



City of Arts & Innovation

CULTURAL HERITAGE BOARD DRAFT MINUTES

WEDNESDAY, JULY 15, 2020, 3:30 P.M.
VIRTUAL MEETING
PUBLIC COMMENT VIA TELEPHONE
3900 MAIN STREET

DISCUSSION CALENDAR

PLANNING CASE P19-0487 – CERTIFICATE OF APPROPRIATENESS – 4674 BEACON WAY, WARD 1

Proposal by Jim Broeske of Broeske Architects & Associates, Inc., on behalf of Randall Neal to consider a Certificate of Appropriateness for replacement of the single-family residence main level, two-car garage, and basement expansion. Scott Watson, Historic Preservation Officer presented the staff report. He announced for the record that staff received 17 comment letters, four in support and 13 in opposition. Comments in opposition did not raise additional concerns that were not already addressed in the staff report with the exception to the comments related to the Native American Grave Protection and Repatriation Act (NAGPRA). This law does not apply to this site as the City has no evidence that there was a Native American burial site on this property. Additionally, State law has provisions for inadvertent discovery of human remains during the course of construction. Notices for this project were sent to adjacent property owners as required by Title 20. Randy Neal, applicant, stated they were in agreement with staff recommendations. Public Comment: One call in support from Chuck Hane. David Crohn called in opposition and referenced the letter he submitted. Vince Moses called in opposition and commented on Title 20 and the California Environmental Quality Act as they may affect the property.

Board Member Tobin inquired about the fines levied against the property as well as the archeological points brought up by Dr. Moses.

Mr. Watson stated that staff has spoken with the various Departments. He stated that Code Enforcement fines have been paid and the Building & Safety fines are paid upon permit issuance. The Public Works grading permit application fee has been paid and fine associated with that will be paid upon permit issuance.

Mr. Watson replied that in regards to archeological finds on the property. As stated in the staff report, the guidelines specified that the northern slopes were the most highly sensitive. Staff has looked at other reports in the area and confirmed that there are no known archaeological resources on the site. Being that the site was developed in the 1960s and the expansion of the basement is the only portion of excavation on the site and that will be completed underneath the existing foundation, staff has determined that the likelihood of impact to any archeological resources is unlikely as potentially significant under CEQA.



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Board Member Tobin asked if a Native American consultation was done on the property.

Mr. Watson responded that the Native American consultation is only required if the property is not exempt from CEQA, under AB-52. The project does not require additional review under CEQA and this project is being recommended to be exempt. He stated a Native American consultation did not occur.

Anthony Beaumon, Senior Deputy City Attorney, stated that AB-52 consultation is not required for this project under CEQA as this as a single-family residence and is exempt. A consultation does not need to be done. The City cannot require the applicant to conduct a consultation. The Board cannot condition this, as neither the City or the Cultural Heritage Board has authority to require that. The NAGPRA does not apply because there are no known graves on-site. It kicks in automatically upon any discovery. Based upon the evidence in record there is no requirement for applicant to contact the tribes.

Mr. Tobin inquired if an appeal would go to Land Use Committee (LUC) or City Council?

Ms. Kopaskie-Brown responded that because this request came directly from City Council and was a direction from City Council, it will go directly back to City Council.

Vice-Chair Parrish asked staff regarding the LUC's recommendations to return the item to the Cultural Heritage Board and that the final decisions were to be made after fines were paid. Some fines were addressed by Board Member Tobin's comments. What is the report from City's notification to OSHA / AQMD regarding the demolition, asbestos and lead concerns. Her recall is that those needed to be completed prior to coming back to the Cultural Heritage Board for approval. If CAL-OSHA and AQMD have not reported this might be a pre-mature meeting at this point.

Mr. Watson stated that the AQMD is a State agency and the City does not have purview over them. City staff would not be aware if there were any fines received by the applicant

Ms. Kopaskie-Brown stated that because the City has no purview over the State fines, city staff would have no information with regard to AQMD fines. At this point and from what



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City Council had indicated, it was that the City fines and City fees be paid prior to issuance of building permits.

Board Member Parrish inquired if CAL-OSHA was notified. An individual who happens to work for CAL-OSHA has reached out to her and indicated that prior to any move forward, they would also require a retroactive permit from them.

Ms. Kopaskie-Brown indicated that AQMD would need to coordinate this at the State level with other State agencies

Vice Chair Parrish asked staff to look that because she has been informed differently from someone who works from them. She asked if the Board could condition this?

Mr. Beaumon responded no, because OSHA has nothing to do with the Cultural Heritage Board.

Board Member Brown complimented staff on an extremely thorough staff report with respect to a very perplexing application for a Certificate of Appropriateness. He thanked Mr. Watson for his hard work and the developer and his architect for some degree of acquiesces. He went through his files and found a book "Rehab Riverside Right". The book was issued by Planning Department 36 years ago. It is essentially the genesis of how many of our historic districts came to be. A quote that intrigued him at the very beginning: "The surest test of the civilization of the people ...is to be found in their architecture, which presents so noble a field for the display of the grand and the beautiful, and which, at the same time, is so intimately connected with the essential comforts of life." What perplexed him is that we are dealing with the post-apocalyptic way in which Beacon Way was developed, long before it was put in a historic district. This seems to have become a foil for saying well anything is better than nothing. Thorough direction was given to the subcommittee. There was a charge to look at roofing, standing seam at metal roofing, compatibility of shed, room on garage, building height, building materials, windows, stone veneer on the basement level, proposed colors, floor to ceiling windows on the east and west elevation and landscaping. He will address in later remarks why the staff report was nuanced about a number of those issues. He stated he would appreciate the subcommittee members informing the Board as to their feelings about the matter at hand today and how the Certificate of Appropriateness the Board is being asked to vote on addresses those.



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Board Member Tobin noted that one of the comment letters raised a question as to whether this project should reflect conforming or non-conforming structures in the district. This is a legitimate question.

Chair Falcone agreed that is very valid question worthy of a response from staff and he also wanted to address the comments from Board Member Brown. He asked if anyone else had a quick question of staff.

Board Member Brown stated he had a question of staff. He quoted from a 1983 comprehensive report on historic preservation prepared by the Planning Department of the City of Riverside, page 74, rules and guidelines for new structures in older neighborhoods. For infill projects: "In residential areas, the first two buildings on each side as well as the five buildings across the street should be studied for repetitive themes of mass, scale, rhythm, color and texture." He asked Mr. Watson for his view of the structures to either side and in particular those across the street in relation to that admonition.

Mr. Watson stated that his response may also answer Board Member Tobin's question in regard to contributors versus non-contributors. Staff did look at the property on either side as well as all of the district, as that was the direction in previous conversations. The comparison and analysis were not taken solely on non-contributors. There is a wide variety of materials and a wide variety of scales and massing. As you know this district contains many large 2 and 3-story buildings as well as smaller one-story residences. The analysis was prepared based off of that, and an understanding that the scale was similar to those in the area as well as made use of materials that were common throughout the district such as the horizontal and vertical siding and stone veneer. The applicant clarified it would be a rustic veneer not stacked stone. He noted that the guidelines do not specify architectural style as there are multiple styles throughout the district and a variety of style could be possible. The adjacent residences are two-story residences with basement below, the proposed residence will be in keeping with that character.

Board Member Gamble stated that she just wanted to clarify that the Board cannot request that the landscape plan be provided to show the current wall and landscaping that is staying. According to the Historic Mount Rubidoux Guidelines, it says that it should be provided so that the Board can see the entire project. She brought this up during the subcommittee meetings but just wanted to make sure that they cannot request this, correct? She also inquired if the decorative block wall that juts into the property would



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not be affected in any way. Any modifications would require approval in order to go forward even if it causes issues for trucks entering the property properly.

Mr. Watson explained that at this point, there are no modifications to landscaping proposed. If in the future, should the applicant propose to do any modifications they will be required to submit for a Certificate of Appropriateness. He replied affirmatively that any modifications to site features will require a Certificate of Appropriateness and as previously stated, there are none proposed at this time.

Board Member Carter inquired if the large window was still a part of the project. She stated she was having a hard time understanding the breaking of neighborhood guidelines. The structure itself should represent more of what is there now. She understands the building that was demolished was a non-contributor, but this should really sync in line with the buildings in the historic district.

