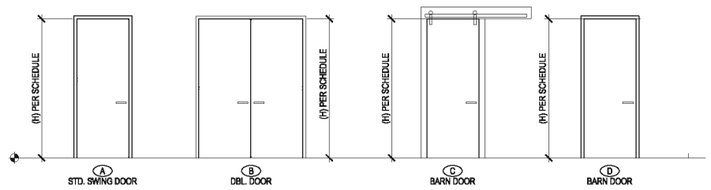
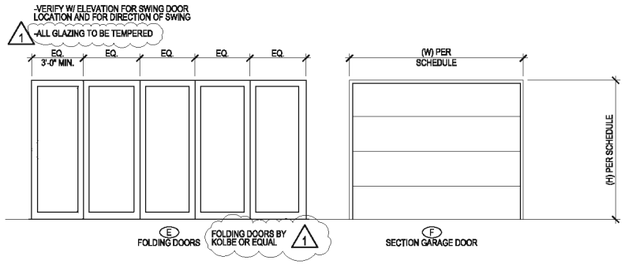


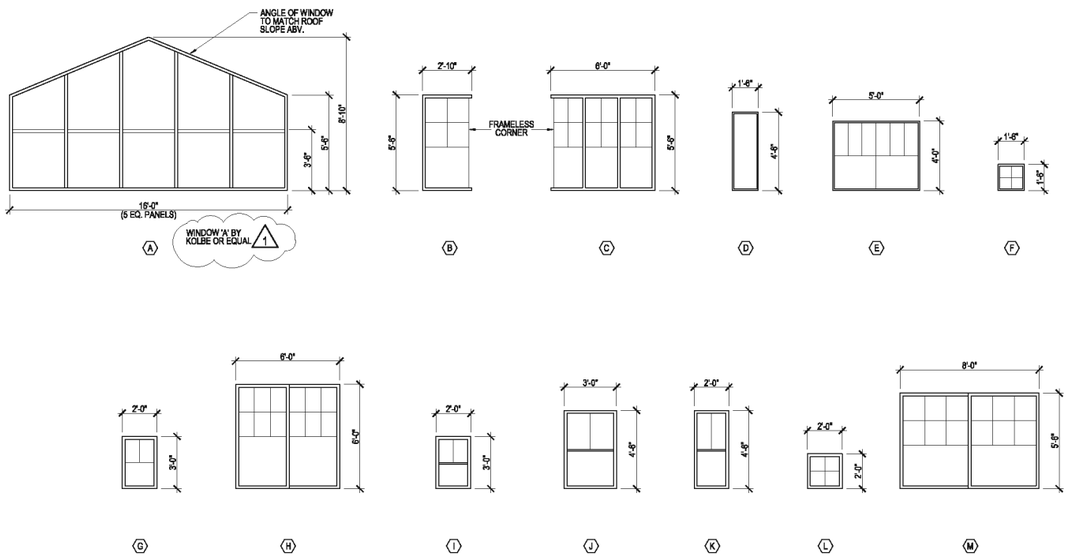


#	SIZE		DOOR					FRAME		DETAILS				REMARKS
NO.	TYPE	W	H	THICK.	MATERIAL	FIN.	GLASS	MAT.	FIN.	HEAD	JAMB	SILL	HDWR.	
MAIN FLOOR														
101	B	6'-0"	8'-0"	1 3/4"	WD	P2	-	WD	P2	7/A7.3	-	11/A7.3	-	
102	E	16'-0"	8'-0"	1 3/4"	WC/FG - GL	FF	1" DUAL CLR.	WD	FF	-	-	-	-	
103	E	16'-0"	8'-0"	1 3/4"	WC/FG - GL 1	FF	1" DUAL CLR.	WD	FF	-	-	-	-	
104	C	3'-6"	8'-0"	1 3/8"	WD	STN	-	WD	P1	9/A7.3	9/A7.3	10/A7.3	-	
105	A	3'-0"	8'-0"	1 3/8"	WD	STN	-	WD	P1	8/A7.3	8/A7.3	-	-	
106	A	2'-8"	8'-0"	1 3/8"	WD	STN	-	WD	P1	8/A7.3	8/A7.3	-	-	
107	A	2'-6"	8'-0"	1 3/8"	WD	STN	-	WD	P1	8/A7.3	8/A7.3	-	-	
108	A	2'-8"	8'-0"	1 3/8"	WD	STN	-	WD	P1	8/A7.3	8/A7.3	-	-	
109	A	3'-0"	8'-0"	1 3/8"	WD	STN	-	WD	P1	8/A7.3	8/A7.3	-	-	
110	A	3'-0"	8'-0"	1 3/8"	WD	STN	-	WD	P1	8/A7.3	8/A7.3	-	-	
111	D	2'-8"	8'-0"	1 3/8"	WD	P1	-	WD	P1	-	-	-	-	
112	A	3'-0"	8'-0"	1 3/4"	HC / EXT GR	STN	-	WD	P1	7/A7.3	-	11/A7.3	-	
113	F	16'-0"	8'-0"	1 3/8"	ALUM	FF	-	WD	P1	5/A7.3	5/A7.3	6/A7.3	-	
BASEMENT FLOOR LEVEL														
B01	A	3'-0"	6'-8"	1 3/4"	HC / EXT GR	P2	-	WD	P2	7/A7.3	-	11/A7.3	-	
B02	A	3'-0"	6'-8"	1 3/8"	HC	P1	-	WD	P1	8/A7.3	8/A7.3	-	-	
B03	A	2'-0"	6'-8"	-	"	"	-	-	-	-	-	-	-	EXISTING
B04	A	3'-0"	6'-8"	1 3/8"	WD	P1	-	WD	P1	8/A7.3	8/A7.3	-	-	
B05	A	3'-0"	6'-8"	1 3/8"	WD	P1	-	WD	P1	8/A7.3	8/A7.3	-	-	
B06	A	3'-0"	6'-8"	1 3/8"	WD	P1	-	WD	P1	8/A7.3	8/A7.3	-	-	
B07	A	3'-0"	6'-8"	1 3/8"	WD	P1	-	WD	P1	8/A7.3	8/A7.3	-	-	
B08	A	2'-4"	6'-8"	-	"	"	-	-	-	-	-	-	-	EXISTING
B09	-	3'-0"	6'-8"	-	"	"	-	-	-	-	-	-	-	DOOR AND SIDELITES BY OTHERS

NOTES:
1. PAINT AND STAIN COLORS TO BE SELECTED AND APPROVED BY OWNER.
2. ACTUAL DESIGN & STYLE TO BE SELECTED BY THE OWNER U.N.O.
3. CONTRACTOR TO COORDINATE WITH OWNER FOR ANY ADDITIONAL AND/OR SPECIAL HARDWARE REQUIRE.
4. REFER TO ENERGY CALCULATIONS FOR ANY SPECIAL GLAZING
1 5. ALL WINDOW GLAZING TO HAVE SUNCOATMAX LOW-E GLASS COATING.

