed of a bulkhead (wood in the earliest examples, tile or Bakelite in later eras), display windows, a glazed entry, and a transom that banded the entire composition. Upper story windows could be flat headed or have segmented arches.

15.6.5 Art Deco (Circa 1925-1940) Several impulses were merged in Art Deco architecture, most notably the urge to be modern without completely abandoning traditional forms or the integration of decorative elements into design. In its earlier phase, sometimes referred to locally as "Zig Zag Moderne", a pronounced verticality, articulated by

uninterrupted stepped piers and cornices, endless variations on triangular and chevron motifs, and the frequent use of tall marquees to catch the eye of the motorized passerby, can be observed. In the thirties, the skyward reach of buildings was tempered by a horizontal thrust suggestive of the streamlined, aerodynamic forms of the ocean liner, the locomotive, and the airplane. Raised bands of horizontal moldings often doubled or tripled, canopies, and pipe railings appeared, along with rounded corners, porthole windows, and openings glazed with glass brick. Metal elements were popular, for example, metal casement windows, decorative panels, and stainless steel storefront trim. Public buildings during this era, often constructed as part of the Works Progress Administration program, formalized the vocabulary, superimposing Art Deco piers and decorative elements on traditional Classical and Renaissance Revival building forms PWA Moderne (circa 1933-1940).

(Page 15-20)

The proposed project appears to comply with these standards of stylistic observations. The Art Deco style of the existing structure does possess a "pronounced verticality", uses decorative metal panels, employs chevrons in detail designs (of the vertical pilasters), and references casement windows in the horizontal mullions of what are in fact wood double hung windows.

2.1.17 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 tripartite design of the original façade spacing is maintained, and referenced in the proposed façade design by use of the vertical pilasters. Repair of windows are recommended if feasible. No historical fenestration features are proposed to be added, altered or filled in.

2.1.18 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 Art Deco styled commercial structure is justly celebrated, as underlined. The repair of, and adaptive design reuse of the vertical pilaster façade elements are well documented. 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 match 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 an Art Deco styled commercial structure is being preserved and repaired in place. In-kind replacement may be necessary if the wood double hung windows with sash weight balances prove infeasible to repair.

2.1.19 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 used for emphasis. The façade setbacks of the Art Deco styled commercial structure is maintained. The average scale of the immediately proximate historic structure at the northeast corner of Main and University Avenue- specifically the Loft Building at the adjacent southeast corner, 3695 University Avenue- is recommended to be considered compatible. This structure is a tall five story structure with a deeply projecting neoclassical styled cornice A half-block away to the north, the celebrated Mission Inn occupies a large urban block footprint, with building volumes composed of varying heights. Typically it is largely five and six stories tall, with projecting domes and towers in some areas at approximately seven stories in height.

The proposed Imperial Hardware 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 (described above). 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 Imperial Hardware Building, the proposed design, and the surrounding historic buildings.

2.1.20 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 unusual Art Deco styled commercial structure is referenced in the proposed façade massing and detail approach. An "echo" of the vertical pilaster elements topped by chevron-design details is made above the Imperial Hardware Building façade. The building materials and the architectural vocabulary as proposed will reference, but not directly repeat the characteristics of the original. A color study is proposed to determine the 1935 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. An emphasis of the southwest building corner is made by employing a tower element and related expression in volume. A strong architectural emphasis here proposed is terminated by an open space area with architectural features provided at the rooftop level. The art Deco style pilasters and cornice line are referenced in the proposed design. Vertical stepping is present in the pilaster elements, which are being interpretively referenced and continued in the design of the proposed façade.

Ground floor storefront windows are proposed to be transparent. The tripartite bay spacing of the original façade is maintained, and further referenced in the proposed addition above.

3 PRIOR DOCUMENTATIONS

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

- **3.1** Prior Documentations and Historical Assessments

3.1.1 Summary of Recommendations from Prior Assessments:

In development of this Historical Assessment Report, the former Imperial Hardware Building has previously been evaluated for its cultural historical landmark significance by several reviewers whose work is referenced and incorporated within this Report.