Mr. Watson stated that the floor to ceiling windows is still incorporated in the design. In regards to the compatibility with the district, he is aware of at least one building that has different window type, a very large double story window. As well, the noncontributor across the street is a mid-century modern house with floor to ceiling windows. He understands the concern with non-contributors but the design feature is present in the district with both contributor and non-contributors.

Board Member Cuevas asked for clarification regarding issues that were mentioned in the letters presented to the Board earlier and prior concerns. His understanding, based on the presentation, is that those concerns have been met or addressed with the exception of the Native American Grave situation.

Mr. Watson stated that in regards to the public comment letters received and reviewed, as mentioned the only additional concern not addressed in the staff report was the Native American graves. The questions in regards with compatibility with the district were addressed in the staff report. The concerns raised by the subcommittee were either addressed or clarified in the staff report and it was staff's understanding that the subcommittee felt the modifications addressed the majority of the issues.

Chair Falcone asked to hear from the subcommittee members, Vice-Chair Parrish and Board Member Gamble.



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Board Member Gamble stated that there were certain topics that were not up for discussion. They were voiced, the owner did respond to them as to what he felt he would do and not do. The list of subcommittee questions was not all addressed. They addressed what we could, obviously the roof line and shingles. There were things that would not be addressed such as landscaping, which according to the guidelines we were supposed to address. The landscaping is remaining the same but it is important to see the whole picture. Again, during the meeting we did voice, that this is a very mid-century designed fence line, and it is hard for her to picture the marrying of the two different architectural styles, but the owner insisted it stay the way it was and the landscaping would not change.

Board Member Cuevas inquired if any other items were not addressed other than landscaping?

Chair Falcone replied that the height, elevations, railing along the outer step, and large windows. He stated he wanted to provide Vice-Chair Parrish an opportunity to speak as well.

Board Member Parrish stated she would divide her comments into two sections. First of all, she wanted to thank the Land Use Committee for their recommendation to forward the Certificate of Appropriateness to the Cultural Heritage Board. Following the meetings with the applicant and his architect, the Historic Preservation Officer, outlined the additional concerns of the three-person subcommittee at the on-set. They were the issues that were included at the initial part of his report. Her concerns were: the large window at the gable end of the house; the pitch of the roof is now 5 and 12 instead of the estimated 3 and 12 of the old building; the fact that it reads as a two-story building, the fact that it had, at the time it was given to us, a black standing seam metal roof. She noted that it came up that the siding on the basement level appeared to be stacked stone, although later it was reported it would be granite type stone. Then the pitch of the roof on the garage area and the landscaping those were the things we were charged to address at the time. She was disappointed that as a subcommittee they were unable to come back to the full board with more progress. Although, she believes they acted in good faith, they were unable to productively move toward a satisfactory design that fits within the Mount Rubidoux Historic Guidelines.

Chair Falcone stated he was also on the subcommittee and supported Board Member Gamble and Vice Chair Parrish's comments. The subcommittee did have a list of 7-10



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items and Vice Chair Parrish listed those that the subcommittee were hoping to go into discussion on. It ended up being two items: the roof line of the garage and roofing material. The subcommittee did manage to compromise on those two. Those two things were positive although we had a much longer list whether they were not addressed, or were non-negotiable, that is important to take into consideration. Staff did a great job in making this happen. He stated he appreciated the willingness and the discussions that were had but do tend to agree that there were a number of stumbling blocks, things that seemed to be non-negotiable. He noted that from Cultural Heritage Board standpoint, many saw this design as non-starter and were hoping to have a full redesign of this and of course that is not how it panned out. There were two ends of the spectrum with the architect and owner there to support their design, and the subcommittee looking at going to square one, how to meet in the middle? He said it was a 70/30 compromise. What the Board needs to discuss today, are these two changes enough to tilt this where it is able to move forward. This is where they transition from the subcommittee report to the larger Board discussion today and he opened the discussion to the full board.

Board Member Ferguson asked if anyone on the subcommittee could review which were the non-negotiable items other than what was already mentioned.

Chair Falcone replied that for him, he thought one of the non-negotiables was the height. The elevations were a major issue. The conversation did go somewhat round and round about the height, from 6 to 8 to- 10 feet' higher, now it is approximately 8 feet higher. The problem from the subcommittee level is they did not exactly know the elevation of the home that is now since gone. Of course, based on the plans we have the roof is 22.5 feet high which as Vice Chair Parrish noted, that is typically the elevation of a two-story home. This is a one-story home with the elevation of a two-story. The height/elevation was definitely something we didn't discuss. The window was non-negotiable as well.

Vice Chair Parrish added that the window was non-negotiable, and the color of the home was not addressed. Her primary non-negotiable that Chair Falcone mentioned was the pitch of the roof. The roof went from a hipped roof to a gable end roof. Her concern is that it was a hipped roof prior to it being raised. The mid-century modern house design, you don't perceive the roof as starkly because the ridge line began 20' back into the house. The proposed gable end, you are now seeing it, like a book turned upside down, you're seeing the deficit of the book, you are seeing all 22'. My concerns were it is standing 22' above, higher than anything. It is going to affect what the historic contributing properties see from down below. Another concern was the huge window.



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Below the window is a bank of glass doors. So Imagine if the house were lit up in the middle of the night and there was nothing to prevent that light pollution from going to downtown and up towards the river. It will look like a beacon on Beacon Way. That was probably her primary concern other than the standing seam roof that did not get.

Board Member Cuevas asked what the height restrictions are as far as a planning standpoint.

Ms. Brenes responded that an R-1-7000 zoned property is allowed to develop a two-story house which typically is 35' in height. This zone allows for a two-story home.

Board Member Lech stated he was pretty much in agreement with what has been said, will not repeat it.

Board Member Brown stated he was prepared to make a comment and propose a motion when ready.

Chair Falcone stated he could proceed, the Board can continue discussion after the motion is made.

MOTION: Board Member Brown motioned to deny the proposed Certificate of Appropriateness. If he is not mistaken based upon what legal council's advice, a denial results in no action needed for the CEQA determination. Based upon his reading of the staff report provided: that the application proposal is incompatible with existing, adjacent, or nearby cultural resources and their character defining elements. That the colors textures, materials, fenestrations, decorative features, details heights, scale, massing and methods of construction proposed are inconsistent with the period and/or compatible with adjacent cultural resources. That the proposed change does adversely affect the context considering the following factors: grading, development, orientation of the building, off street parking, landscaping, signs, street furniture, public areas, relationship of the project to its surroundings. That the proposed change does adversely affect an important architectural, historical, cultural or archeological feature or features. That the application as proposed is inconsistent with the Citywide Residential Historic District Guidelines and the separate guidelines for each historic district. That the application proposed is inconsistent with the principles of the Secretary of the Interior's Standards for the Treatment of Historic Properties.



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He stated that he did not make this motion lightly. He has great respect for the city attorney and staff but he thought that in his view, based upon the testimony which is included in this motion: to include all previous testimony regarding this issue, in particular the testimony heard during this meeting and Board Member Parrish's testimony at the last meeting (Minutes and comments from October 16, 2019 and November 20, 2019 to be attached as well as comments received at the July 15, 2020 meeting). In addition, the comments in opposition suggest to him that this is a time and place to rehab Riverside right. We need to draw a line in the sand and prevail upon the citizens and tax payers of the City Riverside and our City Council to do the right thing by historic riverside. There is literally no more historic neighborhood than this particular neighborhood. He stated that this was the basis of his motion and if the motion prevails he would suggest that staff write up findings for the denial, and obviously, this is contrary to the staff report. He knows that Mr. Watson and legal counsel are more than capable of bolstering these findings. He looked forward to a collegial and collaborative conversation with the Mayor and City Council of the City of Riverside if this motion is adopted.

The motion was seconded by Board Member Tobin.

Board Member Tobin stated that he understood the subcommittee went into the meetings with the applicant with a discreet list of concerns. He would hope that whatever is transmitted to the City Council would include that list so that the City Council can see what it was the subcommittee was trying to achieve and then be able to take that into consideration.

Chair Falcone commented that after the initial subcommittee meeting, he emailed Mr. Watson 4-5 bullet points of things that were most egregious. He noted that unknowingly, Vice Chair Parrish had also done the same thing.