ABBREVIATIONS LEGEND:
ALUM. ALUMINUM
CLR. CLEAR
EXT GR EXTERIOR GRADE
FF FACTORY FINISH
FF/W FACTORY FINISH / WHITE
GL GLASS
HC HOLLOW CORE
MTL METAL
P1 PAINTED (SELECTED BY OWNER)
P2 PAINTED (SEE ELEVATION)
PH PANIC HARDWARE (PANIC EXIT BAR)
SC SELF-CLOSER (CONCEALED OVERHEAD CLOSER)
SST STAINLESS STEEL
STN STAINED
WC/FG WOODCLAD FIBERGLASS
WD WOOD / SOLID CORE 1

DOOR SCHEDULE



A	SIZE		STYLE	GLASS			FRAME		DETAILS			QUANTITY	REMARKS
WDW.	W	H		THICK.	FIN.	TEMP.	MAT.	FIN.	HEAD	JAMB	SILL		
MAIN FLOOR													
A	16'-0"	8'-10"	FIXED	1/8"	CLR	-	WC/FG	P2	1/A7.3 SIM.	4/A7.3 SIM.	2/A7.3 SIM.	2	
B	2'-10"	5'-6"	FIXED/CORNER	1/8"	CLR	TEMP.	WC/FG	P2	1/A7.3	4/A7.3 SIM.	2/A7.3	1	
C	6'-0"	5'-6"	FIXED/CORNER	1/8"	CLR	-	WC/FG	P2	1/A7.3	4/A7.3 SIM.	2/A7.3	1	
D	1'-6"	4'-6"	FIXED	1/8"	CLR	-	WC/FG	P2	1/A7.3	4/A7.3 SIM.	2/A7.3	2	
E	5'-0"	4'-0"	FIXED	1/8"	CLR	-	WC/FG	P2	1/A7.3	4/A7.3 SIM.	2/A7.3	1	
F	1'-6"	1'-6"	FIXED	1/4"	BLACKENED	-	WC/FG	P2	1/A7.3	4/A7.3 SIM.	2/A7.3	2	
G	2'-0"	3'-0"	FIXED	1/8"	CLR	SEE PLAN	WC/FG	P2	1/A7.3	4/A7.3 SIM.	2/A7.3	5	
H	6'-0"	6'-0"	SLIDER	1/8"	CLR	-	WC/FG	P2	1/A7.3	4/A7.3 SIM.	2/A7.3	1	
I	2'-0"	3'-0"	SINGLE HUNG	1/8"	CLR	SEE PLAN	WC/FG	P2	1/A7.3	4/A7.3 SIM.	2/A7.3	2	
J	3'-0"	4'-6"	SINGLE HUNG	1/8"	CLR	TEMP.	WC/FG	P2	1/A7.3	4/A7.3 SIM.	2/A7.3	1	
K	2'-0"	4'-6"	SINGLE HUNG	1/8"	CLR	SEE PLAN	WC/FG	P2	1/A7.3	4/A7.3 SIM.	2/A7.3	2	
L	2'-0"	2'-0"	FIXED	1/8"	CLR	-	WC/FG	P2	1/A7.3	4/A7.3 SIM.	2/A7.3	3	
M	8'-0"	5'-6"	SLIDER	1/8"	CLR	- 1	WC/FG 1	P2	1/A7.3	4/A7.3 SIM.	2/A7.3	1	
BASEMENT FLOOR LEVEL													
AA	6'-0"	4'-0"	FIXED	-	"	-	-	-	-	-	-	1	EXISTING
BB	4'-0"	4'-0"	SLIDER	-	"	-	–	-	-	-	-	2	EXISTING

ABBREVIATIONS
ALUM. - ALUMINUM
CLR. - CLEAR GLAZING
P1 COLOR (SELECTED BY OWNER)
P2 COLOR (EXT. SEE ELEVATION / INT. BY OWNER)
1 WC/FG - WOODCLAD FIBERGLASS

NOTES:
1. ALL GLASS AND GLAZING TO FULLY COMPLY WITH C.B.C. CHAPTER 24
2. PROVIDE SAFETY GLAZING IN HAZARDOUS LOCATIONS, PER CBC 2406.
3. ALL TEMPERED GLASS, AND WIRE GLASS SHALL CONFORM TO ANSI Z97.1-1975.
4. ALL SUPPORT AND FRAMING TO FULLY COMPLY WITH C.B.C. SECTION 2403.2 GLASS SUPPORTS AND SECTION 2403.3 FRAMINGS.
5. APPLY WEATHER PROOFING AT WINDOWS AND DOORS PER DETAIL 3/A7.3.
6. REFER TO ENERGY CALCULATIONS FOR ANY SPECIAL GLAZING
1 7. ALL WINDOWS ARE MILGARDS WINDOWS OR EQUAL. U.N.O.
8. ALL WINDOW GLAZING TO HAVE SUNCOATMAX LOW-E GLASS COATING.
9. ALL SINGLE HUNG & SLIDER WINDOWS ARE TO BE PROVIDED W/ INSECT SCREEN.