The Imperial Hardware Building was evaluated on behalf of the City of Riverside in a historic resource survey completed in 2001 by Architect Milford Wayne Donaldson, in response to a proposed project that would require the complete demolition of the existing structure on site. This report also assessed the Stalder Building which was the design of the celebrated Riverside architect G. Stanley Wilson in its own 1926 design remodeling.

An feasibility study analysis for a hypothetical re-use project of the Imperial Hardware Building was prepared by Architects Page & Turnbull in 2009.

Excerpts from their reports are referenced with comment in this Report as follows:

"The Imperial Hardware Building...is a contributing building to the Mission Inn Historic District. The Imperial Hardware Building is not individually designated as a City of Riverside Historical Landmark"
-Donaldson Historic Resources Survey, January 2001, Page 19.

In the City of Riverside Specific Plan document, it appears that the Seventh Street Historic District skirts around and excludes the property. The Imperial Hardware Building is within the Mission Inn Historic District, listed as a contributing structure.

At the 2001 date of the Survey, a corrugated metal panel façade was installed that has since been removed. This created a rather bleak appearance, judging by the image no. 23 in Donaldson's Survey. At an undetermined date, the metal panels were removed and the façade repaired and painted.

"The Imperial Hardware Building has been significantly altered since its first construction as two separate buildings in ca. 1900 and ca. 1920. The original brick façades were replaced in 1935, after a fire, with an Art Deco design. The interior of the building had been gutted, and few character-defining features remain. Other than the 1935 façade and windows, the only significant extant features are the tin ceilings and (damaged) wood floor."

"However, because of the good condition of the Art Deco façade, Architect Milford Wayne Donaldson, EALA recommends that any new development on the site of the Imperial Hardware Building incorporate the existing structure into the new work."

Donaldson Historic Resources Survey, January 2001, Page 22.

This Report concurs with Donaldson's assessment of limited significance of the interior, with the exception that the wood floors represent standard construction sizes and details for wood strip flooring. While condition is no indication of significance, the continuing damages from water intrusion appears to make repairs of such standard wood components infeasible.

While many of the pressed tin ceiling elements are in poor or irreparable condition, the intent of the project is to document the site history by incorporating these salvageable finish elements within the new construction proposed. These salvage, repair and reuse recommendation are summarized in the Recommended Approach, in Section 7.

The Report also concurs with Donaldson's Survey that the Art Deco façade is a significant, character-defining feature for which a Conservation approach in repair and rehabilitation is recommended. It is the project intent to incorporate the existing façade structure within the new work.

"...there is an opportunity to adaptively reuse the Imperial Hardware Building for retail/commercial uses proposed in the master plan. Retail and office uses would comply with the Secretary of the Interior's Standards for the Treatments for Historic Properties. The storefronts could easily be restored to the 1935 period to match the preserved Art Deco façade. The tin ceilings of the extant structures should also be retained."

"The design of any new addition should be a contemporary interpretation of Art Deco design and should be clearly differentiated from the historic façade."

Donaldson Historic Resources Survey, January 2001, Pages 22-23.

Donaldson's Survey document predated the Riverside Downtown Specific Plan. It should be noted that the provision of a residential component rather than the office uses above the ground floor as considered results in a substantial difference in the proposed project, in both design and volume. Donaldson figured in his schematic design intent sketches a one or a two-story addition to the existing commercial structure design that would be retained, and reused as strictly a commercial retail/ office program. This is not the proposed adaptive-reuse program or the means in feasibly accomplishing the façade rehabilitation.

These two design parti concepts were identical to the theoretical designs as developed by architects Page & Turnbull in their 2009 Adaptive Reuse Study. Their first scheme, a two-story

addition, was determined to not be in compliance with the Standards, due to lack of compatibility with the overall existing scale and massing. This would affect the property's integrity. Page & Turnbull's Scheme 2 includes no new additions, construction, or exterior alterations.

"As currently designed, Scheme 2 would be in compliance with the Secretary of the Interior's Standards for Rehabilitation."

