



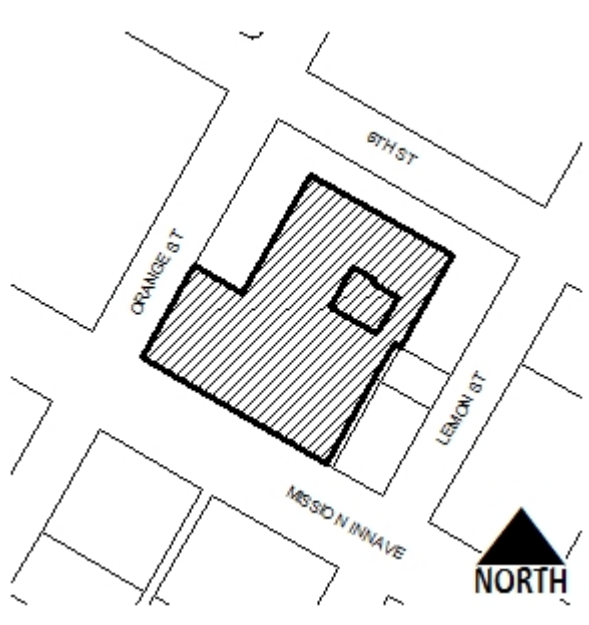
Community & Economic Development Department

Planning Division

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

CULTURAL HERITAGE BOARD MEETING DATE: SEPTEMBER 18, 2019
AGENDA ITEM NO.: 4

PROPOSED PROJECT

<i>Case Numbers</i>	P19-0243 (Certificate of Appropriateness)	
<i>Request</i>	To consider a Certificate of Appropriateness for in-kind repairs and minor exterior modifications to convert the existing Riverside Public Library – Main Branch to the Cheech Marin Center for Chicano Art, Culture, and Industry.	
<i>Applicant</i>	City of Riverside – General Services Department	
<i>Project Location</i>	3581 Mission Inn Avenue, situated on the northeast corner of Mission Inn Avenue and Orange Street	
<i>APN</i>	213-232-005	
<i>Ward</i>	1	
<i>Neighborhood</i>	Downtown	
<i>Historic Districts</i>	Mission Inn Historic District; Seventh Street Historic District	
<i>Historic Designation</i>	City Landmark #135	
<i>Staff Planner</i>	Scott Watson, Historic Preservation Officer 951-826-5507 swatson@riversideca.gov	

RECOMMENDATIONS

Staff Recommends that the Cultural Heritage Board:

1. **DETERMINE** that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15301 (Existing Facilities) and 15331 (Historical Resource Restoration/Rehabilitation) of the CEQA Guidelines, as the project constitutes a minor alteration to an existing facility and Historical Resource Restoration/Rehabilitation, consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties; and

2. **APPROVE** Planning Case P19-0243 (Certificate of Appropriateness), based on the findings outlined and summarized in the staff report and subject to the recommended conditions (Exhibit 1).

BACKGROUND

On May 15, 2019, the Cultural Heritage Board considered a Certificate of Appropriateness (COA) for exterior modifications and repairs associated with the adaptive reuse of the Riverside Public Library – Main Branch into the Cheech Marin Center for Chicano Arts, Culture, and Industry. The following comments were provided by the Cultural Heritage Board:

- Related to the COA
 - The finish texture and color of the concrete podium should match the existing podium.
 - The concrete benches should be differentiated from the existing concrete podium.
 - The benches should comply with the Building Code in order to replace the railing.
 - The new concrete benches appear to cut off access from the existing stairs on the east and west elevations.
 - Inquired whether or not the HVAC units and screens were original to the building.
- Not related to the COA
 - Inquired whether or not the stairs on the east elevation will remain.
 - Expressed concerns regarding Americans with Disabilities Act (ADA) accessibility from the parking lot on the east side of the site.
 - Expressed concerns regarding potential modifications to the design of the plaza, including removal or planting of trees.
 - Inquired whether or not additional lighting will be added to address homeless problems.
 - Expressed concerns regarding the poor condition of the wall between the Library and the Universalist-Unitarian Church.