Mr. Beaumon noted that the Board can direct staff or they can nominate a representative to speak to the City Council on behalf of the Board. The Board can move to designate a member of Cultural Heritage Board to go before City Council if that is something the Board wants to do. The Board may also agree upon a list of issues you would like to have presented officially to the City Council on behalf of Cultural Heritage Board but now is the time to do that.



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Chair Falcone announced that there was a motion and a second on the floor. The Board may continue with its discussion as well as whether the Board would like to proceed with a Board representative and what issues they will address to the City Council.

Board Member Cuevas asked if it was appropriate at this point, for the benefit of those that were not on the subcommittee, to hear from the applicant as to the reasoning or why certain items were not addressed, especially the massing of the building. The applicant can address why they felt it was not appropriate to address those concerns. If nothing else, to put his comments into record. The full Board was not privy to those meetings and he was taken aback as to why it wasn't addressed by the applicant if they knew it was important from the subcommittee's standpoint. Just for the Board's benefit, understanding and education. Why they felt it was something they didn't believe should be rectified changed or modified.

Mr. Beaumon stated that this was not the charge that was given to the Board. The subcommittee could not agree with the applicant so off it goes. That's it.

Chair Falcone support Mr. Beaumon's comment, if for nothing else the Board needs to continue with their discussion.

Vice Chair Parrish stated that she would like her findings given at the November 20, 2019 to be included. She stated she would state the seven bullet points. Responding to the project description given today, which is basically the same presentation from October 16, 2019. Nothing has significantly changed. Point #1 the finding states the applicant's proposal is consistent or compatible with the architectural period, and the character defining elements of the historic building. She stated that the report asserts it is not applicable because this isn't a historic building, but that is inconsistent. This finding is applicable because the entire Mt. Rubidoux Historic District is a cultural resource. As defined by Title 20, CEQA and California Register of Historic Resources and National Register of Historic Resources, it has to be considered as a whole. Jumping ahead a bit, one comment regarding the site being a Native American site. Dr. Moses made very good point that she thought needs to be examined further. "3. Contrary to the findings by staff, this project is certainly subject to CEQA review by virtue of being within a designated Historic District, especially in a Certified Local Government covered HD, per SHPO. Moreover, the MRHD is covered under the Native American Grave Protection Act (NAGPRA) since it contained a Cahuilla grave site just below Mr. Neal's slope. According to the Riverside Daily Press, when S. C. Evans, Jr. cut Ladera Lane through the area below



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the Neal site around 1910, he unearthed 110 barrels of bones from that said grave site. Frank Miller, Master of the Mission Inn, offered to buy them from him!" It appears we have concentrated on that Spring Rancheria site and we didn't look further than that particular north slope. The second point is that she believes this particular building site needs to be compared to contributing structures. The only structure on that street is the one that is beside it, the 1947 Spanish Colonial Revival house and even though it is a two-story, it is tucked into that building's site. As added interest the roof height of the garage is on level with the street, Beacon Way. She stated she and other board members took pictures from concerned contributing houses down the hill at 3611 Mt. Rubidoux and 3587 Mt. Rubidoux Drive. She stated she sent the photographs today to staff to be distributed to the Cultural Heritage Board. The building site, even with nothing built on it, is viewable from both of those locations. As it is from the intersection of Ladera Lane and Beacon Way. It is going to be seen and that 30 foot full height will totally be visible, that's an uninterrupted view from the Ladera Lane of the Beacon Way site. The roof line was not addressed, and she noted that the original pitch as mentioned before on that mid-century ranch house was approximately 3 and 12 with a hip roof which has the roof ridge line set back 20'. This gives the elevation a much lower appearance than the present design before us which is a gable roof. A gable roof with an end full of glass, glass above it and glass doors below it. On both the west side which faces the river and east side which faces the down slope and more importantly faces the two contributing homes at 3611 and 3587 Mt. Rubidoux Drive, reads much taller than the original house. Although the architect says it varies 8-10 feet. She thought that she pretty much made her point but again she reiterated that the entire Mt. Rubidoux is a district. Just because there are homes that abut this particular house and probably five examples that Mr. Watson provided to the Board, those are non-contributors. If her recollection is correct, the building of those houses was what spurred the contributing owners in the area to develop these guidelines. In her opinion we must give credence to those and not just brush them aside because it is harder to do what the Board has been charged to do.

Board Member Brown respectfully noted that in his review of the minutes and records going back into last year, it is apparent to him, in particular the testimony from October that there are facts and circumstances that are pretty apparent that there are dueling threats of lawsuits on both sides of this controversy. Whether it be language that he has heard from some in the community about taking away property rights and inverse condemnation or on the other side of the equation, Native American issues and/or, CEQA issues. It is important that we understand and are aware of these issues as we vote on this motion. There may be some need to better understand what the City Attorney



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and the Planning Division are telling us in a closed session. He alerted staff to that possibility earlier today. He said he was not prepared to force that issue but he thought it does give staff and City Attorney an opportunity to talk about those threats of litigation that may be shaping or influencing this particular debate.

Board Member Carter commented that when this is sent to City Council and if it comes back to subcommittee again, she would like to have the roof and windows addressed as well as the mass of the building itself. It seems really showy. She stated it doesn't go with the neighborhood or guidelines as discussed. She noted this was her main concern and she wasn't sure why it has been so hard to get the architect and owner to fix the issues that have been discussed in previous meetings.

Chair Falcone stated it was his understanding it would go back to City Council and dealt with strictly at that level. He did not see this returning to the Cultural Heritage Board.

Board Member Tobin asked if the Board needed to identify the person to represent the Board at the City Council meeting? He nominated Vice Chair Parrish to speak to the City Council on behalf of the Board.

Chair Falcone suggested identifying one person on behalf of the Board and if the subcommittee and/or board members wish to speak individually during the public comment. To keep the process as simple as possible and per the advice of city attorney, do one overall representative and of course other members could support during public comment.

Board Member Tobin asked the Chair to represent the Board.

Chair Falcone stated that he appreciated that but he would reject that as he felt it would be prudent to have Board Member Brown represent the Board. He has both the legal and Cultural Heritage Board expertise which would be valued. He thanked Board Member Tobin but respectfully turned down the offer.

Board Member Brown stated that he is a resident of nearby historic district and has assiduously tried to listen to the applicant and architect throughout this discussion and attempted to review the evidence. His motion speaks for itself. He would echo the thought that Vice Chair Parrish would be a great spokesperson.



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Board Member Parrish replied she would be honored to be a representative. That being said she would like or request input from fellow board members. She will be the spokesperson, but this is a collective decision we are making right now, whatever it is. She needs to be able to speak to everyone's concerns. That being said if everyone on this board is willing to provide her with their input. She would also expect every board member there speaking as a person who is a resident of Riverside. It is not just her as a board member we are talking about our whole city. This is a house of cards, when one card falls it could happen to all. We may all ultimately be impacted.

Mr. Beaumon stated that it would be ideal if the Board had time for the discussion of issues and to bounce back and forth for feedback and then also name the person to speak to the City Council but he asked the Board to bear in mind that there will be a timing issue. The Board may be under a gun to get this done at this meeting if they want to have this list agreed upon and the person selected to speak at City Council. If time were not an issue it would be nice to have time to talk this through.

Vice Chair Parrish asked when this would go back.

Ms. Kopaskie-Brown stated that if the item is appealed, staff has 45 days to place this on agenda. An appeal must be received within 10 days of the Board's decision.

Chair Falcone agreed with what was being said and stated he supported Vice Chair Parrish as the spokesperson. He noted this was a team effort, not just Vice Chair Parrish attending the City Council meeting.

Board Member Brown added that the City Attorney's Office and Planning Division are also part of the team. The Board needs to be sensitive to the fact that staff has been put in a position which is having now to compose the findings of the Cultural Heritage Board and take those to City Council. He would suggest that it would be very appropriate for staff to give our spokesperson an opportunity to review the final report, in the event this motion is adopted, so as to make sure it incorporates all the findings that have been incorporated into the motion.

Ms. Kopaskie-Brown Mary asked for clarification from City Attorney. She stated it was her understanding is that Cultural Heritage Board needs to make their findings based on what they are doing and what their recommendation is as part of today's action and that staff does not make the findings for the Cultural Heritage Board's recommendation.