Page & Turnbull, December 2009, Page 13.

Once again, the theoretical design proposed involved reuse as strictly a commercial retail/office program. This is not the proposed adaptive-reuse program or the means in feasibly accomplishing the 1935-era façade rehabilitation.

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 Imperial Hardware Building and site context.

"The character-defining features of 3750 Main Street include:

- *1935 (-era) Art Deco façade;*
- *Interior Staircases (newel post);*
- *Elevator and elevator shafts;*
- *Second floor wood windows;*
- *Steel windows located in rear;*
- *Tin ceiling on the first floor, and*
- *Existing brick structural system"*

Page & Turnbull, December 2009, Page 8.

This Assessment Report considers the exterior façade to be the primary character-defining feature recommended to be preserved. The second floor wood windows sizes and trim at the west primary façade and the first floor tin ceiling and crown trim are the only "essential" interior features considered to be repairable in part for maintaining integrity. Repair and reincorporation of features such as interior stair newel posts, steel fixed and casement windows, and the tin ceiling panels and trim details are pending development of final Construction Documents. The existing brick structural system is not proposed to be retained.

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.

- **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 Imperial Hardware Building is very sufficiently portrayed in the Milford Wayne Donaldson Historic Resources Survey report.



GTL |MHA, March 2015 site recordation photograph;
Detail of the Imperial Hardware Building entrance. Station point is approximately six and a half feet above the street, using a zoom lens, showing the southwest corners

3.2.3 Summary of review and comments:

Despite the lack of definition within previous historical assessments, it is recommended to consider the date of 1935 as both the beginning and ending dates of the period of significance. This represents the initial, previously modified construction that continues from the date of the original post-fire redesign and reconstruction in an Art Deco referential style.

This represents a conservative approach, recommended here as it allows for the simplest

definition of what possesses sufficient integrity for interpretation. Modifications made at later dates clearly do not enhance the significance.



GTL | MHA, March 2015 site recordation photograph;
Detail view of exterior west façade, Station Point approximately six feet above the façade, and showing the southwest corner in detail along with the residual cast iron post column proposed to be incorporated in the proposed design.

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 Imperial Hardware 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 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 affected the character of the original 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 additions to the original building complex do not justify consideration for eligibility on their own merit. The multiple later additions to (and removals from) the Imperial Hardware Building do not detract substantially from the character of this original vernacular commercial complex, nor do they compromise its eligibility for State landmark designation.

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 spatial organization of two discretely differing buildings that were joined in a 1935 remodeling;

4.1.2.>

Distinctive use of elements of an Art Deco influenced style, including but not limited to the

simple volumetric building massing forms and pilaster design and detailing present at the primary façade;

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, March 2015 site recordation photograph;
Overall aerial view of exterior Main Street façade site context. Station point is approximately 5 feet above grade, view from the south side of University Avenue looking northwards up Main Street*

▪ **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 1935. Refer to Sections 3 and 6 in this Assessment Report for a complete description.

Undoubtedly the largest factor leading to a change in appearance from the original interior character of the earlier buildings was a major fire in 1935, leading to a complete remodeling. The existing character 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 (at times, wall-mounted;) 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 with a lack of significance or conditions suggesting integrity is lacking at all interior spaces. The exterior west façade maintains its integrity successfully and is the element recommended to be incorporated in the project design.

4.5.1 Conclusion:

Summarizing;

4.5.1.1.>

There is a history of ongoing development and remodeling of the Imperial Hardware Building. This affects the entirety of the interior spaces, where there are limited character-defining features that remain. These are summarized in Section 6. At the exterior the lower, grade level exterior storefront doors and windows, and all of the exterior entrance doors are replaced and non-original from the 1935 construction. These are considered reversible actions, and these later modifications are recommended to be removed and replaced with compatibly designed elements. Upper level window exteriors are in fair condition, with operational functions limited. Replacement with new casement and double hung units that match the original in physical appearance, function, dimension and material are recommended should repair prove infeasible. Their interior casings are missing, but can be reconstructed with evidence remaining at part of one window;

4.5.1.2.>

At the east alley façade the industrial sash windows are considered not significant due to modifications, prior incompatible repair, and loss.