The Cultural Heritage Board continued the project to the meeting on June 19, 2019 to allow staff additional time to provide clarification on the items related to the COA. Subsequently, two additional continuances have been requested to finalize the scope and budget of the project. Responding to comments provided by the Cultural Heritage Board, plans have been revised to address concerns relating to the benches and podium replacement.

As a matter of clarification, modifications related to lighting, the front plaza, accessibility and condition of the wall are not components of the scope of the COA. As part of building permit issuance, the project will be reviewed by the Building and Safety Division during plan check for compliance with ADA and the California Building Code.

For additional project background, please refer to the May 15, 2019 Cultural Heritage Board staff report and meeting minutes (Exhibits 2 & 3).

PROJECT DESCRIPTION

Minor modifications have been made to the original scope of the project, due to budgetary reasons, for the conversion of the Riverside Public Library – Main Branch to the Cheech Marin Center for Chicano Arts, Culture, and Industry. The project will no longer include concrete benches as safety barriers nor removal of utilitarian doors on the west building elevation.

The proposed exterior modifications include the following seven components (Exhibits 4 & 5) requested for the Certificate of Appropriateness:

1. Storefront Replacement: The proposed entry storefront replacement will have a symmetrical configuration and consist of clear anodized aluminum finish, similar to the existing storefront. The doors and windows will be rearranged within the storefront system.
2. Podium Replacement: The proposed podium replacement will match the existing podium in height, width, depth, and materials. Components of the podium replacement will also include:
 - o Removal of segments of the non-historic railings around the perimeter of podium, located south of the building.
 - o Construction of a 6 inch curb around the perimeter of the east, west, and south edges of the podium, where the railings are proposed to be removed.
 - o Infilling the planters adjacent to the podium with approximately 6 inches of soil to eliminate the need for railings; thereby reducing the height differential between the planter and podium to less than 30 inches.
3. Podium Tree Removal: The four existing podium trees have caused extensive podium damage and removal is proposed.
4. Steps and Ramps Replacement and Reconfiguration: The existing primary entry steps and ramps have extensive cracking. Replacement of the steps and ramps will include the following:
 - o A symmetrical curvilinear design.
 - o Increase in the width of the stairway from 48 feet to 112 feet.
 - o Material (concrete) and texture to match existing steps and ramps.
 - o Infill of planter areas, adjacent to the proposed stairs and ramp, with concrete to match the existing concrete walkways.
5. Re-roofing: The existing roof is in poor condition and recoating with a new layer of thermoplastic polyolefin (TPO) is proposed. The new material will consist of a similar color as the existing one.
6. Screening of Rooftop Equipment: New ten-foot high equipment screens will be constructed to conceal the new and upgraded mechanical equipment from the public right-of-way. The equipment screening will consist of a corrugated, perforated metal screen to the north and metal screens with a faux stucco finish to the east and west.
7. Loading Dock Modifications: The service doors on the north elevation will be replaced with new metal doors. New perforated metal panels will be attached to the existing guardrails to meet current building codes.

As part of this project, a Secretary of the Interior Standards Analysis was prepared by Page & Turnbull dated August 14, 2019 and found the project to be consistent with all ten Standards for Rehabilitation (Exhibit 6).

FACTS FOR FINDINGS

Pursuant to Section 20.25.050 of Title 20 (Cultural Resources) of the Riverside Municipal Code, the Cultural Heritage Board and Historic Preservation Officer must make applicable findings of specific

standards when approving or denying a Certificate of Appropriateness. Staff was able to make the applicable findings for each of the seven components of the project as follows:

PROJECT COMPONENT #1 - STOREFRONT REPLACEMENT			
<i>The application proposal is consistent or compatible with the architectural period and the character-defining elements of the historic building.</i>	N/A	Consistent	Inconsistent
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Facts: <ul style="list-style-type: none"> Replacement of the existing storefront will be completed in-kind, with minor reconfiguration of openings. The proposed storefront will match the existing materials in kind. 			
<i>The application proposal is compatible with existing adjacent or nearby Cultural Resources and their character-defining elements.</i>	N/A	Consistent	Inconsistent
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Facts: <ul style="list-style-type: none"> The storefront replacement is minor and the proposed storefront is compatible with the design of the building. The replacement of the storefront will not impact the Historic Districts or adjacent Cultural Resources. 			
<i>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.</i>	N/A	Consistent	Inconsistent
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Facts: <ul style="list-style-type: none"> The proposed storefront entry will match the clear-coated aluminum material of the existing storefront. The proposed storefront system will match the proportions of the existing system. The existing storefront configuration is not essential to the character of the building and rearrangement of doors and windows within the storefront system will not impact the overall design of the building. 			
<i>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.</i>	N/A	Consistent	Inconsistent
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Facts: <ul style="list-style-type: none"> The replacement of the storefront will be within the original opening and will not alter the building's relationship to the site. 			
<i>The proposed change does not adversely affect an important architectural, historical, cultural or archaeological feature or features.</i>	N/A	Consistent	Inconsistent
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Facts: <ul style="list-style-type: none"> The style of the proposed storefront will match the existing. The proposed storefront will be within the original opening 			

PROJECT COMPONENT #1 - STOREFRONT REPLACEMENT			
<i>The application proposal is consistent with the Citywide Residential Historic District Design Guidelines and the separate guidelines for each Historic District.</i>	N/A	Consistent	Inconsistent
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Facts: <ul style="list-style-type: none"> The replacement of the storefront is consistent with the Downtown Specific Plan guidelines because it will maintain the historic styling of the building and be consistent with the building's period of significance. 			
<i>The application proposal is consistent with the Principles of the Secretary of the Interior's Standards for the Treatment of Historic Properties.</i>	N/A	Consistent	Inconsistent
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Facts: <ul style="list-style-type: none"> Staff concurs with the Secretary of the Interior Standards analysis completed by Page and Turnbull, which found the project consistent with all ten Standards for Rehabilitation. The reconfiguration of the storefront will be in-kind, and will be compatible with the existing storefront in terms of material, style, scale, and method of construction. 			

PROJECT COMPONENT #2 - PODIUM REPLACEMENT			
<i>The application proposal is consistent or compatible with the architectural period and the character-defining elements of the historic building.</i>	N/A	Consistent	Inconsistent
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Facts: <ul style="list-style-type: none"> The repair of the podium will be completed in-kind. The removal of non-historic railings around the perimeter of podium and infill the planters adjacent to the podium will restore the original look of the building from Mission Inn Ave. 			
<i>The application proposal is compatible with existing adjacent or nearby Cultural Resources and their character-defining elements.</i>	N/A	Consistent	Inconsistent
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Facts: <ul style="list-style-type: none"> The replacement of the podium is minor in nature and compatible with the existing design of the building. The replacement of the podium will not impact the Historic District or adjacent Cultural Resources. 			
<i>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.</i>	N/A	Consistent	Inconsistent
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Facts: <ul style="list-style-type: none"> The proposed podium will match the material, color, thickness, and finish of the existing podium. The proposed 6-inch curb will consist of concrete and match the color of the proposed podium. 			
<i>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.</i>	N/A	Consistent	Inconsistent
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Facts: <ul style="list-style-type: none"> The proposed podium match the footprint of the existing podium. The proposed podium will not alter the building's relationship to the overall site. Removal of the non-original south railing will restore the podiums original unimpeded visual connection between podium and the front plaza. 			
<i>The proposed change does not adversely affect an important architectural, historical, cultural or archaeological feature or features.</i>	N/A	Consistent	Inconsistent
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Facts: <ul style="list-style-type: none"> The proposed podium is an in-kind replacement and will match the existing podium; thereby, not adversely affecting this important architectural feature of the building. The railing to be removed is not original to the building, and thus not an important architectural feature. 			