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Board Member Brown stated that that it would take him at least a week to write them up.

Mr. Beaumon stated the Cultural Heritage Board has made their findings on the dais. They can direct staff to transcribe those. Staff's recommended findings in the staff report are what they are. The Cultural Heritage Board, in valid discretion has elected not to adopt those and has instead made contrary findings on the dais which is well within their purview. Upon the approval of the motion staff will transcribe those findings.

Board Member Tobin inquired if Mr. Beaumon stated that it will be staff's job to take the discussion that just transpired and to put that into written form?

Mr. Beaumon stated that if the Board directed them to do so.

Ms. Kopaskie-Brown stated that staff will transcribe the findings made at today's meeting and indicate what Cultural Heritage Board's recommendation is in the staff report. She cannot guarantee that the staff recommendation will agree with the Board's recommendation.

Board Member Tobin asked if what staff said is that they will take the current staff report and forward that to City Council?

Ms. Kopaskie-Brown responded that yes, because that is part of the record. Staff will create a new staff report to City Council that summarizes what happened today with a staff recommendation.

Mr. Beaumon added that staff will transcribe what the Board has said and decided to do and that will be in the staff report. Staff will faithfully to the best of their ability, transcribe exactly what you instructed them to do. Staff had their pre-existing recommendations which are in the staff report you are looking at and as part of the administrative process this will carry forward. The action you take today and the findings upon which you base your action today will be transcribed by staff and will be forwarded to City Council as a result of this meeting.

Chair Falcone noted that the Board can see, with all due respect to staff, that staff has made findings and remained consistent in what they believe to be the case. The Board has, for the most part, been consistent in not always agreeing with that. He imagined



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that for City Council ultimately, staff will be taking what we have here with potential edits based on today's conversation. He does not see much room for staff to change their mind because it has been pretty much continuous reports with the pretty much the same findings as things discussed by Cultural Heritage Board and the public. Staff has been reinforcing that those things have been addressed. I don't see how staff would come with 180 in their report.

Ms. Kopaskie-Brown stated she appreciated Chair Falcone's comment. Staff's recommendation may not be the same as Cultural Heritage Board but the Board's recommendation and findings will be part of the staff report that is presented to City Council as part of the public record as well as the minutes from this meeting. The minutes will become public record that the City Council will receive.

Chair Falcone confirmed that Vice Chair Parrish has agreed to represent the Board at the City Council meeting.

Vice Chair Parrish replied affirmatively.

Board Member Lech stated that one of the issues he was considering was the historic districts themselves. He has been on the Board for a number of years now and it seems that in certain instances citizens are held to the letter of the law and others we blow by them. Many times, the Board has been asked to approve something that clearly is not within the scope of a historic district. Seeing this again too, the Board is setting a precedent. If we are going to have historic districts and they are going to mean something, we have to make sure they are adhered to. Unless we just want them to be another level someone has to go through, another box to be checked and that's it. He wanted to make sure everyone is aware of that aspect of it too. If we are going to have these historic districts, we have to be enforcing them, everyone.

Chair Falcone agreed with Board Member Lech. In a previous discussion Board member Lech had stated that two wrongs don't make a right. Today there were 14 comments in opposition and five in support a total of 19 comments. One of the five in support said any home is better than no home. He could appreciate that comment if he were to take off his Cultural Heritage Board hat but the Board is tasked with something very specific. The larger discussion, two wrongs don't make a right, just because there are non-contributors in the district, just because there is a home that was built post 1985, just because that is the case, doesn't mean we continue it, condone it, disregard what has been in place.



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This is a labor of the members/neighbors of the Mt. Rubidoux Historic District for the last 35 years. He went through previous City Council agendas dating back to 1987 and in April 15, 1987 the historic district was adopted. On October 16, 1990 historic district guidelines were amended and in 1993 the publication that many of us have in terms of the guidelines was adopted. My larger question is, what is the value of historic districts? Why do we even bother? Why do we have them? Second, if we have guidelines, what is the point of having guidelines when they are totally disregarded. We say they are recommendations. How can they be recommendations when they have been approved and accepted by the Cultural Heritage Board and City Council dating back to 1990. What is the value if and why do we have these guidelines if we can say well you can do it, you don't have to, it is your choice? He stated he understood the value of property rights, understood the value of individual home ownership and their ability to do what they wish to their home but that ends when you purchase in an historic district. The reason he says this is because that is part of the agreement, this is not about taking away someone's liberty. This is not about taking away someone's homeownership rights. This is about, you are in a historic district that has guidelines, and has rules and regulations. We spoke about the importance of the letter of the law. This is about, you have a home in an historic district that has guidelines that has City Council and Cultural Heritage Board accepted rules and regulations. This may be crass and frank, again with all respect, that if you wish to ignore those guidelines, or see them as futile, or worthless or an infringement upon your property rights; there are properties all across the City Of Riverside that are not in historic districts where those guidelines do not apply. When you are buying in a historic district and when you are living in an historic district there are guidelines and rightfully so. His question to staff, understand the value of pushing projects through and business as usual and we have to build for the sake of building, but what is the value of historic districts? Why do we have these guidelines when we know they are not really enforceable or at least they haven't been in recent history?

Ms. Kopaskie-Brown explained that in a regulatory environment there are two different things. There is a standard which is a must and there is a guideline which is a should. When you have guidelines, they are open to interpretation. When you have a standard, it is something you must do. For example, there is a standard that says a house cannot be over 35', I cannot build a house over 35'. If a guideline says the house should have windows similar to those houses in the district. What that means is you look in the context of what development is around and then you make that interpretation. It doesn't mean it has to be exactly what everyone else has, it doesn't mean the overall design has to



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be exactly and that is the difference between a guideline and standard. Guidelines are a should, they are not a must, standards are a must.

Chair Falcone asked what standards exist in a historic district beyond the fact if you are a landmark. His thought, if you have guidelines, understand they are should. From a staff level these are guidelines and you are tasked with acting in the best interest of historic preservation for the City of Riverside and these historic districts particularly, wouldn't it be a strong urge on behalf of staff to follow those guidelines?

Ms. Kopaskie-Brown explained that there are two things. Staff have to balance the rights of the property owner. This property owner has a right to build a home on his property. We have to balance the guidelines and so that is what the subcommittee was formed to do, to come up with an agreement so that this property owner can build his house on his property with the subcommittee helping to guide them through the guidelines, what that would look like. Because those guidelines are not codified, they are not part of the Riverside Municipal Code, they're not regulatory, they are a guideline. That is what we had hoped, the subcommittee and from our perspective had thought the subcommittee had done. Which is come to an agreement on which of these guidelines would be put into this new design so that this homeowner, who has a right to build a home, could build a home. That is the balance that we as staff always need to make.

Chair Falcone said he heard what Ms. Kopaskie-Brown was saying. What comes down to now and he had a few minor things. Really what it came down to, he personally, although it is a guideline, it is a should. He cannot disregard a 35-year document that the neighbors came together on and the City Council approved. He takes it so heavily even if it is a should. That is the sticking point for him. Again, as board members have said, where do we decide as a board that it is ok in this district but in another it is a big no no. He would like to see where, make sure that, equal treatment is being administered across different property owners in various historic districts. As the Board has said over the last eight months or so, it applies for some and doesn't for others. It sends, optically, the wrong message. He stated he couldn't ethically be able to do it in terms of enforcement, for some people and let it slide for others.

Board Member Gamble added that she appreciates that staff does have to balance. As Cultural Heritage Board members, she believed they also have a balance as well. They owe it to the historic preservation of the district. When someone buys into a district it comes with benefits, tax write offs, mills act, and grant programs. If we keep pulling



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away from the standards that we see that we are governed by than we take away the benefits of those homeowners that bought in a historic district and eventually they will not be there. So the benefit of owning a historic house or in a historic district comes with benefits, and that is where we are characterized to hold the balance to protect those houses that are historic in nature and would not be seen in any other way. Those are important things we need to balance as the Cultural Heritage Board.