WINDOW SCHEDULE

broeske architects & associates, inc.
4344 latham street, suite 100
riverside, ca 92501-1773
ph. (951) 300 1866
fx. (951) 300 1868

LICENSED ARCHITECT JAMES L. BROESKE No. C009174 Ren. 11-30-2019 STATE OF CALIFORNIA

CONSULTANTS

NEAL RESIDENCE REMODEL
4674 BEACON WAY, RIVERSIDE, CA. 92501

APN	•	207-033-033-3
JOB NO.	•	17-026
DATE	•	05/03/2019
DRAWN BY	•	RB
CHECKED BY	•	JLB
SCALE	•	AS NOTED

REVISIONS △
1 06/24/2019 PLAN CHECK COMMENTS

SHEET TITLE
DOORS & WINDOWS SCHEDULES

SHEET NO.
A6.1

7/18/2019 11:10:31 AM, DELTA I SUBMITTAL

WEST ELEVATION (RIVER VIEW)

NORTH ELEVATION (STREET VIEW)

G1	WINDOW GLAZING: CLEAR TINT (FROSTED GLAZING AT DBL. DOOR)	M1	METAL ROOF: MCELROY METAL ROOF MATTE BLACK (COOL ROOF)	S1	STONE VENEER: EL DORADO STONE YORK LIMESTONE
P1	HARDIEPLANK LAP SIDING: SHERWIN WILLIAMS SW7586 - FIRST STAR (HARDIE SIDING, BOARDS & TRIMS - POSTS & TRIMS)	M2	WINDOW FRAME: BLACK		

NEAL RESIDENCE REMODEL

4674 BEACON WAY, RIVERSIDE, CA. 92501

AUGUST 6, 2019

broeske architects & associates, inc.
4344 latham street, suite # 100
riverside, ca 92501-1773
ph. (951) 300-1866
fx. (951) 300-1868

8/6/2019 12:46:19 PM

EAST ELEVATION (CITY VIEW)

SOUTH ELEVATION (MOUNTAIN VIEW)

G1	WINDOW GLAZING: CLEAR TINT (FROSTED GLAZING AT DBL. DOOR)	M1	METAL ROOF: MCELROY METAL ROOF MATTE BLACK (COOL ROOF)	S1	STONE VENEER: EL DORADO STONE YORK LIMESTONE
P1	HARDIEPLANK LAP SIDING: SHERWIN WILLIAMS SW7646 - FIRST STAR (HARDIE SIDING, BOARDS & TRIMS - POSTS & TRIMS)	M2	WINDOW FRAME: BLACK		

NEAL RESIDENCE REMODEL

4674 BEACON WAY, RIVERSIDE, CA. 92501

AUGUST 6, 2019

broeske architects & associates, inc.
4344 latham street, suite # 100
riverside, ca 92501-1773
ph. (951) 300-1866
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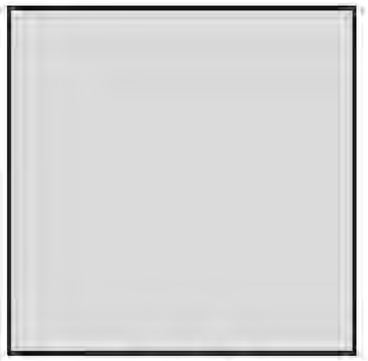


SW 7646
FIRST STAR
(SHERWIN WILLIAMS PAINT)

METAL COOL ROOF
MATTE BLACK
(McELROY METAL)
WINDOW FRAMES TO BE SIMILAR

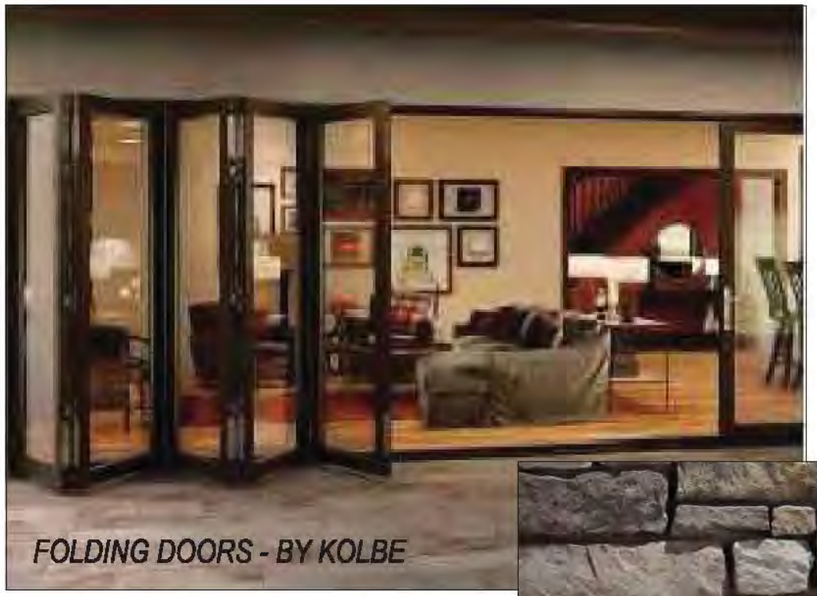
VISION IMAGE FOR INSPIRATION ONLY, NOT AN IMAGE OF NEAL'S RESIDENCE

COLOR BOARD

NEAL RESIDENCE REMODEL

4674 BEACON WAY, RIVERSIDE, CA. 92501

broeske architects
& associates, inc.
JUNE 26, 2019
4344 latham street, suite # 100
riverside, ca 92501-1773
ph. (951) 300-1866
fx. (951) 300-1868



FOLDING DOORS - BY KOLBE

WINDOWS - BY MILGARD

EL DORADO STONE
YORK LIMESTONE

FRENCH DOUBLE DOORS
W/ FROSTED GLAZING AT ENTRY (BLACK)

SECTIONAL GARAGE DOOR
(BLACK)