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:

- Exterior flashing trim at the canopy/marquee, and rain gutters that have been displaced, broken, damaged, or are missing.
- Standard flush, painted hollow-metal doors at a great majority of the openings.
- Penetrations of façade by added conduits and electrical equipment.
- Deteriorated original or later replaced brick masonry wall elements, especially at the south and west, primarily at the west façade.
- Deteriorated wood double hung and casement windows.
- Non-conforming infill replacements of windows with painted plywood panels.

4.6 Conclusions and Recommendations:

It is clear that there are many features in this Imperial Hardware 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. While some corrections of poorly performing features are achievable from an improved maintenance plan, many examples of required improvements are indicative of an overall infeasibility of a rehabilitation approach.

It is Recommended that the rehabilitation of the Art Deco influenced features of the West façade are an apt summary of how some original building components have previously accommodated and supported adaptive reuse capabilities.

As the west façade part of the original Imperial Hardware 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. As example, the existing gravity-loaded façade support is composed of wood posts. From the consulting structural engineer:

"Our grading and structural plans will address the issues raised in your comments. Our current plan calls for the facade to be braced from the exterior (Main Street) to simplify the construction

staging of the new structure as well as the demolition of the existing building behind the existing facade. A scaffolding system, likely comprised of 2" diameter steel pipe, would be through-bolted to the existing facade, and the pipe scaffolding would be bolted to concrete 'K rails' at grade. The scaffolding would need to encroach into the right of way on Main Street to a depth of approximately 24'. The scaffolding would need to stay in place until the roof of the new structure is fully constructed."

Structural design for the shoring of the adjacent structure to the northeast, and the basement sections of the Imperial Hardware Building that encroach beneath the Main Street sidewalk will be required. These designs typically follow the development of the construction documents, and are performance based, provided by the subcontractor.



GTL | MHA, March 2015 site recordation photograph;

Detail views of exterior west façade. Station point is taken from approximately 5 feet above the plaza, with a zoom lens focused on the doubled chevron at the joint of the two separate original structures.

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

There have been two assessments by architects and historians within fourteen years of the date of this Report. Following is a summary of their comments in consideration of Assessments for Significance:

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

From the Donaldson Historic Resources Survey, January 2001, Page 22: *"The Imperial Hardware Building has been significantly altered since its first construction as two separate buildings in ca. 1900 and ca. 1920. The original brick façades were replaced in 1935, after a fire, with an Art Deco design. The interior of the building had been gutted, and few character-defining features remain. Other than the 1935 façade and windows, the only significant extant features are the tin ceilings and (damaged) wood floor."*

"However, because of the good condition of the Art Deco façade, Architect Milford Wayne Donaldson, EALA recommends that any new development on the site of the Imperial Hardware Building incorporate the existing structure into the new work."

5.1.2 Page & Turnbull's December 2009 Reuse Study Summary:

From the Technical Report: "This Assessment Report considers the exterior façade to be the primary character-defining feature recommended to be preserved. The second floor wood windows sizes and trim at the west primary façade and the first floor tin ceiling and crown trim are the only "essential" interior features considered to be repairable in part for maintaining integrity."

5.1.3 > 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 1935, and has been incorporated.