Board Member Brown commented that Ms. Kopaskie-Brown and Mr. Beaumon's statements were very articulate expressions of the tensions you face day in and day out. Between decisions about guidelines, rules, regulations and property rights, he felt they were all sensitive to the difficult role this can put staff in from time to time. The staff report says the height of the proposed residence visible from street level, Beacon Way, is 22'5" the total height of the residence including the portion basement exposed on the south elevation is 31'10". What is the total elevation requirement?

Ms. Brenes indicated that the maximum is two-stories, 35'.

Board Member Brown pointed out that this is a basement built to grade, it is a 3 story building.

Board Member Tobin said he was on this board from 1980-1987. That was when this district was adopted. At that point in time, the full concept of districts underwent a thorough discussion by the City Council along the lines what I just heard Chair Falcone express. What is the value of this? He pointed out that the item before the Board today would never have come were it not for the fact that we have a historic district. Up to that point in time, all Landmarks and Structures of Merit were treated individually. The idea of a district was something new and there still may be some rough edges with respect to districts. The Board at that time fought very hard for districts when they were not universally appreciated, Mt. Rubidoux, Mission Inn. He hoped this board does go back and take a look at what is the value of each of those, Landmarks, districts and it is done in some kind of manner. This board has taken difficult decisions in the past to reject certain items that have been brought to the Board. Each time the Board has been involved in one of those, we have rejected it. The Board acts with good cause regardless of what happens next at the City Council level. The reason for him to reject this is that one, we heard the sentiment from the neighborhood about this specific proposal. Going to City Council will give the neighborhood, hopefully a better project. Secondly, he does not understand why in this day and time we do not do something with respect to the



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archeological issue. We have one of the esteemed individuals of the City of Riverside, Dr. Moses, pointing out that this property potentially has those issues. He hoped that in some manner the City Council would address that in their deliberations.

Board Member Cuevas stated he had question with respect to the existing site. He reviewed the plans provided to the Board and asked Mr. Watson if the existing house that was demolished, have the lower level "basement". With respect to Exhibit 5 of the presentation, he asked if there were any photographs available of the southwest and east elevation before the home was demolished. The elevations on the proposed elevations might be misinterpreting, if the existing lower level is same as the proposed now from previous time. That massing on the southeast and west would be the same as it previously was, correct?

Mr. Watson replied affirmatively, they are using the same substructure. The basement will remain with a small expansion. He noted that there was a photograph from Ladera Lane. With regard to the third question regarding massing, that would be correct based on staff's interpretation.

Board Member Cuevas noted Vice Chair Parrish mentioned the hip roof was 3 and 12 versus a 5 and 12 so we are just increasing the massing by about 4-5 feet over that distance. Understand the gable situation versus the hip. The overall roof height from prior condition to now, what would you estimate that to be? The ridge line 5' higher?

Mr. Watson stated that based off of what the architect has stated, it would be 8' as noted in the staff report.

Board Member Cuevas reiterated that the elevation allowed by the Zoning Code is 35' from Beacon Way. Staff has reviewed this and basically, they are meeting the standards.

Mr. Watson affirmed this and stated that the measurements were taken in accordance with the Zoning Code.

Chair Falcone stated he was in and around Beacon Way yesterday. Vice Chair Parrish and Board Member Gamble have also been out to the site. Vice Chair Parrish had some photos but he did not receive them. If it is possible for these to be sent to Mr. Watson or Ms. Andrade to make sure those are in the minutes as well. He thought it was probably



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more jarring seeing this in person but being in and around the property particularly down the hill from Beacon Way but up the hill Mt. Rubidoux Drive, kind of in between, it is really quite jarring how much you can see that property from multiple angles. That then you just multiply that by putting a building on top.

Vice Chair Parrish stated she had sent them to Ms. Andrade approximately two hours prior to the meeting. She did not send them to the Historic Preservation Officer but will do so after this meeting.

Chair Falcone stated that there were some images in the staff report but better to have more images than not.

Board Member Cuevas assumed that the photos taken from the southeast or southwest side of the property looking up? Seeing the property, he asked if the existing basement structure wall was still there or if it was demolished?

Chair Falcone replied that the basement walls are still there and are visible from the various properties. When looking at that you see the hill, you see the basement wall and as it goes up depending which angle go 23' – 22.5' up from there in terms of height.

Board Member Cuevas noted that the walls are there. Looking at the elevation plans, the applicant is pushing the wall out 8' in some direction, but basically the walls that are there are being recladded, is that correct?

Mr. Watson replied that was correct, the basement walls will remain and will be recladded.

Board Member Cuevas stated that what previously was the ceiling height of the prior lower level will continue to be the ceiling height of the new proposed level. The floor line of the first level, if you will, is it staff's understanding that it will be plus or minus an inch or two, the same elevation?

Mr. Watson replied affirmatively. It is staff's understanding that they will be using the original foundations so that the slab that is there including the retaining walls will remain as it is existing.



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Board Member Cuevas stated that other than the gable end structure, windows, the neighborhood, what they are going to see from lower levels from southwest and southeast side, if this were approved, would be new cladding on new lower level and I'm assuming because it is there, the prior home's elevation up to the eave line, roughly the same other than an additional 8'?

Mr. Watson agreed and stated is staff's understanding from the architect that the eave line will remain at the same level as the original house the only differential height is the ridge line of the roof. The basement will be at the same level and not be altered, the eave line of the main level of the residence will be at the same height and then the roof is what will be slightly higher.

Board Member Cuevas inquired about the overall layout, perimeter. Will the proposed floor layout on the first level be changed dramatically, or is the applicant proposing an 8' extension? In staff's review, how much more massing on the first level is the applicant adding?

Mr. Watson responded that based off the plans staff received, there is an expansion of the main level by approximately 18' for an additional master bedroom. There is another addition beyond the master bedroom on the southern side and it will be at the edge of where the original roof was. There was an inset courtyard on the eastern side of the residence that was under the roof, that wall will be extended out to that edge. The only additional massing will be the additional bedroom which is approximately 18'.

Board Member Cuevas asked if you would see that additional massing on the lower level, what he would call the original basement level? Is that protruding out to extend that in the direction of the lower level?

Mr. Watson replied that the lower level was already existing. What they will be doing for the master bedroom is add 18' that will be on top of the slab that is already existing. That lower basement level will not be altered in any way as far as the exterior view.

Chair Falcone clarified something he said. When talking about viewing this, that jarring aspect. You see clearly the basement as it is down the hill his rationale was you can clearly see the basement that won't be extended but if you can still clearly see the basement you will definitely be able to see that large window up 17' into the sky. That was his rationale.



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Vice Chair Parrish spoke to Board Member Cuevas' point about the change in the roof line. She also wanted to bring it up to the other board members that it changed from hip roof line which you know as contractor, you do not really perceive the ridge for many feet back because that is a gentle back slope. It changed from a one-story to a gable end which you are seeing the full 22' on the one side. There is no gentle slope back. It could have been the same thing if they put a huge cupola in the middle of the thing and increased it a foot, you still wouldn't have seen it as much as when it is a gable end building. This is her point that and the fact that giant window with corresponding glass doors below. It will be unobstructed light.

Board Member Brown briefly address Board Member Cuevas' comment about the increased massing. He stated he has had occasion over the last 30 years to be in the house. The house has been torn down and it in fact was a unique modern structure and had all kinds of open space. And looking out from the southeast elevation you are now looking at a huge massive patio area that had a railing around it that was otherwise unenclosed. Someone looking up at it from down below will be looking at far more elevation than they would have looking at the old house.

Board Member Cuevas thanked Board Members Parrish and Brown for their input. He stated he understood their concern.

Board Member Tobin called for the motion.

Board Member Brown restated the motion for the record. He stated that he appreciated very much Ms. Kopaskie-Brown's and Mr. Beaumon's comments about the presentation to City Council. He wanted to make sure on behalf of his fellow Cultural Heritage Board members that the administrative record supporting their decision to deny the Certificate of Appropriateness includes the minutes from prior meetings, comments from previous meetings, includes the comments received today, encapsulates specifically Vice Chair Parrish's lengthy comments made in October as well as the comments of the Board Members as part of this discussion.



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Motion Carried: 8 Ayes, 1 Noes, 0 Absent, 0 Abstention

AYES: Brown, Carter, Falcone, Ferguson, Gamble, Lech, Parrish, Tobin

NOES: Cuevas

ABSENT: None

ABSTENTION: None

Board Member Cuevas clarified for the record that although he voted no, he was in support of a Board representative at City Council. He stated that he voted no because he felt their hands were tied based on the standards that the City has provided. He would like to see a softening of the roof line, softening overall window and agreed with the position that the massing is quite high.

