

Cultural Heritage Board: October 16, 2019
Agenda Item: 3

From: Spencer Boles <sjboles@sbcglobal.net>
Sent: Wednesday, October 16, 2019 9:52 AM
To: Andrade, Frances <FANDRADE@riversideca.gov>
Subject: [External] Beacon Way

Hello, Frances,

This is to let you know that I support the CHB in dealing with the demolition on Beacon Way.

Spencer J. Boles

4567 Mission Inn Ave.

Riverside, California

92501

951-682-3558

sjboles@sbcglobal.net

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From: Kathleen <kathleenmarie009@gmail.com>
Sent: Wednesday, October 16, 2019 6:16 AM
To: Andrade, Frances <FANDRADE@riversideca.gov>
Subject: [External] Beacon Way

Fines, yes if applicable. But to impose delay in building as a "punishment" to satisfy the often-inflated-egos of the gods of CHB, NO! Let the people build their home, and let's remember they are our neighbors and give them a more welcoming reception to the neighborhood!

Kathleen Marie Brown
Ladera Lane

From: Alan Curl <alan.curl@yahoo.com>
Sent: Thursday, October 10, 2019 5:38 AM
To: Andrade, Frances <FANDRADE@riversideca.gov>
Subject: [External] Unauthorized Demolition of House in the Mount Rubidoux Historic District

In a preservation district, a demolition permit has the special role of ensuring that a contributing element of that district is not removed without thorough review and approval.

The notion that it is easier to win forgiveness than approval should be disproved with vigor in this case. To do otherwise sends the message that the City's that there are no unpleasant consequences for ignoring the City's historic preservation ordinance. The City Attorney's Office should, if it has not already done so, advise on the penalties that might apply if the Cultural Heritage Board does not give a retroactive approval in this case.

If this structure was a contributing element within the preservation district, it raises the question of what will replace it. There have been cases in other cities in which the property owner was required to construct a replica of the demolished historic original.

From: Cathy Decker <bcjldecker@gmail.com>
Sent: Tuesday, October 15, 2019 3:38 PM
To: Andrade, Frances <FANDRADE@riversideca.gov>
Subject: [External] The Demolished home on Beacon Way

To the Cultural Heritage Board of Riverside concerning the demolition of the home on Beacon Way

My husband and I are adjacent neighbors to the home that Mr. Neal demolished and we have lived at 4668 Beacon Way for 34 years. Our home is the youngest on the list of homes contributing to the historic value of the Mount Rubidoux Historic District. It was built in 1946 in the Mediterranean Revival style. We are now in our 70's and planning on putting our house on the market. We are in need of a one story residence and we are hoping to tell perspective buyers that there soon will be a nice home built on the lot in question.

Our neighbors who live below us in the Mount Rubidoux Historic District seem to be very concerned about having the builder not be a speculator who will build a cheap and unattractive home. We have watched over the past year the builder deal with the rocks while excavating for his elevator and basement space. I am not privy to the amount of money Mr. Neal has already spent on this project, but it has to be extremely sizable, and if Mr. Neal is a speculator, I can't imagine he will make any money from this project.

After listening to the CHB and another speaker at the September meeting, it sounded like you wanted to punish Mr. Neal for the demolition. We heard suggestions of fines and a 5 year building moratorium.

Since the Smith's passing the home has been empty, and over the past few years the vagrants have discovered the property. The party people as well have also discovered it. Beer cans, used prophylactics, food wrappers, people sleeping in their cars have been a problem on the street in front of the old Smith's home as well as between our 2 homes.

The house that was torn down without a permit was deemed a non contributing home and in most people eyes was not appealing. Bruce and I were extremely happy to see it go. Yes, we thought Mr. Neal had a permit for the demolition but we certainly share his concern for the nightly goings on. The last 2 years have been a nightmare for us and I can imagine Mr. Neal's piece of mind.

We are not asking for just another house. We want it reviewed and approved, but please don't push for a building moratorium. That will severely impact all of us up on Beacon Way and put our entire neighborhood at risk. There have been camp fires set up there and we don't want the homeless and party people to have a reason to roam through our neighborhood. We need a quality home to be built as soon as possible.

After 43 years of taking care of our home and relying on the Cultural Heritage board to protect our property values (as well as all who live on Beacon Way), we hope a reasonable and just decision is made.

