



Community & Economic Development Department

Planning Division

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

CULTURAL HERITAGE BOARD MEETING DATE: MARCH 20, 2019
AGENDA ITEM NO.: 4

CERTIFICATE OF APPROPRIATENESS

I. CASE NUMBER(S): P19-0062

II. PROJECT SUMMARY:

- 1) **Proposal:** Certificate of Appropriateness request to construct an approximately 176 sq. ft. roof top restroom facility at the Riverside Art Museum (City Landmark #18)
- 2) **Location:** 3425 Mission Inn Avenue, on the northwest corner Mission Inn Avenue and Lime Street.
- 3) **Ward:** 1
- 4) **Applicant:** Tim Maloney of Community Works Design Group, for the Riverside Art Museum
- 5) **Case Planner:** Scott Watson, Associate Planner

III. RECOMMENDATION:

That the Cultural Heritage Board:

- 1. **DETERMINE** that Planning Case P19-0062 is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 and 15331 because the project is a minor alteration to an existing facility and is a Historical Resource Restoration/Rehabilitation project consistent with the Secretary of the Interior’s Standards (Exhibit 1); and
- 2. **APPROVE** Planning Case P19-0062, based on the findings summarized below, and subject to the attached conditions (Exhibit 2), thereby issuing a Certificate of Appropriateness for the project.

IV. BACKGROUND/HISTORY:

The building located at 3425 Mission Inn Avenue, constructed in 1929 for the Riverside Young Women's Christian Association (YWCA), was built on lot donated by Frank Miller. Julia Morgan, a significant California architect nationally recognized as the first female architect in the State of California and most known as the architect of Hearst Castle, designed the Spanish and Mediterranean Revival style building (Exhibit 3).

The former YWCA building served as the first permanent home for the Riverside YWCA until 1966 when it was sold to the Riverside Art Center and Museum as their first permanent home. The former YWCA building is listed in the National Register of Historic Places (January 28, 1982), designated as City of Riverside Landmark #18, and listed as a contributor to the Seventh Street Historic District.

V. DETAILED PROJECT DESCRIPTION:

The proposed project includes construction of a 176 sq. ft. rooftop restroom addition at the rear of the building, adjacent to the non-original, existing, rear elevator shaft. The restrooms will serve the adjacent rooftop deck (Exhibit 4 and 5). The design of the restroom will match the building and elevator tower addition, with matching stucco cladding and a red tile gabled-roof. The restroom facility will be placed at the rear of the building so that it will have limited to no visibility from the public right-of-way. The main visibility of the addition will be from the rear parking lot.

VI. PROJECT ANALYSIS:

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

The proposed project will not adversely affect the site or orientation of the existing building as it will be located on the existing roof. The design will be compatible with the existing building in terms of style and massing, and will utilize materials, colors, and textures that are similar to, or the same as, those used on the existing building.

- **Environmental Compliance:**

The project is categorically exempt from CEQA review pursuant to Section 15301 and 15331 as it a minor alteration/addition to an existing facility and is consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties. A discussion on the projects consistency with the Secretary of the Interior's Standards is included in the attached Staff Recommended Findings (Exhibit 1).

VII. PUBLIC NOTICE AND COMMENTS:

Public notices were mailed to property owners adjacent to the site on February 28, 2019, at least 10 days prior to the scheduled meeting. As of the writing this report, no comments have been received.

IX. EXHIBITS:

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



EXHIBIT 1 – STAFF RECOMMENDED FINDINGS

CASE NUMBER: P19-0062

MEETING DATE: March 20, 2019

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.

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

FACTS: The proposed project will have a similar architectural style to the Spanish/Mediterranean Revival style of existing building, including a gabled roof tile roof and stucco cladding. The restroom facility will match the character of the non-original elevator tower.

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

FACTS: The neighboring buildings are a variety of architectural styles including, Mission Revival, Spanish Colonial Revival, and International Style. The proposed project is compatible with the surrounding Cultural Resources, because it is compatible with the existing building.

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

FACTS: The proposed project will match the colors, textures, materials, decorative features and details, scale, massing and methods of construction of the existing building. The addition will be clad in stucco and have a red tile roof to match existing

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

FACTS: The proposed project will serve as a restroom facility for the existing roof top deck, and will be located on the rear portion of the existing roof. There will be no alterations to the overall site.

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

FACTS: The proposed project will be located on rear of the building with no impact to the existing façade. There will be no impacts to important architectural features. The addition is located on the roof and will have no negative impact to archaeological resources.

FINDING: 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: This finding does not apply to the proposed project, as the building is not residential or within a residential historic district.

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

FACTS: The project will not change the historic use or character of the property or create a false sense of historical development. The addition will utilize materials and design details that are compatible with the existing building, including stucco cladding and red tile roof. The addition will be differentiated by newer materials such as dual-glazed windows. Some damage to a small portion of the building's roof may be possible if the proposed project is removed, but will not change the form of the building. Therefore, the building will have no significant impact on the Seventh Street Historic District.



EXHIBIT 2 – STAFF RECOMMENDED CONDITIONS OF APPROVAL

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General Conditions

1. The project must be completed, per the Cultural Heritage Board's approval, including all conditions listed below. Any subsequent changes to the project must be approved by the Cultural Heritage Board or the Cultural Heritage Board Staff. Upon completion of the project, a Cultural Heritage Board Staff inspection must be requested to ensure that the approved plans have been executed and that all conditions have been implemented.
2. If a building permit is not issued, this approval for the Certificate of Appropriateness will expire in one-year on March 20, 2020.
3. This approval for the Certificate of Appropriateness 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.
4. The granting of this Certificate of Appropriateness shall in no way exclude or excuse compliance with all other applicable rules and regulations in effect at the time this permit is exercised.

APPEAL INFORMATION:

The applicant or any interested person may appeal the Board's decision or any condition of approval. To appeal this decision, a letter must be submitted stating what you wish to appeal and why, the General Application form and the corresponding appeal fee.

The Community & Economic Development Department offers a packet on filing an appeal that you might find helpful. Appeals may be delivered in person or mailed, but they must be received by April 2, 2019 at 5:00 p.m. twelve days following action on this case. The Community & Economic Development Department's address is:

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

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