From: Nancy Parrish <factsgirl@aol.com>
Sent: Wednesday, July 15, 2020 12:01 PM
To: Andrade, Frances <FANDRADE@riversideca.gov>
Subject: [External] Pictures for CHB meeting July 15, 2020 x URGENT

Frances,
Please send these photos to all CHB commissioners so that they can refer to them when I speak today.
Thank you! (12 noon)
Nancy Parrish, Ward 5 commissioner

First 3 pics are close-up; up to far away at the property at 3587 Mt. Rubidoux.
The next 2 pics are from the property at 3611 Mt. Rubidoux Dr.
Last 2 are from Beacon Way and Ladera.
Other pics are of the breeze block and vegetation taken from Beacon Way perspective.
Nancy Parrish



















From: H. Vincent Moses-PhD <vincate@att.net>

Sent: Wednesday, July 8, 2020 5:04 PM

To: Philip Falcone <philipjfalcone@gmail.com>; Steve Lech <rivcokid@gmail.com>; Nancy Parrish <factsgirl@icloud.com>; Watson, Scott <SWatson@riversideca.gov>; Don Morris <drdmorris@earthlink.net>; Chuck Tobin <ctobin@burrtec.com>; John Brown <john.brown@bbklaw.com>; Edwards, Erin <EEdwards@riversideca.gov>

Subject: [External] Beacon Way item on upcoming CHB Agenda

Dear Philip and Scott,

I think I ran over the 3000 character limit in my online response to the Beacon Way item on your next week's agenda, so I pasted it at the bottom of this email for your review. Please share with the other commissioners, if you will.

One thing right up front: we think the entire District needed to be noticed on this item from the beginning, and certainly now. Restricting it to the top of Beacon Way cost many of us an opportunity to weigh in on this important matter. I got the notice through Don Morris' email chain, and only today!

Take note of my comments RE CEQA and NAGPRA (Native American Grave Protection Act), as well as the failure to pull any permits before the fact for anything the applicant did prior to being red flagged by the City. Neal might be forgiven, the architect knew better than to operate without permits.

Best regards,

Vince & Cate

Dear Chair and Distinguished Members of CHB:

Thank you for this opportunity to weigh in on the proposed replacement house atop Beacon Way within the Mount Rubidoux Historic District. My wife and I handled the petition establishing the MRHD for then Councilman Ron Loveridge in the 1980s, eventually leading to it's arrival as the first designated HD in Riverside. Soon thereafter, I worked with 30th Street Architects of Newport Beach and Randy Hlubik, Landscape Architect on the MRHD Design Guidelines.. Below are our objections to the proposed determination:

1. With the greatest of respect to HPO Watson, the applicant's entire proposal, in our humble view is based on a fraud. The applicant, Mr. Neal and his architect Mr. Broeski, from the beginning appear to have intentionally avoided the Municipal Code and its requirements for legal grading and asbestos removal permits, not to mention the required demolition permit. We cannot judge their motives, though perhaps the applicant wanted to escape the scrutiny of inspectors and the CEQA review process. By their failure to pull permits, they endangered the health and safety of the residents of the District. Moreover, seeking a permit to grade within the district would have triggered CHB and CEQA review, especially on such a steep slope with known Native American archaeological history. In our view, their knowing actions demonstrated a flagrant disregard for the City, it's governance, the Municipal Code, and the people of the HD in a kind of catch me if you can, while, carrying on as if things were on the up and up. An act now, ask for forgiveness later proposition.

To this day, there are no permits filed with the City in the online permits section of the City's Building Safety web page.

2. The applicant, in total disregard for health and safety, without permits, removed asbestos bearing roofing tiles and probably air conditioning duct coverings. Do not assume they did not know the regulations in this instance. If Mr. Neal did not know, certainly Mr. Broeski knew. He has practiced architecture in Riverside for more than 20 years, pulling hundreds if not thousands of permits along the way. When Cate and I replaced our ancient HVAC years ago in our 1912 house, we pulled a permit and had a company licensed in asbestos removal do the work in "moon suits," and at a price too. The City inspected the permitted work.

3. Contrary to the findings by staff, this project is certainly subject to CEQA review by virtue of being within a designated Historic District, especially in a Certified Local Government covered HD, per SHPO. Moreover, the MRHD is covered under the Native American Grave Protection Act (NAGPA) since it contained a Cahuilla grave site just below Mr. Neal's slope. According to the Riverside Daily Press, when S. C. Evans, Jr. cut Ladera Lane through the area below the Neal site around 1910, he unearthed 110 barrels of bones from that said grave site. Frank Miller, Master of the Mission Inn, offered to buy them from him!

The entire HD contains known Native American archaeological remains, including grinding basins, and other artifacts on the land, not simply the Neophyte Spring Rancheria on the north slope below Indian Hill Road. as asserted in the staff report.

4. A technical point: this project should have triggered a notice to the entire District, and not have been restricted to surrounding residents at the top of the hill. Cate and I got this notice only through the largess of Don Morris and his neighborhood email chain this morning, July 8, 2020

Given the above, my wife and I urge you to deny the determination that this project is exempt from CEQA. We think it clearly falls squarely within the CEQA review process due to its potentially adverse impact on architectural and related pre-Riverside cultural resources within the HD. We do not believe that knowing destruction of resources without the advantage of legal permits is an excuse to provide cover via an ex post facto CoA.

5. Noes on the Broeski design plan: While my wife and I do not advocate replication or mimicry for new construction in the MRHD, we do believe in this case the applicant needs to adhere closer to the mid-century modern style of the previous home, including hipped roof and horizontal massing. The glass window wall on the southwest elevation should more closely reflect uninterrupted window walls of the mid-century as in the example of the famous Case Study House in the Hollywood Hills, or Philip Johnson's Glass House. The building technology exists to make it so. In our view, the current plan evokes the contractor houses of Orange Crest more than the Modern Movement houses of the mid-century.

We believe the CHB must negotiate the matter of CEQA and the flagrant failure to obtain legitimate permits before granting a CoA for this premature project.

Thank you again for the opportunity to contribute thought on this proposal, and best of luck in your deliberations.

Best regards,

Vince Moses and Cate Whitmore

--

Herman Vincent Moses, PhD CEO & Principal VinCate & Associates Museum and Historic Preservation Consultants

Protect yourself and those around you. Wear a face covering, stay home, and avoid gatherings with people outside your household. [RiversideCA.gov/COVID-19](https://www.RiversideCA.gov/COVID-19)



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July 12, 2020

VIA E-Mail

City of Riverside
Cultural Heritage Board

Re: Agenda Item #4 Planning Case P19-0487 (COA)

Dear Members of the Cultural Heritage Board:

Old Riverside Foundation encourages the Cultural Heritage Board to deny the Certificate of Appropriateness for the above-referenced planning case. The proposed structure continues to be in defiance of the Mt. Rubidoux Historic District Guidelines, despite the cosmetic changes made to the proposed design. Perhaps it is instructive to recap how we got to this point.

This case started last September just after Labor Day weekend. The existing 1960's home on Beacon Way was demolished. Old Riverside Foundation notified the City and asked if a demolition permit had been issued. We were told that it had not been issued, and a Stop Work Notice was issued by the Building and Safety Department. Unfortunately this was too little, too late, as nearly the entire structure had been demolished and removed.

At the Cultural Heritage Board (CHB) meeting in October, the City asked for a Certificate of Appropriateness for the after-the-fact demolition and for the design of the replacement home. The CHB had concern about the design of the replacement home. The architect acknowledged that he was aware that there were guidelines for the Mt. Rubidoux Historic District, but based on the submitted design, chose to ignore them. The CHB recommended that the applicant meet with a committee of 3 CHB members to discuss. Since the applicant was not in attendance, the issue was continued to the November meeting.

At the November meeting, the Cultural voted to deny the Certificate of Appropriateness for both the after-the-fact demolition and the replacement structure. The CHB issued eight findings in support of its decision. Four of the findings were about the demolition being in violation of the California Environmental Quality Act since the Mt. Rubidoux Historic District is a Cultural Resource, and four of the findings were about the design of the proposed structure being in violation of the Mt. Rubidoux Historic District Guidelines.