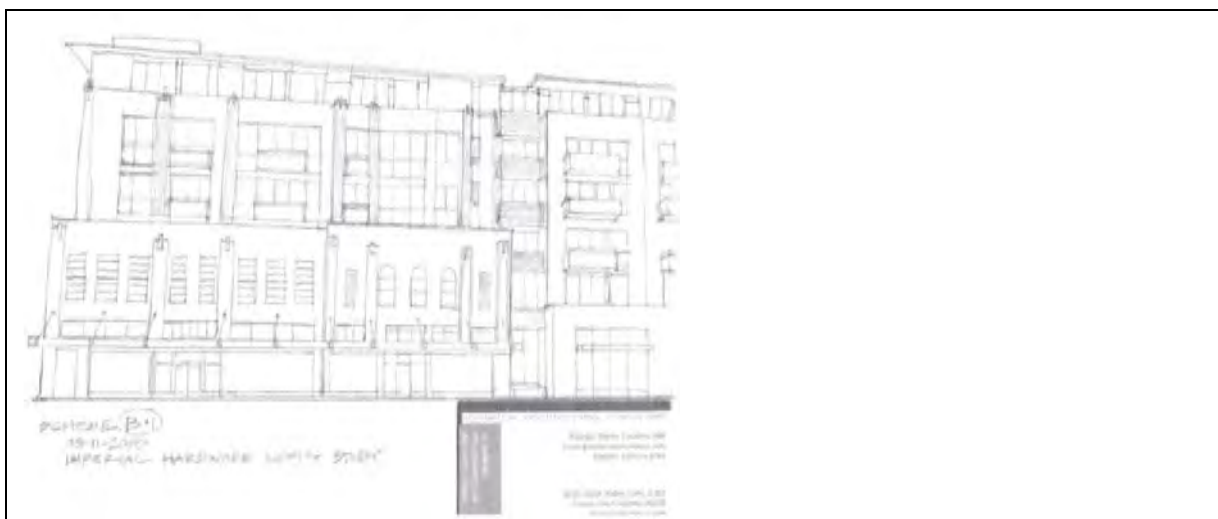
▪ **5.3 Conclusions and Recommendations:**

The Imperial Hardware Building was built in a common, vernacular-commercial style that was more representative of a functional direct expression than of any applied style. Following a major fire, the application of an Art Deco referencing style joined two asymmetrical structures into a fairly cohesive whole

It is recommended that the overall character of the building be maintained as an example of a vernacular-commercial style, while adapting it to a compatible new use for ground floor retail and upper floor residential uses.

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.

It is recommended that an interpretive derivation of the Art Deco style be employed in the facade design of the structure located above and behind the Imperial Hardware Building. The proposed construction at the adjoining lot to the south of the Imperial Hardware Building is not recommended to interpret the Art Deco 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.



GTL | MHA, March 2015 design recommendation;
Exterior west façade study.

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

In March 2015 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 proposed construction documents provided by the office of Design ARC enabled verification of site observations.

Character-defining elements of the individual Buildings were evaluated broadly in the Page & Turnbull Reuse Study, written in support of a proposed project that would retain the entirety of the complex. These include:

“The character-defining features of 3750 Main Street include:

- *1935 Art Deco façade;*
- *Interior Staircases;*
- *Elevator and elevator shafts;*
- *Second floor wood windows;*
- *Steel windows located in rear;*
- *Tin ceiling on the first floor, and*
- *Existing brick structural system”*

Page & Turnbull, December 2009, Page 8.

This Assessment Report considers the exterior façade to be the primary character-defining feature recommended to be preserved. The second floor wood windows at the west primary façade and the first floor tin ceiling and crown trim are the only "essential" interior features considered to be repairable for maintaining integrity. A potential exists for the retention of the linoleum flooring where the "W" logo is extant. Retaining this feature *in situ* is not likely to prove relevant or feasible, but an interpretive reuse is possible should that approach prove appropriate.

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. Individual elements such as the west main entrance façade details and massing volumes are a specific character-defining feature as well as a conglomeration of multiple details.

6.1.3 Recommended Character-Defining Features, Exterior:

6.1.3.1.>

Wood windows with associated muntins; casement and double hung recessed arch detail, west Main Street façade.

6.1.3.2.>

Metal screen panel trim elements at casement windows, west Main Street façade.

6.1.3.3.>

West Art Deco - influenced façade, specifically the multiple organization of vertical pilasters with a chevron shaped finial.

6.1.3.4.>

A singular example of a cast iron pilaster at the southern edge of the west façade. While this appears to be a remnant of the formerly adjacent building's façade, it is recommended to stabilize the element and incorporate it within the proposed project as an example of the development of this site over time.