Cathy and Bruce Decker

Tiffany Edwards
2933 Mission Inn Avenue
Riverside, CA 92507

October 9, 2019

To the Cultural Heritage Board:

My family moved to Riverside just over two years ago and bought a historic home in the Eastside 7th Street District. When we purchased this home, it was understood and clearly expressed to us in the escrow and purchase process what our responsibility was once we purchased a historic home in Riverside. When we had to get property insurance as part of the mortgage, we had to get additional coverage because it is a historic home so that we could repair or replace parts or the whole home in as much as possible of the original state if we had tragedy strike us. This was on top of the general responsibilities and requirements under the law of owning a home in the City of Riverside. This is a choice, responsibility, and a duty. A person cannot just have an “oops I demolished a historic home” moment and then carry on without real consequences.

My family chose to live in a historic neighborhood and help preserve the legacy of Riverside. If the Cultural Heritage Board agrees with the City Staff and just retroactively approves the demolition of the home in question, you are diminishing the importance of the history and people of Riverside and the importance of the law. More and more I have witnessed people breaking laws and trying to erase history without consequences. When we continue with this type of behavior it has rippling affects and effects not only in the local community, but also for the greater good.

I, and my family, implore you to consider how the history of Riverside, Mount Rubidoux, Beacon Way, and this home can be preserved. The person/people responsible for the demolition of the house should have to face the consequences of each law that was broken. Perhaps they should be required to take a course on the history of Riverside and/or contribute to preservation efforts in our great city. Maybe the home, or at least the façade of the house, should be rebuilt. That is all for you to determine, but sweeping this situation under the rug sets a precedent for not following the law and ignoring history.

Sincerely,

Tiffany Edwards and family

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From: Karen Fleisher <karenfleisher@att.net>
Sent: Monday, October 14, 2019 11:02 AM
To: Andrade, Frances <FANDRADE@riversideca.gov>
Subject: [External] CHB Agenda Item Wrongful Demolition on Beacon Way

Members of the Riverside Cultural Heritage Board:

As a long-time resident of one of Riverside's historic districts, I find it very upsetting to hear that the City staff will be recommending retroactive approval of an unauthorized demolition of the home on Beacon Way in the Mount Rubidoux Historic District to the Cultural Heritage Board on Wednesday, October 16.

This retroactive approval with no penalty undermines the integrity of Riverside's historic preservation ordinance. I would urge the board to reject this recommendation and put the City back on a path of preserving our historic resources so that we once again have "an active and well-respected" historic preservation program.

Thank you.

Karen Fleisher
Wood Street Resident

From: April Glatzel <aprilglatzel@gmail.com>
Sent: Friday, October 11, 2019 8:43 AM
To: Andrade, Frances <FANDRADE@riversideca.gov>
Subject: [External] Demolition of Home in Historic District

Hello Frances,

I'm writing to state my **dissatisfaction** with the City for allowing the **unauthorized demolition** of a home on Beacon Way in the Mount Rubidoux Historic District. I would like to attend the City Council Meeting on Wednesday October 16th at 3:30 pm but will be out of the country.

April Glatzel
4364 Brentwood Avenue
Riverside CA 92506
951-205-4429

Denise C. Harden
5796 Grand Avenue
Riverside, California 92504
Cell: 951.233.5087 ♦ Home: 951.276.1787

October 16, 2019

Cultural Heritage Board
City of Riverside
3900 Main Street
Riverside, CA 92501

Subject: CHB Oct 16, 2019, Agenda Item No. 19-3432
Planning Case P19-0487 (COA) for 4674 Beacon Way

Members of the Cultural Heritage Board:

I oppose approval of the Certificate of Appropriateness (COA) for Planning Case P19-0487 as presented on two grounds. First, the staff report is incomplete; and second, because it is fundamentally flawed and thus invalid.

Staff recommends approving, retroactively and without qualification, the unpermitted demolition of a structure while investigation of it remains ongoing, and penalties remain unidentified. Demolition requires approvals and permits in advance under the Municipal Code. Unqualified retroactive approval of an unpermitted demolition for which there was no emergent necessity tacitly condones an illegal action, which the CHB most certainly should not do. This undercuts not only the law, but the purpose for which the CHB exists.