PROJECT COMPONENT #2 - PODIUM REPLACEMENT			
<i>The application proposal is consistent with the Citywide Residential Historic District Design Guidelines and the separate guidelines for each Historic District.</i>	N/A	Consistent	Inconsistent
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Facts: <ul style="list-style-type: none"> The in-kind replacement of the podium is consistent with the Downtown Specific Plan guidelines. It will continue to maintain the historic architectural style of the building and be consistent with the building's period of significance. The removal of the non-original railing will restore the original appearance of podium. 			
<i>The application proposal is consistent with the Principles of the Secretary of the Interior's Standards for the Treatment of Historic Properties.</i>	N/A	Consistent	Inconsistent
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Facts: <ul style="list-style-type: none"> Staff concurs with the Secretary of the Interior Standards analysis completed by Page and Turnbull, which found the project consistent with all ten Standards for Rehabilitation. The replacement of the podium will be in-kind, and will be compatible with the existing podium in terms of material, style, thickness, and method of construction. The addition of a 6-inch curb along the podium is a minor modification that will meet current code requirements and allow continued use of the historic building. 			

PROJECT COMPONENT #3 - PODIUM TREE REMOVAL			
<i>The application proposal is consistent or compatible with the architectural period and the character-defining elements of the historic building.</i>	N/A	Consistent	Inconsistent
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Facts: <ul style="list-style-type: none"> The removal of the trees on the podium is necessary to prevent further damage to the building and replacement podium. The removal of the tree will not alter the overall New Formalist style and design of the building. 			
<i>The application proposal is compatible with existing adjacent or nearby Cultural Resources and their character-defining elements.</i>	N/A	Consistent	Inconsistent
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Facts: <ul style="list-style-type: none"> The tree removal is minor in nature and compatible the existing design of the building The tree removal will not impact the Historic District or adjacent Cultural Resources. 			
<i>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.</i>	N/A	Consistent	Inconsistent
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Facts: <ul style="list-style-type: none"> This finding is not applicable to the removal of the trees. 			
<i>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.</i>	N/A	Consistent	Inconsistent
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Facts: <ul style="list-style-type: none"> The removal of the podium trees will not alter the building's relationship to the overall all site. 			
<i>The proposed change does not adversely affect an important architectural, historical, cultural or archaeological feature or features.</i>	N/A	Consistent	Inconsistent
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Facts: <ul style="list-style-type: none"> The removal of the podium trees will allow the important architectural features to remain without risk of further damage. The tree removal will also reduce the risk of future structural damage. 			
<i>The application proposal is consistent with the Citywide Residential Historic District Design Guidelines and the separate guidelines for each Historic District.</i>	N/A	Consistent	Inconsistent
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Facts: <ul style="list-style-type: none"> This finding is not applicable to the removal of the trees. 			

PROJECT COMPONENT #3 - PODIUM TREE REMOVAL			
<i>The application proposal is consistent with the Principles of the Secretary of the Interior's Standards for the Treatment of Historic Properties.</i>	N/A	Consistent	Inconsistent
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Facts: <ul style="list-style-type: none"> Staff concurs with the Secretary of the Interior Standards analysis completed by Page and Turnbull, which found the project consistent with all ten Standards for Rehabilitation. The removal of the podium trees is minor in nature and serve to prevent future damage to the building. 			

PROJECT COMPONENT #4 - STEPS AND RAMPS REPLACEMENT AND RECONFIGURATION			
<i>The application proposal is consistent or compatible with the architectural period and the character-defining elements of the historic building.</i>	N/A	Consistent	Inconsistent
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Facts: <ul style="list-style-type: none"> The proposed steps and ramps will match the concrete material, color, texture, and finish of the existing steps and ramps. The proposed steps and ramps will be symmetrical and centrally located in front of the building façade; thereby, maintaining the character-defining feature of monumentality exhibited by the building's design. The proposed curved design of the step and ramp are influenced by the barrel-vaulted canopy; thereby relating the new configuration of the steps and ramps to an existing feature of the building. 			
<i>The application proposal is compatible with existing adjacent or nearby Cultural Resources and their character-defining elements.</i>	N/A	Consistent	Inconsistent
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Facts: <ul style="list-style-type: none"> The proposed steps and ramps will compatible the existing design of the building The proposed steps and ramps will not impact the Historic Districts or adjacent Cultural Resources. 			
<i>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.</i>	N/A	Consistent	Inconsistent
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Facts: <ul style="list-style-type: none"> The proposed steps and ramps will consist of concrete to match existing. The increased width of the entry steps is compatible with the overall scale of the building and will enhance the monumentality of the building's design. 			
<i>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.</i>	N/A	Consistent	Inconsistent
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Facts: <ul style="list-style-type: none"> The proposed stairs and ramps will be located in the same relative location of the existing stairs and ramps. 			