6.1.3.5.>

Terrazzo flooring surface at the southern section Imperial Hardware Building entrance.

6.1.4 Character-Defining Features, Interior:

6.1.4.1.>

Ceilings and cornice trims consisting of stamped or pressed tin panels.

6.1.4.2.>

Wood windows and associated wood casing trim elements, west Main Street façade.

6.1.4.3.>

Sheet (presumed linoleum) flooring with a "W" representing the "Westbrook" logo, rendered in red and green and black. (Refer to figure 21, "Historic Linoleum Floor", page 22 of the Page &



GTL | MHA, March 2015 site recordation photograph;
Detail view of exterior west façade, adjacent lot's remaining cast iron column. Station point is approximately 4 feet above grade.

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 Imperial Hardware Building after the defined period of significance date of 1935 are recommended as insufficient to warrant consideration of eligibility on their own merit as a historical resource.

The recommendation of this Record is that these later additions (occurring at the west and northeast façades) are non-contributors to the significance previously established and documented for the Imperial Hardware Building.

These modifications as documented in the existing conditions summary of Section 4 in this Memo

It is Recommended that the Imperial Hardware Building meets this Criterion for stylistic significance, with a distinctive Art-Deco influenced construction character, supports and retains sufficient material integrity.

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 Imperial Hardware 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 Imperial Hardware 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.”*



GTL | MHA, March 2015 site recordation photograph;
Detail view of interior first floor tin ceiling and cornice trim elements. Proposed for reuse.

▪ 7.2 Summary of recommendations:

7.2.1 Recommendations for reuse of rehabilitated character-defining features:

The character-defining features of the Imperial Hardware Building are recommended in general

to be retained *in situ*, and remain as part of the adaptively-reused rehabilitation design on site. As previously referenced, adopting a project approach that is deemed compatible with the Secretary of the Interior's Standards under the Rehabilitation Guidelines definitions 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 pressed tin ceiling elements are in poor or irreparable condition, the intent of the project is to document the site history by incorporating these salvageable finish elements within the new construction proposed. It is the project intent to develop appropriate repairs and rehabilitations of the selected elements, including appropriate locations within the structure.

The Report also concurs with Donaldson's Survey that the Art Deco façade is a significant, character -defining feature for which a Conservation approach in repair and rehabilitation is recommended. It is the project intent to incorporate the existing façade structure within the new work.

Repair and reincorporation of features such as interior stair newel posts, steel fixed and casement windows, and the tin ceiling panels and trim details are pending development of final Construction Documents.

7.3.1 Recommendations for a compatible design, 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 in accordance with the Secretary's Standards.

7.3.1.1.>

Re-Use the tin panel ceilings and cornice trim panels at ceiling and/or wall areas in the public

spaces of the new construction. 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.

7.3.1.2.>

Maintain a vocabulary of material use- specifically, for metal panels and trim- 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-use elements are to be further developed in the detailing phase of the Construction Documents.

7.3.1.3.>

Enhance a similar massing appearance to the existing Imperial Hardware Building style that follows the verticality of the existing Art Deco pilasters, and eccentric rhythm of their 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.

7.3.1.4.>

Employ a similar inventiveness with compositional juxtapositions that reference similar yet differing elements of vernacular commercial design components consistent with the Imperial Hardware 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.

7.3.1.5.>

Where the addition of a reveal wall, semi-detached façade is planned at the juncture between the two lots at the west elevation, allow for “cipher” style connection, with offsets in façade planes using defined separation joints, so that the Imperial Hardware Building can be differentiated from the proposed new construction.

7.3.1.6.>

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 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 upper façade of the Imperial Hardware Building will be retained, rehabilitated and preserved; this acknowledges that various additions over time made up until 1935 have acquired significance in their own right. The ground floor level storefront materials were replaced after 1935, leaving the original transom windows above them in place. As stated previously the replaced storefront material is not significant.

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 concept. 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. Particular attention will be focused on the primary character- defining features: the elements and details of the west façade.

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 be causing 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 needed.

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 Imperial Hardware 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 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.