The CHB previously requested staff report the findings and conclusions of their investigation of this matter, and on penalties available for such illegal actions. However, that information is not provided in this staff report. So consideration of this item without that information is premature. Consideration should proceed only once staff provides the information necessary to take a qualified action that addresses the illegality of the unpermitted demolition.

Secondly, to justify compatibility of the proposed structure with the historic district, the staff report compares it to other non-contributing structures. The district exists to protect the context of the area's historic structures. To accomplish that, new or replacement structures should be assessed for consistency with contributing structures. Comparing the proposed structure to other non-contributing structures undercuts the intended preservation of the area's historic context.

Due to this fundamental flaw in the analysis, the staff report's conclusions regarding consistency with the district's guidelines are invalid, and the recommended actions unsound. Consideration of this COA should proceed only once staff provides valid

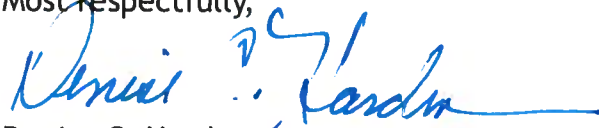
assessment of the proposed structure for consistency with contributing structures within the historic district.

Based on these grounds, I advocate the Cultural Heritage Board vote to approve the following alternative actions at this time:

1. Request that staff provide a written report regarding their findings and conclusions pertaining to the unpermitted demolition of the former structure at this location; and,
2. Request that staff provide a written report regarding all relevant and applicable fines, penalties, and other actions available to the City to address the unpermitted demolition of the former structure; and,
3. Request that staff prepare a revised assessment of the proposed replacement structure using as its basis contributing structures within the historic district, including any revised CEQA findings that result from that reassessment; and,
4. Continue consideration of the Certificate of Appropriateness for as long as necessary until the three reports noted above are complete and prepared for presentation to the CHB.

I thank the Cultural Heritage Board for its time and consideration in this matter.

Most respectfully,



Denise C. Harden

From: Maggie Herrera <maggiej81@gmail.com>

Sent: Tuesday, October 15, 2019 1:44 PM

To: Wheeler, Tiffany A. <TAWheeler@riversideca.gov>

Subject: [External] Cultural Heritage Board - Home to be built on Beach Way

My husband and I went through a similar situation years ago, trying to get our home built on Ladera Lane, even though we did go through the Cultural Heritage Board and the City Council for approval. We had to face a group of people who stood up and stated all their various reasons why they did not approve of our plans. It was quite challenging and very discouraging, to say the least, while all we wanted to do was build a home.

In the current situation, yes, the builders should have gotten the correct permits, and should be fined if need be. But we do NOT believe that imposing a delay as punishment upon the couple building their retirement home would be warranted or even neighborly, for that matter, especially while they're trying to get their project off the ground. We wonder if anyone has even tried to contact them.

If building were delayed, it would be a danger and a liability to have an empty lot surrounded by just a fence, while there are children and skateboarders who could be injured during the time of vacancy and it could also be an invitation for the homeless to move in. Lastly, it would also be an eyesore to the neighborhood for anyone trying to sell their home on Beacon Way.

Let the people build their home. The property will look much nicer with a home on it.

Santos and Maggie Herrera
4671 Ladera Lane
Riverside, CA 92501

"You're never wrong to do the right thing."

Mark Twain ~



ReplyForward

Cultural Heritage Board: October 16, 2019
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From: Venita Jorgensen <kvenitaj@att.net>
Sent: Wednesday, October 09, 2019 3:46 PM
To: Andrade, Frances <FANDRADE@riversideca.gov>
Subject: [External] Beacon Way house

Dear Ms. Andrade

We would like to voice our opinion on the torn down Beacon Way home.

We toured this 1961 house when it was for sale two years ago, in our opinion, it had no historic value and was of no particular architectural value. We recommend retroactive approval of the demolition permit. .
Thank you for letting us voice our opinion.

Kirke and Venita Jorgensen, 4435 Mission Inn Ave, Riverside, Ca 92501

Re: House on Beacon Way

After much research and thought I want to add my opinion to the disappointment that once again we are seeing one ask forgiveness after the damage is done.

