

TITLE 20

20.25.50–Principles and Standards of Site Development and Design Review

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

The proposed project is consistent with the architectural period and the character-defining features of the building. Exterior alterations are limited to the replacement of the podium, the existing entry steps and the existing ramps. Though the podium and steps are original, they exhibit extensive cracking. The concrete podium will be replaced with a new podium that is similar in width, height, depth and finish. It will be constructed within the same footprint. The ramps do not meet current accessibility requirements, exhibit extensive cracking and the west ramp has been altered. The ramps and steps will be replaced with new ramps and steps that have a curvilinear configuration. Though the configuration is a departure from the existing rectilinear form, the new ramps and steps will be centered on the podium and will continue the symmetrical organization of the building. Furthermore, the ramps and steps will match the concrete material of the existing. The proposed steps and ramps will be distinguished from, but compatible with, the character of the library and the architectural period. The project also includes the construction of new mechanical screens to hide new rooftop mechanical equipment. The proposed mechanical screens include metal panel screens on the east and west sides with a faux stucco finish to match the existing stucco walls. The north side mechanical screen will be corrugated, perforated metal - a material that is compatible with the historic metal screen at the south side.

B. *The application proposal is compatible with existing adjacent or nearby Cultural Resources and their character-defining elements;*

Though the Riverside Library is located within the Mission Inn Historic District, it was designed in the New Formalist style and constructed outside of the period of significance of the district. The library is therefore not a contributor to the Mission Inn Historic District. The proposed project will be compatible with the library but it will neither contribute to, nor diminish the character of the Mission Inn Historic District.

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;*

The exterior of the building will largely remain unchanged. The exterior project scope is limited to the replacement of the entry storefront, podium, steps, and ramps. The fenestration of the building will remain unchanged. Likewise, the height, scale and massing of the building will remain the same. The replacement storefront, podium, ramps and steps will be replaced with similar materials so that the colors and textures of the building will remain and be compatible with the historic resource. A metal roof screen will be constructed on the roof to hide new mechanical equipment. The new mechanical screens will be compatible with the existing mechanical screens in color, material and size.

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;*

The proposed project is limited to the adaptive reuse of the library building. Work at the plaza is limited to the integration of the steps and ramps with the existing plaza and sidewalks; as well as raising the grade around the podium.

E. *The proposed change does not destroy or adversely affect an important architectural, historical, cultural, or archaeological feature or features;*

As stated above, the exterior alterations are limited to the replacement of the existing entry storefront, podium, ramps and steps. The proposed replacement storefront will accommodate wider doors, but will be installed within the existing opening. Similar to the existing, it will be finished with an anodized aluminum material. The new podium will be the same height, depth, width and material and will therefore be consistent with the character of the building. As previously noted, the entry steps are proposed to be removed. Though they are an original feature of the building, their removal will not diminish the overall integrity of the building. The proposed replacement ramps and steps will have a curvilinear configuration rather than a rectilinear. Though the configuration will be distinct from the existing, the new ramps and steps will be symmetrical about the

building and podium; and will be constructed of the same material as the existing so as to be compatible with the character-defining features of the building.

G. *The project is consistent with the principles of the Secretary of the Interior’s Standards for the Treatment of Historic Properties.*

See the Standards Analysis on the following page.

SECRETARY OF THE INTERIOR’S STANDARDS FOR REHABILITATION

1. **Rehabilitation Standard No. 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 Riverside Library at 3581 Mission Inn Avenue was constructed to serve as the main library. The proposed project will adaptively reuse the library for The Cheech Marin Center for Chicano Art, Culture, and Industry. The new use is one that will require only minimal change at the exterior. No new openings nor additions are proposed. The proposed alternations are limited to the replacement of the front entry storefront, podium, ramps and steps. The project also includes the modification of the noncompliant guardrail at the north. The proposed storefront will be installed within the existing opening; but will have doors of greater width than the existing to accommodate the transport of art. The new storefront will be aluminum with a clear anodized finish, similar to the existing. The existing podium is in poor condition with extensive surface cracking. The replacement podium will match the existing in footprint, width, height and depth. It will also be constructed of similar materials and will therefore have a similar appearance as the existing. A control joint will separate the remaining existing concrete podium from the new. To eliminate the requirement for a guardrail and restore the podium to its historic appearance, the grade below the podium will be raised and a curb will be added at the perimeter of the podium. The proposed ramps and steps are also in disrepair and are proposed to be replaced with new concrete ramps and steps that have a curved configuration. Though the new configuration is different from the existing, the new ramps and steps will be compatible through the use of concrete as the primary material and by employing a symmetrical design. Their curved configuration will also relate to the curved canopy at the entry and existing plaza. The existing loading dock doors will be replaced with new doors. However, the opening will remain the same size. The guardrail at the loading dock is utilitarian in appearance and is not a character-defining feature of the building. It will be modified to bring it into compliance through the addition of a perforated screen. Other character-defining features such as the concrete screens, brick walls, roof overhang, concrete entrance canopy and concrete pilasters will be retained and protected. As such, the proposed project is compliant with Standard 1.