VISION IMAGE FOR INSPIRATION ONLY, NOT AN IMAGE OF NEAL'S RESIDENCE

COLOR BOARD

NEAL RESIDENCE REMODEL

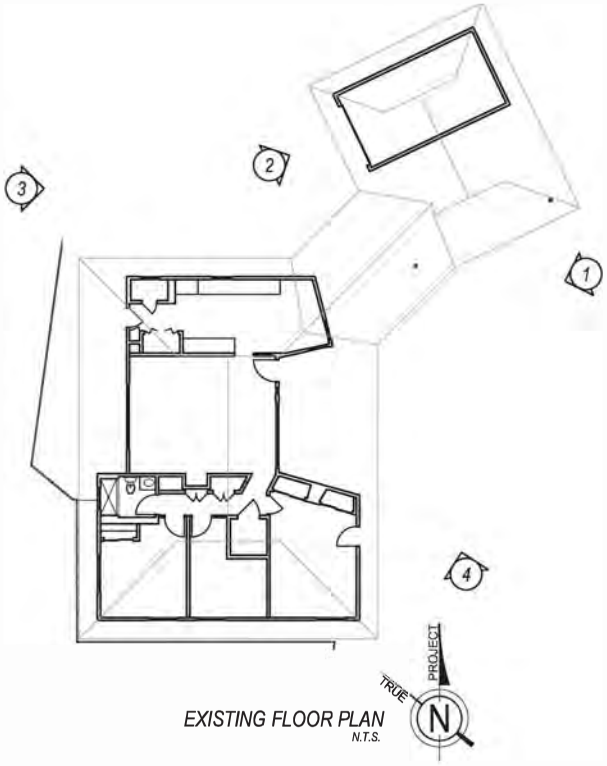
4674 BEACON WAY, RIVERSIDE, CA. 92501

broeske architects
& associates, inc.

AUGUST 6, 2019
4344 latham street, suite # 100
riverside, ca 92501-1773
ph. (951) 300-1866
fx. (951) 300-1868

P19-0487, Exhibit 6 - CHB Report 5-20-2020

2



EXISTING FLOOR PLAN
N.T.S.

1

3

4

EXISTING ELEVATION PHOTOS

NEAL RESIDENCE REMODEL
4674 BEACON WAY, RIVERSIDE, CA. 92501

broeske architects & associates, inc.
JUNE 26, 2019
4344 latham street, suite # 100
riverside, ca 92501-1773
ph. (951) 300-1866
fx. (951) 300-1868

P19-0487, Exhibit 5 – Photos

Exhibit 6 – Context Examples

Mid-Century Modern residence at 4660 Beacon Way, directly adjacent to subject property

1970s era residence at 4686 Beacon Way, directly adjacent to subject property

1970s era residence at 4686 Beacon Way, directly adjacent to subject property

1970s era residence at 4646 Beacon Way, nearby to subject property

California Ranch style residence at 3607 Mount Rubidoux Drive

View of subject property from 4671 Ladera Lane

After-the-Fact Demolition and New Construction at 4674 Beacon Way

P19-0487 (COA)

Community & Economic Development Department

Cultural Heritage Board

Agenda Item: 3

October 16, 2019

RiversideCA.gov

AERIAL LOCATION

2

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RECENTLY DEMOLISHED RESIDENCE

3

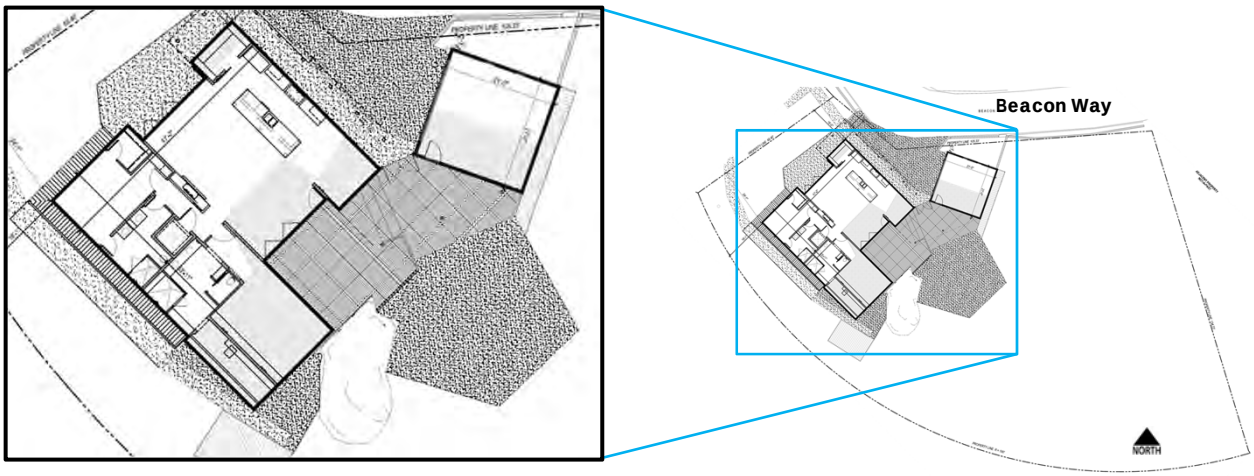
RiversideCA.gov

MOUNT RUBIDOUX HISTORIC DISTRICT

4

RiversideCA.gov

SITE PLAN



5

RiversideCA.gov

PROPOSED RESIDENCE - ELEVATIONS

North Elevation
(Facing Beacon Way)

West Elevation

6

RiversideCA.gov

PROPOSED RESIDENCE - ELEVATIONS

South Elevation

East Elevation

RECOMMENDATIONS

That the Cultural Heritage Board:

1. **DETERMINE** that the project is exempt from the California Environmental Quality Act (CEQA) review pursuant to Sections 15302 (Replacement or Reconstruction), 15331 (Historic Resource Restoration/Rehabilitation), and 15303 (New Construction or Conversion of Small Structures), as it constitutes the replacement of a single family residence compatible with the historic resource (Historic District), which is consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties; and

2. **APPROVE** Planning Case P19-0487 (Certificate of Appropriateness), based on the findings outlined and summarized in the staff report and subject to the recommended conditions.

