City of Arts & Innovation

CULTURAL HERITAGE BOARD
Draft MINUTES

WEDNESDAY, OCTOBER 16, 2019, 3:30 P.M.
ART PICK COUNCIL CHAMBERS, CITY HALL
3900 MAIN STREET

Cultural Heritage Board Members

		LECH	TOBIN	GAMBLE	CUEVAS	PARRISH	FERGUSON	CARTER	BROWN	FALCONE
	WARDS	1	2	3	4	5	6	7	CW 1	CW 1
Roll Call:	**Present**	X	X	X		X	X	X		X

Chair Lech called the meeting to order at 3:30 p.m. with all members present, except Board Members Brown and Cuevas due to vacation.

Staff: M. Kopaskie-Brown, A. Beaumon, P. Brenes, S. Watson, F. Andrade

The Pledge of Allegiance was given to the flag.

PUBLIC COMMENT
There were no oral comments at this time.

DISCUSSION CALENDAR

Historic Property Viewer Update – Innovation and Technology Department George Khalil, Chief Information Officer, stated that the City is actively working on replacing the aging GIS system. As part of an on-going security assessment, the Historic Property Viewer application was removed due to a significant risk to the integrity of the City. Staff was unable to support and maintain this system and had to remove it from the internet presence. He stated that a short time solution to have the information of the Historic Property Viewer available to those citizens needing access to this information has been to provide a static index of the information. This is available on-line now. Due to the CADME migration in progress now, it will be approximately 18 months before staff will have the time to work on an interactive Historic Property Viewer similar to what was previously available.

Following discussion, there was no formal action taken by the Board.

PLANNING CASE P19-0487 – CERTIFICATE OF APPROPRIATENESS – 4674 BEACON WAY, WARD 1 - *CONTINUED FROM SEPTEMBER 18, 2019*
Certificate of Appropriateness requested by Jim Broeske, of Broeske Architects & Associates on behalf of Randall Neal, for the after-the-fact demolition, replacement of the single-family residence main level and two-car garage, and expansion of the basement, listed as a non-contributing structure of the Mount Rubidoux Historic District. Scott Watson, presented the staff report. He stated that there is currently an active code enforcement case to determine the remedies and penalties allowed under the Riverside Municipal Code which is at the sole discretion of various City

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Departments and City Council. He stated that five letters in support and nine letters in opposition were received and distributed to the Board. Letters in opposition expressed concerns regarding demolition of historic homes, penalties for unpermitted demolition, legality of retroactive approval, disposal of debris from the demolition, the project not being reviewed by the CHB, and the compatibility of the new residence. In response to these concerns the original residence did not meet the definition of a Cultural Resource under Title 20 and is not considered an historic home. Penalties allowed under the Riverside Municipal Code are being assessed by the various City Departments. The retroactive approval of a Certificate of Appropriate is allowed under Title 20. The City has notified the Air Quality Management District which oversees the abatement of hazardous materials, and the City has no oversight on their investigation. Anthony Beaumon, Deputy City Attorney, clarified that it is the City's policy not to comment on an on-going investigation such as this and staff cannot provide any information regarding the investigation at this time. Board Member Parrish brought up the Mt. Rubidoux Historic District Design Guidelines which does not include a farm house style of architecture. Comments from the Audience: Virgil "Chuck" Hane spoke in support and submitted his comments in writing. Denise Harden; Carol McDaniel; Michael Gentile, President Old Riverside Foundation; Pamela Daly; David Crohn; Elizabeth Lossing; and Spencer Boles spoke in opposition and expressed their concerns: Suggested that the staff report is incomplete and invalid due to unknown actions of the investigation. The proposed design compatibility assessment should be based on contributing structures, not non-contributors in the district. The assessment should reflect a current survey, not the 1977 survey. It was suggested that CEQA does apply to this property based off an assumption that the original residence was eligible under Criterion A of National Register and Criterion 1 of the California Register for potential association with events and patterns of development related to American Cultural and Social history and the cold war period; it was also potentially eligible under Criterion C & 3 which is architectural significance related to physical development, expansion and suburbanization and cold war preparedness. It also potentially qualified under the City of Riverside Historic Preservation Element, Historic Context under Modernism and Cold War Expansion. Penalties should be assessed under a true assessment of the structure as a Cultural Resource. It makes no sense for one department to approve the retro-active demolition while other departments review the penalties. Approval by CHB assumes no violation has been committed. It was pointed out that for any project delays, the fault lies with the property owner										