The applicant appealed the decision to the Land Use Committee (Councilmembers Conder, Edwards, Fierro).

At the January Land Use Committee meeting, the Committee came to a compromise decision. The Certificate of Appropriateness for the after-the-fact demolition was granted (a decision that Old Riverside Foundation strongly disagrees with), and the applicant was instructed to meet with a committee of three CHB members to discuss modifications to the replacement structure, where this committee would help guide the owner and architect toward a design in keeping with the established guidelines. Committee meetings were held on May 28 and June 11. The architect made some



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adjustments to the original design in an attempt to address the committee's concerns and meet the design guidelines.

Based on what is available in the agenda item, Old Riverside Foundation does not believe that the revised design meets the guidelines. The staff report continues to misapply the Neighborhood Standard in the guidelines by ignoring the only Historic District Contributor nearby, which happens to be next door to this case. The guidelines were put in place to ensure that new structures harmonize with contributing structures, not non-contributors. To continue to base compliance on non-contributors will only ensure that new non-complying structures will persist into the future, in violation of the spirit in which the Mt. Rubidoux Historic District Guidelines were established in the first place.

An issue for the Cultural Heritage Board (and for all of us) is: do Historic Districts have any meaning in the City of Riverside? The CHB can respond with a resounding "Yes" by again denying a Certificate of Appropriateness for the proposed structure, along with a list of findings in support of its decision. While the applicant may appeal to the City Council and take his chances there, the CHB must be there to support the Historic Districts while the decision is in its hands.

Respectfully,

Michael J. Gentile
President
Old Riverside Foundation

From: Teresa & Jason Wassman <fullmaa@yahoo.com>

Sent: Sunday, July 12, 2020 11:21 AM

To: Andrade, Frances <FANDRADE@riversideca.gov>

Subject: [External] Deny the certificate of appropriateness for Beacon street

I am deeply disappointed that the committee attempted to reach a compromise on allowing a new structure to replace an illegally removed structure. The City's requirement for a demolition permit encompasses more than just whether a structure should be removed. Did the builder obtain a hazardous material demolition permit? The property most likely had asbestos. Were workers protected? Did the builder have a permit from Cal/OSHA?

Government fails when there is a lack of coordinated response and collaboration. The City utterly failed to perform their duties and the builder should not be rewarded for their mutual failures. Ms. Edwards has proven herself to be either ill informed or a wolf in sheep's clothing. Her decision making processes are faulty and should be viewed with a critical eye.

I am demanding the City deny a Certificate of Appropriateness for the proposed structure on Beacon Way.

Namaste

Teresa Wassman

3673 Oakwood Place

From: Don Morris <drdmorris@earthlink.net>

Sent: Wednesday, July 15, 2020 12:54 AM

To: Andrade, Frances <FANDRADE@riversideca.gov>

Subject: [External] Public Comment regarding Beacon Way Design

Dear Chairman and Members of the Cultural Heritage Board,

As you realize, this project at the top of Beacon Way has been fraudulent from the start. The Building Design Guidelines of the Mt. Rubidoux Historic District were approved 27 years ago by the City Council. The illegal demolition of the existing house by the owner and architect, was done with NO permits of any kind. Had the owner or the architect followed the required procedure, it would have undoubtedly triggered requirements for legal grading, asbestos removal permits, a demolition permit, other inspections, and the CEQA review.

This property sits in the middle of the Historic District which contains known Native American archaeological remains. Other building sites in the Historic District have been required to submit required archaeological studies, and so should this one.

In addition they are attempting to build a structure on a very steep slope which has stability concerns for the neighbors below. In short, the owner of the property and his architect has shown complete disregard for the health and safety of the residents of the Historic District. This will NOT be forgiven.

Additionally the design submitted to the CHB is an insult to the Historic District Guidelines. Any responsible owner, and competent architect would be ashamed of their actions thus far, and the completely non-conforming design and construction they have submitted for approval.

I respectfully ask the Cultural Heritage Board to deny this design. Additionally, I ask that you require the legal grading permit, a stability report of the ground on the building site, an EIR study to include a report of Native American archaeological findings, and require a CEQA review.

Sincerely,
Don Morris

4736 Indian Hill Road
Riverside, CA. 92501

From: Molly A. Morris <mollymorris819@gmail.com>
Sent: Wednesday, July 15, 2020 12:15 AM
To: Andrade, Frances <FANDRADE@riversideca.gov>
Subject: [External] new build on Beacon Way

As a 34 year resident of the Mt. Rubidoux Historic District, I would like to voice my opinion on the design of the projected house on Beacon Way. I have been going through my copy of the design guidelines looking at the varied designs of homes in the district that are examples of contributing structures. With all of the choices available, nothing even remotely resembles the submitted design for this project. The guidelines provide the City with a set of policies and design criteria that will "provide sensitive integration of new infill development within the district." This statement is found on page1 as is the following: "Through these guidelines, the City is attempting to enrich and preserve the historical character of the District." I am opposed to the acceptance of the design since the proposed house does not fit in with the overall character of the District. I have concerns that the builder is not trying to fit in to the District, let alone contribute to it. His lack of concern for following required procedures for demolition attests to that. We have design guidelines to preserve our historic district. If someone does not wish to follow them, there are many other building sites around Riverside that have no guidelines in place. My vote is NO. Sincerely, Molly Morris

Wednesday, July 15, 2020

Dear Members of the Cultural Heritage Board:

Before getting started we want to state that we resent having to stress about this issue in the middle of a pandemic. We are worried about decisions required of us regarding the new school year. This hearing should have been delayed not rushed. We understand that there is great pressure by a small number of loud voices to move on, but we are entirely unsympathetic. Our neighborhood did not create this situation and we should not be distracted by it now.

We thank the Cultural Heritage Board for your efforts to move forward according to standards that protect the integrity of our community. We depend on you and you have been there for us. We are writing you today to speak on behalf of:

- Process. There is a carefully developed system in place that supports responsible development. That process has not been respected.
- Precedent. If people can destroy properties without process only to replace them with the latest hot homestyle the integrity of our community will not endure.
- Heritage. Fashions come and go. No one builds a home that they do not believe in, but time has a way of revealing poor choices. Our neighborhood preserves a particular era of quality and grace. The proposed structure represents a contemporary form quite alien to our local aesthetic.

We live adjacent to the property that was illegally destroyed last year. After receiving a notice from the City that your Board was to consider an application for demolition, David visited the property only to discover that our opportunity as a community to have input had been stolen. David contacted the architect about the application for a new building. He was told that the owner was “just looking for a place to retire and that I could trust him.” David could only reply most uncomfortably that it was hard to have faith in someone who tore down an existing structure depriving our community of any opportunity to testify to the personality and value of what is now only a sad memory. The architect replied that he disagreed with the decision to demo.

We are very close with our neighbors. They are wonderful people who mean the world to us. We respect and help each other all the time. We desperately want to trust this new neighbor, as his architect suggested, but the scheming, disrespect, and anger in evidence thus far worry us.

The farmhouse architecture proposed for this site elevates the structure considerably. A huge transom with no apparent purpose will illuminate it in a fashion that is totally unrepresentative of the character of the area. Farmhouse

designs are very trendy today. We are glad that they are replacing the McMansion style in suburban popularity, but the design is part of a fad that will pass (see the attached article) and it is altogether inconsistent with our neighborhood. We have design guidelines for downtown. We are very disappointed that City staff are not able to respect them.

It is not our nature to rant. Our ties to this town are deep and, like you, we are also committed to its service. We believe in data, measured responses, and in real respect for different viewpoints. Unfortunately, the proposed precedent offered by this violent incident worries us greatly. It threatens both our past and our future. We are writing this letter of opposition with sadness and reluctance but are forced to do so by the obvious point that our neighborhood's integrity is precious, fragile and irreplaceable. We have complete faith that you will vote according to your best judgement after fairly considering different opinions. City Council will also consider this question and they should have your unrushed opinion. Thank you for listening.