After-the-Fact Demo and New Construction at 4674 Beacon Way

P19-0487 (COA)

Community & Economic Development Department

Cultural Heritage Board

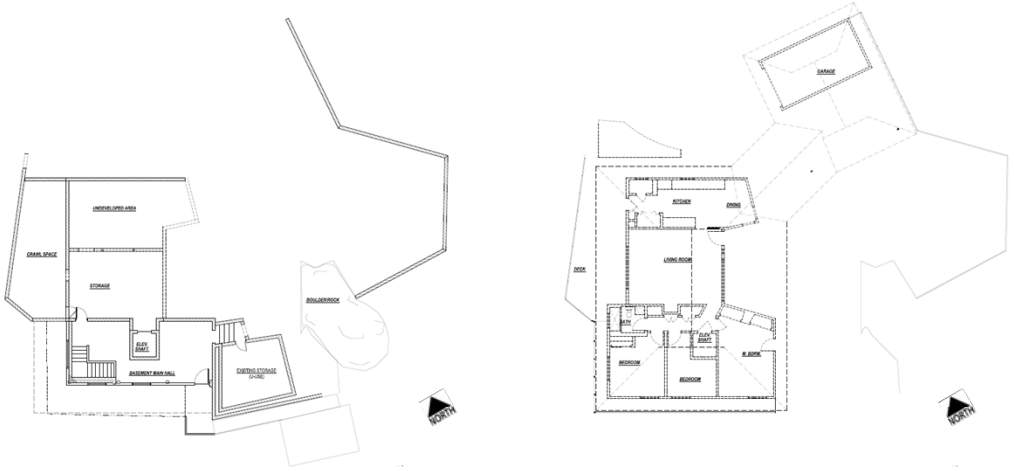
Agenda Item: 2

October 16, 2019

RiversideCA.gov

PROPOSED DEMO PLAN

(FOR REFERENCE)



10

RiversideCA.gov

PROPOSED MAIN FLOOR LEVEL PLAN

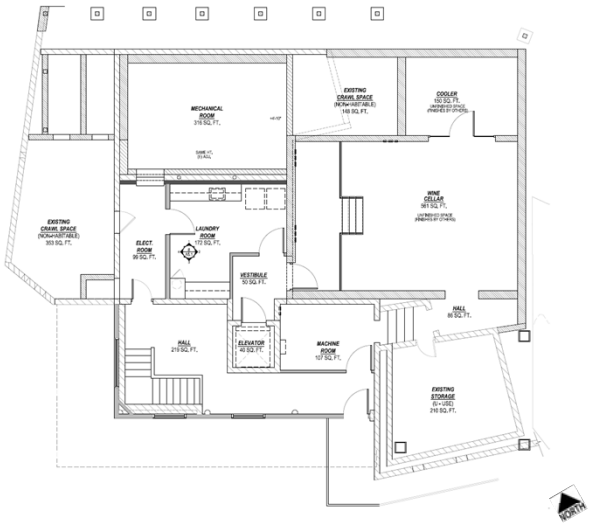
(FOR REFERENCE)

11

RiversideCA.gov

PROPOSED BASEMENT FLOOR LEVEL PLAN

(FOR REFERENCE)



12

RiversideCA.gov

CULTURAL HERITAGE BOARD
Draft MINUTES

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

City of Arts & Innovation

		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

	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
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									

		Cultural Heritage Board Members								
	WARDS	LECH 1	TOBIN 2	GAMBLE 3	CUEVAS 4	PARRISH 5	FERGUSON 6	CARTER 7	BROWN CW 1	FALCONE CW 1
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

		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
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		X

		Cultural Heritage Board Members								
	WARDS	LECH 1	TOBIN 2	GAMBLE 3	CUEVAS 4	PARRISH 5	FERGUSON 6	CARTER 7	BROWN CW1	FALCONE CW1
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		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		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.										

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

CULTURAL HERITAGE BOARD
Draft MINUTES

WEDNESDAY, NOVEMBER 20, 2019, 3:30 P.M.
ART PICK COUNCIL CHAMBERS, CITY HALL
3900 MAIN STREET

City of Arts & Innovation

		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	X
Vice Chair Parrish called the meeting to order at 3:30 p.m. with all members present, except Board Member Lech										
The Pledge of Allegiance was given to the flag.										
PUBLIC COMMENT There were no oral comments at this time.										
DISCUSSION CALENDAR										
HISTORIC DISTRICT STREET TREES – *ROBERT FILIAR, URBAN FORESTER, CONTINUED TO JANUARY 15, 2020* Scott Watson, Historic Preservation Officer, announced that Mr. Filiar was unable to attend the meeting today and requested that the item be continued to January 15, 2020.										
Motion to continue the update of Historic District street trees to the meeting of January 15, 2020.	Motion Second All Ayes		X	X	X	X	X	X	X	X
PLANNING CASE P19-0487 – *CERTIFICATE OF APPROPRIATENESS – 4674 BEACON WAY, WARD 1* Certificate of Appropriateness requested by Jim Broeske, 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. Scott Watson, presented the staff report. He stated that nine letters were received, 2 in support and 7 in opposition. Randall Neal, applicant, stated he had no objection to a continuation to allow him to work with the subcommittee on the design of the home. Comments from the audience: Virgil "Chuck" Hane and Bette Graff spoke in support of the proposal and noted that there is flexibility in the Mt. Rubidoux Historic District Design Guidelines. Vincent Moses cited Sections 8.0 – 9 of the Mt. Rubidoux Historic District Design Guidelines which address in-fill projects, grading at the site, and compliance with laws. Sue Mitchell spoke in opposition to the demolition and inappropriate design. Following discussion, a motion was made by Board Member Brown, to deny the Certificate of Appropriateness for the retroactive demolition and the proposed design of the home, for the following reasons: 1. The Demolition of the structure was intentional, unpermitted and otherwise inconsistent with the requirements of the Riverside Municipal Code. 2. The Demolition was undertaken in a manner potentially injurious	Motion Second All Ayes		X	X	X	X	X	X	X	X

to neighboring property owners as indicated in written testimony provided by neighboring property owners. 3. The owner and/or his agent/architect were aware prior to demolition of the requirements of the Riverside Municipal Code as it related to the demolition of the structure. 4. The demolished structure has been located within the Mt. Rubidoux Historic District for a quarter of a century and the requirements of the Riverside Municipal Code were or should have been known by the owner and/or his architect. 5. Potential buyers were informed of the requirements of the Riverside Municipal Code, contacted the City Planning Division for information regarding the requirements of the City of Riverside. Indicating that requirements of the Riverside Municipal Code were known to potential purchasers and he believed that Mr. Neal's testimony suggests those requirements were known to him. 6. Despite being aware of the requirements of the Riverside Municipal Code, the owner elected to unilaterally demolish the structure based upon his determination that the structure needed to be taken down. 7. Having reviewed in their entirety the plans/specifications submitted, they are not consistent with the specific requirements and/or the intent of the Mt. Rubidoux Historic District.