2. **Rehabilitation Standard No. 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 does not intend to remove distinctive materials, spaces or spatial relationships. The proposed project will include the demolition and reconstruction of the front (south) entrance concrete podium, stairs and ramps. These features are in poor condition and exhibit extensive cracking. Furthermore, the ramps do not meet the requirements of current code. The podium will be reconstructed to match the existing cast-in-place concrete podium; however the design for the new stairs and ramps will have a different configuration than the existing. The proposed steps and ramps will be curved but will not impact the spatial relationships that characterize the historic resource. The project also includes partial removal of the existing guardrails at the podium. The guardrails are not original to the building and the partial removal will bring the building closer to its original appearance. Character-defining features of the library such as the concrete screens, brick walls, roof overhang, concrete entrance canopy and concrete pilasters will be retained and protected. The proposed project is in compliance with Standard 2.

3. **Rehabilitation Standard No. 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.*

The only changes proposed for the exterior of the building include the replacement of the entry storefront, podium, ramps and steps; and modification of the noncompliant guardrail at the north side. The storefronts and podium will essentially be replaced in kind with only minor distinctions. The ramps and steps will be compatible with the building but distinct and therefore will not convey a false sense of history. At the north facade, the loading dock doors will be replaced with new doors that are similar in style. A perforated screen will be installed at the loading dock guardrails because the distance between the horizontal rails is greater than current code allows. Likewise, new mechanical screens proposed for the roof will be compatible in materials and size. The proposed alterations will not create a false sense of historical development. As such, the proposed project complies with Standard 3.

4. **Rehabilitation Standard No. 4:** *Changes to a property that have acquired historic significance in their own right will be retained and preserved.*

There are no changes to the library that have acquired historic significance in their own right. As such, the proposed project is compliant with Standard 4.

5. **Rehabilitation Standard No. 5:** *Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

The only exterior features proposed to be removed include the entry storefront, podium, ramps and steps; and the door at the west side. These features do not represent distinctive materials or finishes nor do they represent examples of craftsmanship. As such, the proposed project complies with Standard 5.

6. **Rehabilitation Standard No. 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.*

The front (south) podium, stairs and ramps are in disrepair and exhibit extensive cracking on the concrete surface. The podium will be reconstructed to match the existing; however, the proposed design for the stairs and ramps will have a different configuration from the existing. These elements were previously altered with the addition of handrails and the west ramp has been reconfigured from the original design. The new ramps and steps will be constructed of concrete; therefore, having a compatible texture, color and material. Though the curved steps and ramps will be distinct from the existing, they will also be centered on the podium and will have a symmetrical design. The project will largely comply with Standard 6.

SECRETARY OF THE INTERIOR’S STANDARDS FOR REHABILITATION CONTINUED

7. **Rehabilitation Standard No. 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.*

No chemical or physical treatments to the historic materials are proposed as part of this project. As such, the proposed project is compliant with Standard 7.

8. **Rehabilitation Standard No. 8:** *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*

It is not anticipated that any archeological resources will be discovered. If this should occur, appropriate mitigation measures will be taken.

9. **Rehabilitation Standard No. 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.*

The reconstruction of the existing front podium, and new construction of the front (south) entrance stairs and ramps will not destroy historic materials, features, and spatial relationships that characterize the property. The new podium will be reconstructed to match the existing in height, width, depth, and materials. The new front stairs and ramps will have a curved design which will differentiate them from the original building; however, they will be compatible in their symmetrical design, massing, scale and use of concrete. A perforated screen will be installed at the loading dock guardrails because the distance between the horizontal rails is greater than current code allows. Likewise, new mechanical screens proposed for the roof will be compatible in materials and size. Other character-defining features such as the concrete screens, brick walls, roof overhang, concrete entrance canopy and concrete pilasters will be retained and protected. The project will comply with Standard 9.

10. **Rehabilitation Standard No. 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.*

No additions or adjacent new construction are proposed for this project. The proposed new stairs and ramps at the front (south) entrance will be constructed so that if removed in the future, the essential form and integrity of the historic property will not be impaired. The project will be in compliance with Standard 10.



MATERIALS BOARD



Stucco: existing east and west walls at roof



Color Match to Existing Stucco: faux stucco finish panels at new east and west screens at roof



Gold Anodized Aluminum: existing south screen at roof



Almond - Medium Gloss: new north screen at roof



Brick: existing brick at all elevations



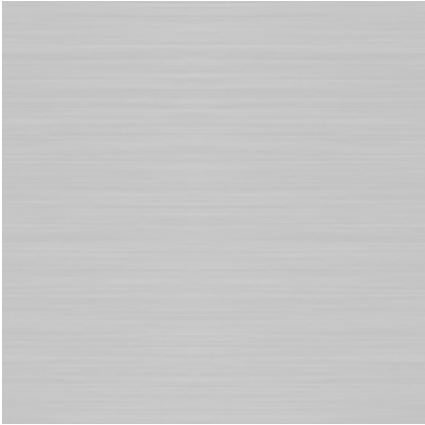
Satin Finish Stainless Steel: new handrails and entry ramps and stairs



Gray, Pantone - Drizzle 16-4402: new paint for existing guardrails to remain



Exposed Concrete: existing podium and new podium, ramps and stairs



Clear Anodized Aluminum: new storefront



Black and White Aggregate Concrete: Existing pilasters, entrance canopy and new curb at podium edge

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