PROJECT COMPONENT #4 - STEPS AND RAMPS REPLACEMENT AND RECONFIGURATION			
<ul style="list-style-type: none"> The removal of the existing planters and landscaping adjacent to the existing steps and ramps will not adversely affect the context of the site, as they are not original to the building or site design. The reconfiguration of the steps and ramps will not alter the building's relationship to the site. 			
<i>The proposed change does not adversely affect an important architectural, historical, cultural or archaeological feature or features.</i>	N/A	Consistent	Inconsistent
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Facts: <ul style="list-style-type: none"> The central location of the steps and ramps is an important architectural feature of the building, as it helps to create the building's monumentality and a progression from exterior to interior. The original central placement of the steps and ramps is being maintained. The proposed curvilinear design will not alter the building's monumentality. 			
<i>The application proposal is consistent with the Citywide Residential Historic District Design Guidelines and the separate guidelines for each Historic District.</i>	N/A	Consistent	Inconsistent
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Facts: <ul style="list-style-type: none"> While the Downtown Specific Plan suggest that the historic building's design and appearance be maintained, modifications for continued use are allowed provided they are completed in a compatible manner. The redesigned steps and ramps are compatible with the design of the building as previously discussed. 			
<i>The application proposal is consistent with the Principles of the Secretary of the Interior's Standards for the Treatment of Historic Properties.</i>	N/A	Consistent	Inconsistent
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Facts: <ul style="list-style-type: none"> Staff concurs with the Secretary of the Interior Standards analysis completed by Page and Turnbull, which found the project consistent with all ten Standards for Rehabilitation. The Standards allow for modification to historic buildings in order to maintain continued use, provided the modifications are compatible with the original design, but differentiated to avoid creating a false sense of history. The reconfiguration of the steps and ramps are designed to be compatible with the New Formalism style of the historic building. The curvilinear design will differentiate the proposed step and ramps from the original rectilinear design. 			

PROJECT COMPONENT #5 - RE-ROOFING			
<i>The application proposal is consistent or compatible with the architectural period and the character-defining elements of the historic building.</i>	N/A	Consistent	Inconsistent
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Facts: <ul style="list-style-type: none"> As the roof is flat, the roofing material is not visible from the public right-of-way. The proposed roofing material will be similar in color to the existing roof. 			
<i>The application proposal is compatible with existing adjacent or nearby Cultural Resources and their character-defining elements.</i>	N/A	Consistent	Inconsistent
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Facts: <ul style="list-style-type: none"> This finding does not apply to the re-roofing, as the roofing material is not visible from the public right-of-way. 			
<i>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.</i>	N/A	Consistent	Inconsistent
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Facts: <ul style="list-style-type: none"> The proposed roofing material will be similar in color to the existing roofing and will not add any visible thickness to the roof. 			
<i>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.</i>	N/A	Consistent	Inconsistent
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Facts: <ul style="list-style-type: none"> This finding does not apply to the re-roofing, as it will not alter the building's relationship to the site. 			
<i>The proposed change does not adversely affect an important architectural, historical, cultural or archaeological feature or features.</i>	N/A	Consistent	Inconsistent
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Facts: <ul style="list-style-type: none"> The roofing material is not visible from the public right-of-way; therefore, it is not an important architectural feature. 			
<i>The application proposal is consistent with the Citywide Residential Historic District Design Guidelines and the separate guidelines for each Historic District.</i>	N/A	Consistent	Inconsistent
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Facts: <ul style="list-style-type: none"> This finding does not apply to the re-roofing, as the roofing material is not visible from the public right-of-way and the Downtown Specific Plan does not address roofing material. 			