This home has been considered a non-contributor to the Mt. Rubidoux Historic District, but it was a contributor to the neighborhood itself. After unpermitted demolition you are being asked to approve a COA for the new design and staff has recommended you do so. Before you do consider how this new home will affect the overall neighborhood. The owner disregard for the environment and the air in the neighborhood was evident when he demoed the property with out the proper permits or mitigation. What land fill was contaminated with the home's debris? His plans for the new home show disregard for the overall neighborhood unity. He did not take into consideration any guidelines for the Historic District in anyway. His plans were submitted by the architect who did the Dales Senior center a well-designed infill to a historic surveyed area. So, I am guessing the plans reflect the owner's personal style and wishes, again this new construction shows total disregard for the neighborhood and the Historic District. A good neighbor can be unique without compromising the area it's in. This is not the plan here, this design is not meant to stand out, but to fit in. In the future this design as shown will never blend or become part of a founding Historic District it will always stand out which is not what the guidelines and infill intentions are. I think they can be no way this design with materials that do not adhere any guidelines or attempt to be a good neighbor should be rewarded with a COA after the damage has been done.

Thank you from a non-contributor in a surveyed area,

Nanci Larsen
3160 Brockton Ave.
Riverside, CA. 92501

-----Original Message-----

From: Mary Moore <moo60ma@yahoo.com>
Sent: Wednesday, October 09, 2019 12:45 PM
To: Andrade, Frances <FANDRADE@riversideca.gov>
Subject: [External] Historic homes

Please do not destroy our historic homes. They add so much to our community.

Sent from my iPad

Dave, Mike and All,

I am outraged by the attitude of the City of Riverside regarding this unpermitted demolition of housing within a Historic District. The message they are sending out to developers is, "We're so pro-development, just come on in and ignore the laws, there won't be any penalties".

Thirty years ago we saw this same attitude from the City Building and Planning towards the Cultural Heritage Board. In those days, developers wanted to come into our neighborhood and build houses as cheaply as possible and use the historical character to make more profit. Having every builder's plans be approved by the Cultural Heritage Board became the way we were able to keep rogue construction from destroying the integrity of, now, thirteen historic districts in our city.

You should all be aware that in 1993, the City's **FIRST** historic district design guidelines were developed. These guidelines, for the **Mt. Rubidoux Historic District**, were created through a community-initiated effort of the Mt. Rubidoux Historic District Association (*Some of us are still residents of the MRHD*) in cooperation with the Cultural Heritage Board and with financial assistance from the City and the Western Regional Office of the National Trust for Historic Preservation.

The Cultural Heritage Board's primary responsibilities are to provide design review and guidelines for alterations to historic properties and to identify and recommend historic resources and districts for City designation.

Unfortunately, developers, and City Building and Planning, saw The Cultural Heritage Board as a real hinderance to Riverside's "fast track to high density building on any piece of dirt possible". Riverside and the Inland Empire became known as "cheap dirt" for developers. And so after the Cultural Heritage Board was created there were still instances where projects "somehow slipped by" got approved, without going to the Cultural Heritage Board first.

I believe many of us long term residents of the neighborhood were hopeful that those days of ignoring historic preservation in order to make another quick buck from developers were over. But this whole incident is a throw-back to late 1980's early 1990's. Now, the City is saying, "It's OK that some developer came into the Historic District, broke every rule in the book, but 'we don't care, and neither should you. So just sign off on it, OK?'"

It's APPALLING. Asking the Cultural Heritage Board to blindly ignore their responsibilities shows how little they respect what the Cultural Heritage Board does.

As far as I'm concerned this whole project should be stopped and not go ONE step further until the Cultural Heritage Board has their opportunity to review, get input from the residents of the Mt. Rubidoux Historic District, and then submit their approval, or denial of the project. If the developer doesn't like it. TOUGH. He disregarded the legal procedure to save time. He needs to give up a little time to see how the law works.

What's it going to be next? "Please just sign-off on these non-conforming building plans and forget any other studies that should be done on this property."