▪

8 APPENDICES

A1 >	Detail existing conditions GTL MHA photographs
A2 >	Research & References cited
A3 >	Author's qualifications.

End of Historical Assessment Report
Issue date 24 March 2015
Reissue date, Addendum 1: 29 April 2015

George Taylor Loudon AIA
Historical Architect
Historical Architecture Consultant



*The Old Riverside Foundation
for Historic Preservation*

May 6, 2015

Hon. Mayor and City Council, Riverside
City Planning Commission, Riverside
Cultural Heritage Board
3900 Main Street
Riverside, CA 92501

RE: Imperial Hardware Lofts, Ratkovich Properties Proposal

Hon. Mayor, Council, Commission, and Board Members,

The Old Riverside Foundation is pleased to support the proposal by Ratkovich Properties to redevelop the Imperial Hardware building and adjoining property for ground-level commercial space and residential units. In doing so, their plans have demonstrated great sensitivity to the retention and rehabilitation of the 1390s-era façade.

Ratkovich Properties has demonstrated a willingness to reach out to local community groups such as our foundation to share their plans and goals, and to listen to and act upon suggestions to improve and enhance the historic façade.

We look forward to this project becoming a success and making its place in the historic fabric of downtown Riverside.

Sincerely,

Carol McDoniel
President
Old Riverside Foundation

cc: Erin Gettis
Cliff Ratkovich

Old Riverside Foundation
PO Box 601, Riverside, CA 92502
www.olderiverside.org



May 13, 2015

Emilio Ramirez
Interim Director
Community and Economic Development Department
City of Riverside
3900 Main Street
Riverside, CA 92522

Dear Mr. Ramirez:

RE: Support for Imperial Hardware Lofts

At its May 13th meeting, the Riverside Downtown Partnership adopted a motion to support the Imperial Hardware Loft project as an appropriate adaptive use of the existing space and as a means to bring additional residents and retail space to the downtown core. The RDP Board feels that the project will not only bring residents and retail to downtown but will transform an important corner with a respectful reuse of a historic building. RDP's support also recognizes that the project is being undertaken by an experienced and quality developer agreed to by the City.

We understand that the approval process includes review of the project by the Cultural Heritage Board on May 20th, the Planning Commission on May 21st, and then approval by City Council at its June 16th meeting. We encourage the Cultural Heritage Board and the Planning Commission to recommend approval of the project to City Council, and encourage City Council to grant that approval.

The Riverside Downtown Partnership is a non-profit association managing the downtown business improvement district in Riverside. Our mission is to promote, represent, and manage an environment to support downtown Riverside as a regional destination for economic, arts, cultural, and residential uses. To accomplish this, we act as an advocate on behalf of downtown and its stakeholders, and we work with partners on issues and initiatives that are critical to downtown growth and development.

Sincerely,

Janice Penner
Executive Director

CC: Justin Tracy, Chair – RDP Board of Directors
Brian Percy, Chair – RDP Land Use Committee
Councilman Mike Gardner – Ward One

CULTURAL HERITAGE BOARD APPROVED CONDITIONS

Case Number: P15-0249

MEETING DATE: May 20, 2015

General Conditions

1. The project must be complete per the Cultural Heritage Board's approval, including all conditions listed below. Any subsequent changes to the project must be approved by the Cultural Heritage Board or the Cultural Heritage Board staff. Upon completion of the project, a Cultural Heritage Board staff inspection must be requested to ensure that the approved plans have been executed and that all conditions have been implemented before **UTILITIES** and **OCCUPANCY** holds can be released.
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 June 1, 2015. Appeals of the Board's action will not be accepted after this time. Appeals will be considered by the Land Use Committee of the City Council at their next available meeting. Appeal processing information may be obtained from the Community Development Department, Planning Division, 3rd Floor, City Hall, 3900 Main Street, Riverside, CA 92522.
3. There shall be a two-year time limit in which to commence construction of the project beginning the day following approval of the related planning cases by the Planning Commission unless a public hearing is held by City Council; in that event the time limit begins the day following City Council approval.
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. All applicable conditions of related Planning Cases P15-0247 (Conditional Use Permit), P15-0248 (Tentative Tract Map), and 15-0250-0252 and P15-0363 (Variances) shall apply. Failure of the Planning Commission, or City Council on appeal, to approve all related planning cases shall either render this approval null and void without prejudice. Action by the Planning Commission, or City Council on appeal, on the related planning cases that results in significant modifications to the project may require submittal and review of a revised Certificate of Appropriateness application.
7. Prior to the issuance of building permits, the applicant shall submit construction plans that include revised plans and/or details addressing the recommendations of the