Board Member Gamble stated that when reviewing this proposal there are missing pieces, this is not complete. Title 20 is clear regarding what needs to be submitted in order for the Board to approve or disapprove. She noted that there is no landscaping. Looking at the building and site, it does not address the decorative fencing currently there, what will happen to the landscaping currently there. Also, this does not address the Title 20 and Mt. Rubidoux Historic District Design Guidelines of blending in with its surroundings. With regard to the limestone surrounding the home: the historic guidelines are clear as to blend in, match or contribute to other contributing houses, not the non-contributing. According to staff's October 16, 2019 report, it was based on comparisons with non-contributing homs. It is very clear in Title 20 and the historic district guidelines, we are not to look at the non-contributing structures. Again, the use of shiplap is not compatible with the contributors in the area. These were her main points with regard to the landscaping and current design proposal for the structure.

Board Member Falcone stated that at the October 16th meeting, he noted that the proposed design was clearly a modern interpretation of a farm house. He noted that page 24 of the Mt. Rubidoux Historic District Design Guidelines mentions infill being compatible with contributors of the district.

He inquired how staff has drawn their conclusion, where are the farm houses in the Mt. Rubidoux Historic District?

Mr. Watson replied that there is one property just down the hill from the site that is a mid-century ranch home with similar elements such as board and vertical siding that was the interpretation.

Board Member Falcone stated he would underscore many of comments made by Board Member Gamble when it comes to the new design. The Mt. Rubidoux Historic District Design Guidelines is the bible for the historic district. He took umbridge with the fact that a homeowner in the district cannot just skim through this document without the advice of an authorized professional opinion as to whether a rendering is within those guidelines. This is not something just any architect can decide when there is a historic district and design guidelines such as this so easily accessible. The terminology on page 24 of the design guidelines are so clear and specific, "the single most important issue of infill development is one of compatibility especially when considering larger homes…." Measures need to be taken so that the height and bulk, do not impact neighboring historic structures.

Board Member Tobin recalled that at the last meeting, there was a recommendation to form subcommittee of this board, are those three members still interested in meeting with applicant?

Board Member Gamble stated that after hearing testimony today, she didn't see a point for the three members to meeting with the applicant. It is very clear in the Mt. Rubidoux Historic District Design Guidelines and Title 20 that the applicant has the information he needs.

Mr. Watson responded to the earlier inquiry and stated that 3607 Mt. Rubidoux, is a mid-century ranch style house. Staff felt that there were certain elements and materials seen between this home and the proposed design which is how staff made their determination of compatibility.

Board Member Falcone stated that he cannot support that determination. As Board Member Gamble stated, he was also one of the three subcommittee volunteers. Based on today comments and the applicant's knowledge of the home being in a historic district and what appears evidence of contempt for the law and process, he cannot ethically or in good faith support the subcommittee. He added that he would not want to be a part of subcommittee this time.

CULTURAL HERITAGE BOARD
Draft MINUTES

WEDNESDAY, NOVEMBER 20, 2019, 3:30 P.M.
ART PICK COUNCIL CHAMBERS, CITY HALL
3900 MAIN STREET

		Cultural Heritage Board Members								
	WARDS	LECH	TOBIN	GAMBLE	CUEVAS	PARRISH	FERGUSON	CARTER	BROWN	FALCONE
		1	2	3	4	5	6	7	CW 1	CW 1
Vice-Chair Parrish referenced the October 16, 2019 staff report, facts for findings. She understood that the Board would need salient points of why the Board would deny this Certificate of Appropriateness and for the record read the findings for denial (see attached).										
Board Member Brown stated he would like to amend his motion to incorporate the comments of Board Members Falcone, Parrish and Gamble to his finding #7. The Second, Board Member Ferguson, agreed.										
Motion Carried										
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	X
Cultural Heritage Board Attendance – October 16, 2019: The Cultural Heritage Board excused the absence of Board Members John Brown and James Cuevas due to vacation.										
The Minutes of the Cultural Heritage Board meeting of October 16, 2019 were approved as presented.										
COMMUNICATIONS										
ITEMS FOR FUTURE AGENDAS AND UPDATE FROM THE HISTORIC PRESERVATION OFFICER There were no recent City Council actions related to historic preservation, to report.										
Ms. Kopaskie-Brown announced that there are no items for consideration on the December 18, 2019, the meeting will be cancelled.										
HARADA HOUSE GRANT APPLICATION LETTER OF SUPPORT										
Ms. Kopaskie-Brown informed the Board that Planning staff was recently notified that the Riverside Museum is applying for a grant to benefit the Harada House. A Council report is being drafted for the December 3, 2019 City Council meeting. As part of the recommendation they are seeking City Council authorization for the Cultural Heritage Board to submit a letter of recommendation. The grant application deadline is December 10, 2019.										

City of Arts & Innovation

CULTURAL HERITAGE BOARD
Draft MINUTES

WEDNESDAY, NOVEMBER 20, 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
MOTION by Board Member Brown to add this item to the agenda today so that the Cultural Heritage Board may consider the letter of support. Findings for this is due to this item coming to the Board's attention subsequent to the posting of the agenda and the need to take action on this in order to facilitate the grant application prior to the December 10th due date.	Motion								X	
	Second				X					
	All Ayes		X	X		X	X	X		X
Motion Carried.										
MOTION by Board Member Tobin to support and authorize the Cultural Heritage Board Chair to sign a letter of support of the Harada House Grant Application subject to the authorization of the City Council.	Motion		X							
	Second						X			
	All Ayes			X	X	X		X	X	X
Motion Carried.										
ADJOURNMENT										
The meeting was adjourned at 5:10 p.m. to the meeting of January 15, 2020 at 3:30 p.m.										