**The Cultural Heritage Board was established because the citizens wanted it and needed it.
Without our support, it will become a "nuisance" to fast track building in Riverside.**

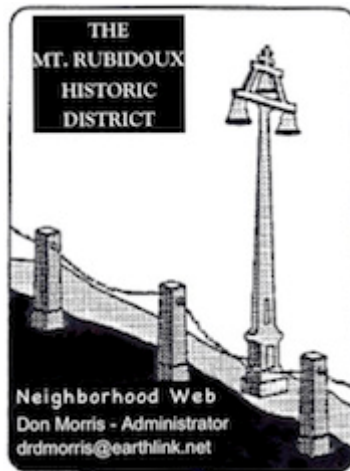
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Put October 16 at 3:30 pm, in the City Council Chambers on your calendar
and support the Cultural Heritage Board (CHB)
in DENYING the request for a Certificate of Appropriateness (COA)

*Sometimes in life you don't get the respect you deserve.
You get the respect you demand.*

Don Morris



----- Forwarded message -----

From: **Greg Roy** <gregory.roy.gr@gmail.com>
Date: Sun, Oct 13, 2019 at 4:53 PM
Subject: Wrongful Demolition on Beacon Way
To: <fandrade@riversideca.gov>
Cc: <riversiderenovators@gmail.com>, <rebekah.cloud@yahoo.com>

Greetings,

Please share my below comments with the Cultural Heritage Board as soon as possible. Thank you for your assistance.

Greg

Members of the Riverside Cultural Heritage Board,

I am writing to you as a concerned citizen and 30 plus year resident of a Riverside Historic District. The wrongful demolition of the 1961 home on Beacon Way was an egregious violation of the law and an insult to law-abiding citizens. I listened to the discussion regarding this property at the September 18th meeting, read that report, and have also read the report for the upcoming October 16th meeting, to say that I am frustrated would be an understatement. It is bad enough that a home in a historic district was wrongfully and illegally demolished (regardless of its standing as a Historic District contributor or not) without the Cultural Heritage Board getting a say in any of it. To then move forward with a recommendation to approve, in retrospect, the demolition and grant permission to build a 2019 HGTV style farmhouse truly adds insult to injury.

In Article 1, Section 9, Clause 3 of the U.S. Constitution it forbids Congress from acting in any "post facto" way, meaning that retroactive votes and laws are deemed unconstitutional. Perhaps this law applies to the highest of our country's leaders but not to those working in Riverside's City Hall.

I urge you all to take into consideration the danger of approving the recommendation made in regards to 4674 Beacon Way. By letting this violation of the law go unpunished--or in this case, handing away your right as a board to recommend punishment due to lack of final plans put forward by staff, sends out a message that in Riverside it is much easier and expedient to seek forgiveness rather than permission. I find that to be shameful.

Please make the right decision and reject this dangerous recommendation that goes against all the basic tenets of historic preservation.

Thank you for your time,

Greg Roy
2nd & Lime, Heritage Square

c.c. Old Riverside Foundation & Riverside Renovators

VIRGIL "CHUCK" HANE

4653 Beacon Way

Riverside, CA 92501

October 16, 2019

(RE) P19-0487

Bette and I support Planning Staff's findings for Planning Case P19-0487. We support issuing a Certificate of Appropriateness.

We urge the Cultural Heritage Board to issue a Certificate of Appropriateness so that Randall Neal may proceed with the construction of a replacement dwelling and garage.

We believe that when completed, the house will contribute to the City of Riverside as a whole and to our neighborhood in particular, regardless of architectural style, period, color palet, mass, or scale.

We anticipate that when occupied, the residents will lend their touch to the house which then will become THEIR home fullfilling their desires and needs.

Bette and I are encouraged that the Secretary of the Interior's Standards bestow a latitude which allows the Histoic Preservation Officer to draft the Supporting Project Analysis.

The United States of America was founded on private property ownership and it's attending "Bundle of Rights". Too often the Cultural Heritage Process has lessened, impinged, and/or impeded the rights of the individual property owner; thereby usurping and modifying those rights.

I urge the Cultural Heritage Board Members to concider that protecting the rights of each individual applicant, **In Fact**, protects the self same rights of each Board Member and their fellow citizens.

Too often Cultural Resources are enlarged by creating Historic Districts and Neighborhood Conservation Areas; much beyond the scope of Structures of Merit or Landmarks, which can stand on their own recognition. Too often Cultural Heritage reviews are based on nothing more or less than sentimental nostalgia. This is quite simply social engineering and will not stand the Test of Time.

I on occasion experience a pang of nostalgia but I do not hold out my hand and ask neighbors or fellow tax payers to support my emotion. Nor do I seek to impose my nostalgia on their sensitivities or most importantly to lessen their "Bundle of Property Rights."

Virgil "Chuck" Hane

10-16-19



Prepared by the Planning Division at 2:30 p.m. on October 16, 2019

[illegible]