"Imperial Hardware Lofts Adaptive Reuse Design Assessment, 3750 Main Street, Riverside, CA 92501," prepared by George Taylor Loudon AIA, April 2015, paying particular attention to those in Sections 6 and 7 of the report, to the satisfaction of Cultural Heritage Board staff.

8. As the west façade part of the original Imperial Hardware 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. Prior to the issuance of demolition, grading or building permits, whichever occurs first, the applicant shall submit a plan prepared by a registered structural engineer for review and approval by CHB staff and the City Building Official that addresses and ensures the stability of the historic façade during excavation and construction. This may include but is not limited to a concept in the historical assessment for bracing the façade from the exterior with a scaffolding system through-bolted to the existing facade, the pipe scaffolding bolted to concrete 'K rails' at grade that would stay in place until the roof of the new structure is fully constructed, and the shoring of the adjacent structure to the northeast and the basement sections of the Imperial Hardware Building that encroach beneath the Main Street sidewalk. Any encroachment of said temporary infrastructure into public rights of way shall be subject to review by the Public Works Department and may require approval of an encroachment permit.
9. Prior to the issuance of building permits, the applicant shall submit to CHB staff for review and approval the following:
 - a. The intent of this approval is for the project's colors to appear as indicated on the colored elevations. All approved colors and materials shall be reflected on the construction plans submitted for plancheck. Proposed colors for the existing decorative chevrons on the IHB historic façade pilasters shall be included. Colors for the historic façade may be original if able to be determined, or a compatible palette as conceptually shown on the approved colored elevations or similar to the satisfaction of CHB staff. Prior to commencement of painting, the applicant shall provide paint color mock-ups on the walls for CHB staff to review and confirm the project colors appear as indicated on the colored elevations.
 - 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.
 - c. An exterior lighting plan including a photometric study and manufacturer's cut sheets of all exterior lighting and within the common open space areas. All on-site lighting shall provide a **minimum** intensity of one foot-candle **and a maximum intensity of ten foot-candles** at ground level throughout the areas serving the public

and used for parking, with a ratio of average light to minimum light of four to one (4:1). The light sources shall be shielded to minimize off-site glare, shall not direct light skyward and shall be directed away from adjacent properties and public rights-of-way. If lights are proposed to be mounted on buildings, down-lights shall generally be utilized.

10. During grading, excavations and/or construction, if buried archaeological resources are uncovered, all work must be halted in the vicinity of the discovery until a registered professional archaeologist can be retained by the applicant and visit the site of discovery to assess the significance and origin of the archaeological resource. If the resource is determined to be of Native American origin, the applicable Tribe(s) shall be consulted. If the archaeological resource is determined to be a potentially significant cultural resource, the City, in consultation with the project archaeologist - and the Tribe(s) if applicable - shall determine the course of action which may include data recovery, retention in situ, or other appropriate treatment and mitigation depending on the resources discovered. Procedures shall follow all applicable federal, state and local laws and regulations.
11. Prior to issuance of tenant improvement permits for ground floor commercial uses, the applicant shall submit to CHB staff for review and approval any proposed outdoor furniture on the ground floor level exterior (i.e., tables and chairs for the outdoor dining) and any proposed railing around said seating. Tables and chairs shall be commercial grade outdoor furniture and compatible with the project architecture. Railings shall be of a material, color and design that are compatible with the project architecture. Catalog cuts or manufacturer's cut sheets shall be submitted for review and approval.