Chapter 20.25.050 – Principles and Standards of Site Development and Design Review			
The application proposal is consistent or compatible with the architectural period and the character-defining elements of the historic building.	**N/A**	**Consistent**	**Inconsistent**
	☐	☐	☑

Facts:

- This finding is applicable because the entire Mt. Rubidoux Historic District is a **cultural resource** as defined by Title 20, CEQA, the California Register of Historic Resources, and the National Register of Historic Places.

  Mt. Rubidoux Historic District Design Guidelines, Page 3, Section 2.4, Archeological Significance – "**The entire Mount Rubidoux Historic District should be viewed as an archaeologically significant area,** according to research done by the University of California, Riverside. The most prominent site, Spring Rancheria, on the northwest slope of Indian Hill (also known as Little Rubidoux), is an archaeological site which provides a great deal of information about the Indians who lived in and around Riverside during its early years, from the 1870s into the 1890s"

  "The Spring Rancheria site **has been determined eligible for listing in the National Register of Historic Places due to its historical and archaeological significance**."

The application proposal is compatible with existing adjacent or nearby Cultural Resources and their character-defining elements.	**N/A**	**Consistent**	**Inconsistent**
	☐	☐	☑

Facts:

- The proposed structure is incompatible with nearby contributing structures. The height and bulk of the proposed structure affects the views of the district and from nearby structures. Compatibility must be assessed from a larger area than structures with no slope or grade.

  Mt. Rubidoux Historic District guidelines dictate:
  Page 2, Section 2.2, Physical Setting – "Strong slopes in the natural terrain allow the buildings to be seen from above as well as at street level; therefore, their **design affects**
  a greater sphere than in a neighborhood with little grade change. The **views seen from the public areas** have also been traditionally important to the character of the area and should be preserved."
  "The Cultural Heritage Board, in its review of construction plans for the District, considers the **maximum retention of vistas and natural topographic features** including ridge lines, slopes, and rock outcroppings."
  Page 24, Section 8, Infill Development Design Guidelines - "The single most important issue of infill development is one of compatibility, especially when considering larger homes. When such projects are developed adjacent to older single family residences, **measures need to be taken to ensure that the height and bulk of these infill projects do not negatively impact neighboring historic structures. Building height, mass and site setbacks should be compatible."**
  Page 26 Section 8.5 General Guidelines for Contemporary Buildings – "For contemporary buildings, the over-riding principle of design is to be compatible with appropriate buildings within the Neighborhood Zone."

Chapter 20.25.050 – Principles and Standards of Site Development and Design Review			
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.	**N/A**	**Consistent**	**Inconsistent**
	☐	☐	☑

Facts:

- Height of the proposed infill structure is significantly higher than the demolished structure.
- Fenestration – large windows are planned that will significantly impact adjacent and nearby structures and views.

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.	**N/A**	**Consistent**	**Inconsistent**
	☐	☐	☑

Facts:

- The increased massing of the proposed structure will adversely affect the context and nearby historic structures, per the above, and:
- Mt. Rubidoux Historic District Guidelines, page 1, section 1.1, Intent:

Discouraged Cases: *new infill dwellings located within the Mount Rubidoux Historic District not reflective of* ***traditional height, scale, bulk or massing****; additions to existing historic structures not respecting traditional roof forms,* ***building massing,*** *or the architectural style of the original structure.*

The proposed change does not adversely affect an important architectural, historical, cultural or archaeological feature or features.	**N/A**	**Consistent**	**Inconsistent**
	☐	☐	☑

Facts:

- This finding is applicable because the entire Mt. Rubidoux Historic District is a **cultural resource** as defined by Title 20, CEQA, the California Register of Historic Resources, and the National Register of Historic Places.
- The level of excavation is irrelevant, the determination that the district is eligible for listing is sufficient to determine that this criterion applies. The potential adverse effect must be assessed.

Chapter 20.25.050 – Principles and Standards of Site Development and Design Review			
The application proposal is consistent with the Citywide Residential Historic District Design Guidelines and the separate guidelines for each Historic District.	**N/A**	**Consistent**	**Inconsistent**
	☐	☐	☑

Facts:

- The proposed structure must be compared to nearby contributing structures, not non-contributing.
- While presented as single story, the height of the new construction is consistent with a two or three floor structure. Due to the slope and grade of the historic district, the new structure must maintain the height of the previous structure so as not to adversely impact the view of other resources and appearance of the district.

The application proposal is consistent with the Principles of the Secretary of the Interior's Standards for the Treatment of Historic Properties.	**N/A**	**Consistent**	**Inconsistent**
	☐	☐	☑

Facts:

- Due to the site classification as an archeological resource, the Secretary of Interior standards for structures do not apply. Without an EIR, as dictated by CEQA, the removal of, or impact on, historic resources has not be determined.

AUTHORIZATION AND COMPLIANCE SUMMARY

Regulatory Codes	**Consistent**	**Inconsistent**
Historic Preservation Code Consistency (Title 20) • As part of the Mt. Rubidoux Historic District, the property has been determined eligible for listing on the California Register of Historic Resources, and the National Register of Historic Places, therefore it is classified as a cultural resource and Title 20 applies.	☐	☑
Zoning Code Consistency (Title 19) The proposed residence complies with the development standards of the Zoning Code. As a matter of information, a Variance (VR-0011-601) for the substandard front yard setback was granted in 1961 for this site. The proposed residence and garage comply with the previously approved Variance.	☑	☐

ENVIRONMENTAL REVIEW

The replacement of a single family residence, compatible with the historic resource (Historic District) and consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties, is categorically exempt from the provisions of the California Environmental Quality Act (CEQA), pursuant to Sections 15302 (Replacement or Reconstruction) of the CEQA Guidelines, 15331 (Historical Resource Restoration/Rehabilitation), and15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines.

Response:
Construction within a district determined to be eligible for listing as a cultural resource for Archeological potential is subject to CEQA standards.

Honorable Mayor and City Council, City of Riverside, Ca

Re. Planning Case P19-0487 (Certificate of Appropriateness, Cultural Heritage Board) Letter of Appeal

Please let this letter serve as a request to appeal the Cultural Heritage Board denial of November 20, 2019, regarding the remodel/addition of the home at 4674 Beacon Way, Riverside.