PROJECT COMPONENT #5 - RE-ROOFING			
<i>The application proposal is consistent with the Principles of the Secretary of the Interior's Standards for the Treatment of Historic Properties.</i>	N/A	Consistent	Inconsistent
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Facts: <ul style="list-style-type: none"> Staff concurs with the Secretary of the Interior Standards analysis completed by Page and Turnbull, which found the project consistent with all ten Standards for Rehabilitation. The proposed roofing material will be similar in color to the existing roofing and will not add any visible thickness to the roof; therefore, it will be compatible with the existing building. 			

PROJECT COMPONENT #6 - SCREENING OF ROOFTOP EQUIPMENT			
<i>The application proposal is consistent or compatible with the architectural period and the character-defining elements of the historic building.</i>	N/A	Consistent	Inconsistent
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Facts: <ul style="list-style-type: none"> The proposed north equipment screen will consist of corrugated and perforated metal. It will be compatible with the existing perforated south equipment screen. The proposed east and west equipment screens will consist of a faux stucco finish. It will be compatible with the existing east and west stucco wall equipment screening. 			
<i>The application proposal is compatible with existing adjacent or nearby Cultural Resources and their character-defining elements.</i>	N/A	Consistent	Inconsistent
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Facts: <ul style="list-style-type: none"> The proposed equipment screens will be compatible with the existing equipment screens. The proposed equipment screens will not impact the Historic District or adjacent Cultural Resources. 			
<i>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.</i>	N/A	Consistent	Inconsistent
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Facts: <ul style="list-style-type: none"> The proposed equipment screens will be similar in scale and height of the existing screens. The proposed east and west screens will have a faux stucco finish to match the existing east and west screens. The proposed north screen will consists of a corrugated and perforated metal similar to the existing north and south screens. 			
<i>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.</i>	N/A	Consistent	Inconsistent
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Facts: <ul style="list-style-type: none"> This finding does not apply to the proposed rooftop screen, as it will not alter the building's relationship to the site. 			
	N/A	Consistent	Inconsistent

PROJECT COMPONENT #6 - SCREENING OF ROOFTOP EQUIPMENT			
<i>The proposed change does not adversely affect an important architectural, historical, cultural or archaeological feature or features.</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Facts: <ul style="list-style-type: none"> The existing screens have limited view from the public right-of-way. The proposed screens will only be visible from across Sixth Street to the north of the property. This will not impact the roof, which is an important architectural feature, as equipment screens exist and will not alter the roof type. 			
<i>The application proposal is consistent with the Citywide Residential Historic District Design Guidelines and the separate guidelines for each Historic District.</i>	N/A	Consistent	Inconsistent
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Facts: <ul style="list-style-type: none"> The Downtown Specific Plan and the Zoning Code (Title 19) require all rooftop mechanical equipment to be screened, as to not be visible from the street. 			
<i>The application proposal is consistent with the Principles of the Secretary of the Interior's Standards for the Treatment of Historic Properties.</i>	N/A	Consistent	Inconsistent
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Facts: <ul style="list-style-type: none"> Staff concurs with the Secretary of the Interior Standards analysis completed by Page and Turnbull, which found the project consistent with all ten Standards for Rehabilitation. The proposed rooftop screens will be compatible in design, and slightly differentiated from the existing screens through a slight differential in height. 			

PROJECT COMPONENT #7 – LOADING DOCK MODIFICATIONS			
<i>The application proposal is consistent or compatible with the architectural period and the character-defining elements of the historic building.</i>	N/A	Consistent	Inconsistent
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Facts: <ul style="list-style-type: none"> The proposed doors will be metal to match the existing door. The perforated metal panels attached to the guardrails will allow the existing loading dock guardrails to remain, and will be compatible with the overall New Formalist design of the building. 			
<i>The application proposal is compatible with existing adjacent or nearby Cultural Resources and their character-defining elements.</i>	N/A	Consistent	Inconsistent
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Facts: <ul style="list-style-type: none"> The proposed door replacement is within an existing opening and will be a similar type of door as existing. The proposed perforated metal panels attached to the guardrails are compatible with the design of the building. These modification to the building are located on the rear and will not be prominent; therefore, they will not impact the Historic District or adjacent Cultural Resources. 			
<i>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.</i>	N/A	Consistent	Inconsistent
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Facts: <ul style="list-style-type: none"> The proposed door will be within the existing door opening. The proposed door will be metal to match existing. The proposed perforated metal screens attached to the guardrails are minor in nature and will not impact the design of the building. 			
<i>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.</i>	N/A	Consistent	Inconsistent
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Facts: <ul style="list-style-type: none"> This finding does not apply to the door replacement and proposed guardrail screens as it will not alter the building's relationship to the site. 			
<i>The proposed change does not adversely affect an important architectural, historical, cultural or archaeological feature or features.</i>	N/A	Consistent	Inconsistent
	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Facts: <ul style="list-style-type: none"> The rear door and loading dock guardrails are not important architectural features. 			
<i>The application proposal is consistent with the Citywide Residential Historic District Design Guidelines and the separate guidelines for each Historic District.</i>	N/A	Consistent	Inconsistent
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Facts: <ul style="list-style-type: none"> This finding does not apply to the proposed door and loading dock guardrails modifications, as these elements are not character-defining features, which the Downtown Specific Plan recommends being maintained. 			