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not the CHB. The project should follow the Mt. Rubidoux Historic District Design Guidelines and the proposed design should be more in keeping with the district. Concerns regarding the view of the home from the eight abutting properties below. That any action be delayed until penalties have been assessed. There were no other persons requesting to speak. Staff clarified that the evaluation of the property was not based upon the 1977 survey. The evaluation was completed by staff using today's landmark criteria and research completed during the process of reviewing the case. The property was determined ineligible for designation because there was no persons of significance associated with the property, no significant architect, and the style of architecture did not rise to the level of significance required for designation. Board Member Gamble stated she has seen this home and it was livable. It is a loss to the City and should not proceed until it has been evaluated as to how it may have contributed to a mid-century study. Following discussion, the Cultural Heritage Board: Motioned to deny Planning Case P19-0487 as the applicant did not follow the Mt. Rubidoux Historic District Design Guidelines. The Deputy City Attorney advised of the need to make the necessary findings for the denial of the project. Board Member Parrish referenced the findings on page 4 of the staff report and stated that because of the architectural style and use of materials are not similar to those found throughout the historic district, the proposed residence will not be compatible with the immediate neighboring residences. Following discussion, some of the board members wanted offered to work with the applicant on the proposed design of the residence. Further discussion was held regarding the possibility of a 90-day continuance to allow the applicant to work with a subcommittee of the CHB. Mr. Broeske stated he was not the applicant and Mr. Neal was out of state. He indicated that he did not have the authority to agree to a continuance. The Board asked the attorney's determination as far as requesting a continuance due to the lack of consent of an applicant. The CHB took a five minute recess.	Motion Second					X				X

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The meeting was reconvened. Mr. Beaumon stated that upon further consultation, the CHB may continue the case without the applicant's permission. Board Member Falcone withdrew his second to the current motion to deny and the motion failed due to lack of a second. Discussions were held regarding a 90-day continuance or 30-day continuance. Ms. Kopaskie-Brown asked for clarification as to what the CHB is continuing this item to do as it relates to this application. What is the direction to the staff and the applicant.										
MOTION was made to continue Planning Case P19-0487. The continuance is requested as the Board cannot make the findings necessary to approve the Certificate of Appropriateness for this design. The Board does not find the proposed design compatible with the District. The Board is available to work with the applicant to provide an opportunity to work on the proposed design. Mr. Beaumon suggested specificity in the motion to make it clear that the Board is requesting a continuance for the purposes of forming a subcommittee of the Board. The subcommittee members will make themselves available to meet with the property owner to discuss the CHB's concerns. Motion failed due to lack of second. Discussion to establish a subcommittee to work with the applicant. Board Members Falcone, Gamble and Parrish volunteered to serve on the subcommittee.	Motion									X
Motion to continue Planning Case P19-0487 to the meeting of November 20, 2019. At the November 20, 2019 meeting the Board will seek approval/permission from the property owner with regard to his willingness to work with a subcommittee of the Board (Board Members Falcone, Gamble and Parrish) in hopes of better adherence to the Mt. Rubidoux Historic District Guidelines for this property. Mr. Beaumon inquired if the motion would allow the applicant to come in before the next meeting or wait until after the November meeting.	Motion Second All Ayes	X	X	X		X	X 	X		X

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Board Member Falcone stated that the Board needs to know that first. For the sake of transparency and keeping it as clear as possible, the continuance to November 20 is to hear from the property owner, if he agrees to work with the subcommittee on the design of the home. The motion was seconded by Board Member Ferguson.										
Motion carried.										
ANNUAL REVIEW OF THE CULTURAL HERITAGE BOARD'S RULES FOR THE TRANSACTION OF BUSINESS AND TRAINING ON RULES Anthony Beaumon, Deputy City Attorney, provided a training on the Rules for the Transaction of Business. The current Rules for the Transaction of Business were presented with suggested changes in redline and strike-out.										
Following the presentation the Board Motioned to approve the revisions to the Cultural Heritage Board's Rules for the Transaction of Business as presented.	Motion Second All Ayes	X	X	X		X	X	X		X
CONSENT CALENDAR The following items were approved by one motion affirming the actions appropriate to each item.	Motion Second All Ayes	X	X	X		X	X	X		X
Cultural Heritage Board Attendance - The Cultural Heritage Board excused the absences of Board Members James Cuevas due to vacation and John Brown due to business.										
The Minutes of the Cultural Heritage Board meeting of September 18, 2019 were approved as presented.										
COMMUNICATIONS										
ITEMS FOR FUTURE AGENDAS AND UPDATE FROM THE HISTORIC PRESERVATION OFFICER Ms. Kopaskie-Brown advised of the upcoming items for the November meeting. She stated the City's Urban Forester will be attending that meeting.										

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ADJOURNMENT The meeting was adjourned at 5:44 p.m. to the meeting of November 20, 2019 at 3:30 pm.										