At the CHB hearing of October 16, 2019, the Planning staff (Scott Watson) presented our request for a Certificate of Appropriateness for "after-the-fact" demolition of portions of the existing residence's main level and garage and the expansion of the subterranean basement level. The staff indicated that the design of the proposed addition and remodel is considered a modern interpretation of the "Farmhouse Ranch architectural style". The property is located within the Mt. Rubidoux Historic District but is **not** considered a historically significant house because of the age of the home and the fact that no significant architectural qualities contributed to the original design or its history. The home is considered a "non-historical" structure but is subject to CHB review/approval with the Certificate. The remodel is subject to the Guidelines that are associated with the District home remodel and additions of "non-contributing" residences and should be sensitive to the "Neighborhood Zone" in which the home is located. The residence is located at the top of Beacon Way and is among six out of seven "non-contributing" residences and two vacant lots on Beacon Way. This immediate vicinity constitutes the "Neighborhood Zone" which will dictate the design guidelines and constraints for the remodel and addition.

The **Design Guidelines** permits construction of contemporary buildings within the District following specific criteria that is compatible with its "Neighborhood Zone". The Guidelines Section 8.5 (Design Guidelines for Contemporary Buildings) articulates specific criteria for remodels similar to the proposed improvements. They are summarized below:

1. **Articulate Large Masses:**
    - The proposed design specifically avoided a "box-like" design by providing horizontal and vertical articulation of the new elevations with deep shadow relief and wood

board siding wall materials. The design also introduced various lower arcade structures to break up the massing.

2. **Avoid Blank Walls:**
   - The home is articulated on all four sides even though the public will primarily only view the street elevation due to the extreme steep slopes and limited vantage opportunities the site presents. All walls are designed to avoid blank wall appearances.

3. **Retain Scale of Components:**
   - The proposed remodel/addition design specifically retained the scale of the existing home. The existing home was a three-bedroom residence and single car garage with extensive roof overhangs, breezeway area, and covered patios. The new proposed two-bedroom home and double car garage expansion are almost entirely within the roof overhead projection of the existing roof except for the expansion of the low roof Master Suite of about 400 SF. The ridge of the new roof is only about 8' higher than the ridge of the original home. The existing homes surrounding the lot and within the Neighborhood Zone of non-contributing homes are of equivalent scale and size.
4. **Maintain Similar Proportions:**
   - The proposed design specifically addresses the unique site conditions of the 360-degree views. The existing extensive patios around the home are being preserved and the remodel/addition will occupy the area directly above the existing lower supporting sub-basement levels which will remain.

5. **Limit New Emphasis:**
   - We introduced various low-roof arcade structures to emulate the front eave line character of the existing home to break up the massing and to be compatible with the adjacent homes within the Neighborhood Zone. The function layout of the remodeled home is very similar to

the original residence layout and preserves the character of the entry arcade that exists in the original plan and elevation.

6. **Use Compatible Textures:**
   - The exterior building wall materials are simple wood siding and stone veneer and will be compatible with the adjacent homes within the Neighborhood Zone.

7. **Use Related Colors:**
   - The original home was white colored plaster and the new home will be painted white wood siding which will be compatible with the adjacent homes within the Neighborhood Zone.

8. **Screen Mechanical Equipment:**
   - No mechanical equipment will be visible on the exterior of the home or the street frontage.

9. **Provide Compatible Roof Lines:**
   - The roof line ridge is only about 8' higher than the original ridge line and is compatible with the appropriate buildings in the Neighborhood Zone. Lower arcade roofs are introduced to articulate the design and to break up taller walls to be comparable to the existing home.

The Planning staff recommended approval of our application at the October 16, 2019 CHB meeting, and found that our proposed design met the deign criteria of the Guidelines and was appropriate to the Neighborhood and District. Their findings and recommendations are summarized below:

- The proposed residential style (Modern Farmhouse Ranch) is consistent with other non-contributing structures within the Historic District and the residence uses materials consistent with those found throughout the District including the proposed siding and stone.
- The proposed single-story remodel/addition matches the height, scale, and massing of the existing residence. The adjacent

residences are two and three-story homes in height and the proposed project is consistent with the height, scale, and massing of the adjacent Cultural Resources.

- The proposed residence and garage are situated primarily in the same locations as the original home being replaced. The perimeter and limits of the improvements will be contained within the boundaries of the existing patio decks and retaining walls. There will be no change in relationship to other properties within the District.
- The proposed home does not adversely affect important architectural, historical, cultural, and archaeological features since the new structure is situated directly over the layout of the existing home and no new work is proposed beyond the perimeter of the retaining wall boundaries.
- The proposed Project is constant with the Citywide Residential Historic District Guidelines and compatible with the immediate neighborhood residences.
- The proposed Project is consistent with the Principles of the Secretary of the Interior's Standards for the treatment of Historical Properties and will be compatible with other residences throughout the District in terms of scale, massing and use of materials. The proposed features of the Farmhouse Ranch style exist throughout the District and will be consistent with the neighborhood.
- The proposed residence complies with the development standards of the Zoning Code.

The CHB did not agree with the proposed recommendation for approval of the Certificate and assigned a subcommittee to meet with the Owner and Architect to see if certain design features could be modified to meet their expectations for the proposed remodel/addition. Thus, continuing the review until the November 20th meeting. On October 17th I notified the Planning staff (Scott Watson) that the Owner would be willing to meet with the assigned subcommittee as soon as possible to discuss potential modifications to the Project. On October 21st we were informed that the assigned subcommittee would **not be able to meet** until after the next November hearing date and that the Owner would need to be present to acknowledge his willingness to meet.

11/27/19

At the November 20, 2019 meeting the Owner indicated that he and the Architect would be willing to meet ASAP to get the Project moving forward. After a lengthy CHB discussion the Board withdrew the invitation to have the subcommittee meet for potentially modifying the design. This was extremely surprising and regrettable since the Project application for the Certificate of Appropriateness was subsequentially denied by the board at that meeting without the opportunity to obtain additional guidance on the elements of the design that they found incompatible.

Respectfully,

Randy Neal
2911 Brockton Ave
Riverside, Ca 92501

951-316-7707