PROJECT COMPONENT #7 – LOADING DOCK MODIFICATIONS			
<i>The application proposal is consistent with the Principles of the Secretary of the Interior's Standards for the Treatment of Historic Properties.</i>	N/A	Consistent	Inconsistent
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Facts: <ul style="list-style-type: none"> Staff concurs with the Secretary of the Interior Standards analysis completed by Page and Turnbull, which found the project consistent with all ten Standards for Rehabilitation. The existing door and loading dock guardrails are not character-defining features; therefore, modification to these features is acceptable under the Standards. 			

APPEAL INFORMATION

Actions by the Cultural Heritage Board may be appealed to the Land Use Committee of the City Council at their next available meeting within ten calendar days after the final decision. Appeal filing and processing information may be obtained from the Planning Division, 3rd Floor, City Hall.

EXHIBITS LIST

1. Revised Staff Recommended Conditions of Approval
2. CHB Staff Report - May 15, 2019
3. CHB Minutes – May 15, 2019
4. Revised Project Description and Site Photos
5. Revised Project Plans (Site Plan, Floor Plan, Elevations, Roof Plan, Demolition Plan, Sight Line Study)
6. Applicant Prepared Compliance Analysis

Report and Recommendations Prepared by:
 Report and Recommendations Reviewed by:
 Report and Recommendations Approved by:

Scott Watson, Historic Preservation Officer
 Patricia Brenes, Principal Planner
 Mary Kopaskie-Brown, City Planner



EXHIBIT 1 – REVISED STAFF RECOMMENDED CONDITIONS OF APPROVAL

CASE NUMBER: P19-0243

MEETING DATE: September 18, 2019

GENERAL CONDITIONS

1. The project must be completed in accordance with 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.
2. There is a one year time limit in which to secure the necessary building permits required by this Certificate of Appropriateness. Approval will expire on September 18, 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.

PROJECT SPECIFIC CONDITIONS OF APPROVAL

Prior to Building Permit Issuance:

5. **Plot Plan:** Ensure plans provided for building permit plan check incorporate the following:
 - a. The proposed concrete podium repair and/or replacement and new concrete walkways adjacent to the proposed stairs and ramps shall closely match the color, texture, and finish of the existing concrete podium.
6. **Landscape and Irrigation Plans:** Submit plans for any modification of landscaping associated with the project to the Cultural Heritage Board Staff for review and approval. Separate application is required. Plans shall incorporate the following:
 - a. Planters around the perimeter of the podium shall be planted with shrubs or accents plants.
 - b. Advisory: Any future redesign of the plaza shall be submitted for Cultural Heritage Board review.

Prior to Construction:

7. The applicant/contractor shall provide a mock-up demonstrating the concrete mixture color and finish for review and approval by Cultural Heritage Board Staff.

Prior to Release of Occupancy:

8. A sign program, in accordance with Chapter 19.620 of the Riverside Municipal Code and the Downtown Specific Plan, shall be developed and submitted for review and approval by the Cultural Heritage Board Staff. A separate application and additional sets of plans will be necessary prior to sign permit issuance.
9. 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. Contact Scott Watson at (951) 826-5507 or swatson@riversideca.gov.