David Crohn

Kara Crohn

3587 Mt. Rubidoux Dr.

HYPERALLERGIC

ARTICLES

How Normie Minimalism and Farmhouse Chic Took Over Contemporary Design

An aesthetic of minimalism in architecture and interior design has been sold to consumers of high design for decades now in the pages of *Dwell* and the endlessly scrollable interfaces of websites like designboom and ArchDaily.

Kate Wagner May 31, 2020



An image of *Dwell* style minimalism (image courtesy Pxhere)

This article is part of Sunday Edition: “Minimalisms”.

When one thinks of minimalism, they may picture a sculpture by Donald Judd or a piece of music by Philip Glass.

Architecturally, their mind may dwell in

the realm occupied by sparse, cubic forms and white, empty window-walled rooms filled with naught but a rug, a monstera plant, and a mid-century sofa, perhaps framed by tasteful stairs. Indeed, this is the aesthetic that has been sold to consumers of high design for decades now in the pages of *Dwell* and the endlessly scrollable interfaces of websites like *designboom* and *ArchDaily*. It’s the

aesthetic that has been co-opted by Silicon Valley headquarters, your Instagram feed and AirBnBs alike, one that has described by the critic Kyle Chayka as “airspace”:

“[Airspace is] the realm of coffee shops, bars, startup offices, and co-live / work spaces that share the same hallmarks everywhere you go: a profusion of symbols of comfort and quality, at least to a certain connoisseurial mindset. Minimalist furniture. Craft beer and avocado toast. Reclaimed wood. Industrial lighting. Cortados. Fast internet.”

Minimalism’s ubiquity in the world of “good design” is well known and well documented. However, in the world of the popular commercial vernacular, it’s managed to go relatively unnoticed, likely because it takes a slightly different aesthetic form, one less peppered with the signifiers of modernist good taste. It does this in the same way Chayka’s airspace colonizes cafes and co-working spaces: through media saturation. In order to explain this form and how it wormed into television sets and later into homes around the country requires an explanation of what came before.



An emblematic co-working space with potted plants (image [via](#) and courtesy [Piqsels](#))

Minimalism is one of those words that is reaching a breaking point as to how many things it can possibly mean. Minimalism refers to anything from Marie Kondo’s decluttering ethos to any architectural form devoid of a gable. It has become a stand-in for the equally vague “contemporary.” Succinctly put, minimalism writ large has come to mean a combination of modern design and the ethos of living with less.

Minimalism, in the historic sense, refers to a movement in art and music dating back to the 1960s and ‘70s whereby artists created sculpture, painting, and musical composition using themes of large scale, cubic and geometric forms, industrial materials, limited palette, and repetition. This movement was an extension of the earlier Abstract Expressionist and Op Art movements in art; in music its origins lie in serialism. Ad Reinhardt, an Abstract Expressionist painter whose monochrome paintings are frequently seen by art historians as a precedent

to Minimalism, described his work's artistic underpinnings succinctly: “The more stuff in it, the busier the work of art, the worse it is. More is less. Less is more. The eye is a menace to clear sight. Art begins with the getting rid of nature.”

Architecturally speaking, the “less is more” dogma begins much earlier than the 1960s. While Minimalism was not a movement that extended explicitly to architecture (which, in the 1960s was in a very different place aesthetically than art), its ethos can be found in the oft-quoted aphorisms and manifestos of Le Corbusier, Mies van der Rohe, Walter Gropius and other kingpins of early 20th century International Style architecture. However, aside from the obvious aesthetic heritage of European modernism, there is an important and underemphasized architectural link to the Minimalism of the 1960s, namely regarding the places in which it originated.

* * *

The SoHo neighborhood of New York City was once a thriving hub of industrial activity. Its 19th-century cast-iron loft buildings once served as the backdrop of garment manufacturing, machine shops, and warehouses. The loft building, characterized by being three to five stories in height, floors consisting of thick beams of wood supported by thin cast iron columns, was once the pinnacle of 19th century structural engineering, and for centuries served their purposes as sites of light industry. However, by the post-war period, these structures had long outlived their usefulness in trades such as manufacturing or warehousing. Structurally, they were inefficient for the machinery and workflows of modern industrial production, which was increasingly being farmed out to massive sprawling factories outside the city. The lofts' urban profile — narrow buildings tightly packed together on even narrower streets — made shipping and logistical operations increasingly difficult. As a result, by the 1960s, blight and business abandonment made SoHo a prime target for the mid-century urban renewal schemes — and yet, much of SoHo was spared the wrecking ball, thanks to the efforts of a specific constituency: artists. In SoHo, artists could rent or purchase a large amount of interior space for cheap, all while being close to transit and the previous arts hub of Greenwich Village, which was increasingly becoming unaffordable. There were downsides, however: The lofts were often structurally deficient, and living in a building zoned for commercial or industrial use was illegal, yet, the artists, including such Minimalist luminaries as Donald Judd and Philip Glass persevered — and thus the minimalist “loft aesthetic” was born.



Historic SoHo cast iron buildings in 2010
(image courtesy La Citta Vita via Flickr)

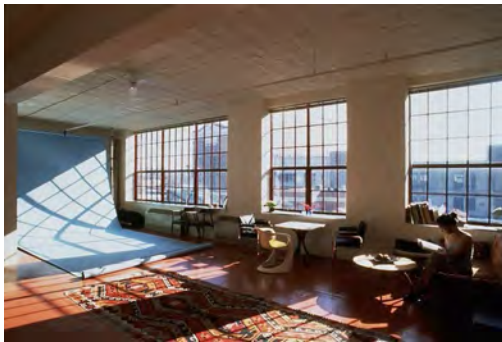
In his book *The Lofts of SoHo*, Aaron Shkuda succinctly describes this transformation and how it led specifically to the minimalist “loft aesthetic” of high ceilings, sparse furnishings, and an emphasis on natural light:

Taking these challenges into consideration, it is remarkable that a group of relatively poor artists created a new housing form in

former industrial space. They did so by transforming the very features that made lofts increasingly obsolete for industry into the hallmarks of a new type of living space: the residential loft. Through hard work and ingenuity, artists (and smaller numbers of non-artists) converted what amounted to factory interiors — cavernous rooms filled with decades’ worth of accumulated trash, old paint, and machinery — into attractive, light-filled apartments and workspaces. Through their renovations and interior design choices, SoHo artists also developed a new loft aesthetic that blended art and industrial space, urban life, and minimalist serenity. Artists were willing to put up with the difficulties of living in lofts because of the community that developed around them, a population that nurtured their creativity and supported their decision to live in a loft both practically and emotionally.

This specific combination of art and architecture — one of adaptive reuse — blended a specific moment in modern art and late-19th and early-20th-century industrial architectural features such as high ceilings, open floor plans, exposed brick and structural elements, and bays of large windows. This mélange would over the years solidify into a highly desirable aesthetic of urban living that would be endlessly reproduced in lofts, daylight factories, and, in the early 21st century, new-build apartment buildings. The origins of Chayka’s airspace lie in the lofts of SoHo and similar urban regeneration stories replicated across the country. By the late aughts, the post-industrial loft aesthetic could be seen in everything from tapas bars to tech headquarters to university dorm lobbies. Its ubiquity can be attributed to a number of factors, namely the availability of empty industrial spaces and thus the spread of tax-deductible, adaptive reuse as a tool for urban

regeneration (and, by extension, gentrification); the prestige of the aesthetic's art history roots; the vast proliferation of identical spaces across social media; the coalescence of high-brow interior design magazines around urban living and a specific style of furnishing; the end of the dominance of postmodern architecture and the subsequent rehabilitation of modernism in the period after the Great Recession; and, finally, the fact that the use of open-plan structures and exposed services and surfaces saves a lot of money for developers wanting to capitalize on a trend.



An artist's loft (image courtesy
artspaceprojects [via Flickr](#))

A side effect of the fetishization of the industrial is that it aestheticizes the backdrop of labor within capitalism, in many ways erasing labor's histories of toil and struggle. In effect, this both capitalizes on a strange kind of nostalgia for the old pre-Chase Bank on every corner city while offering in exchange a simulacrum of old-school urban life. It's important to note that the appropriation of the urban

industrial landscape by architecture is not new; in fact, the architectural historian and critic Reyner Banham's book [A Concrete Atlantis](#) extensively documents how the industrial buildings of the US were used by European modernists like Le Corbusier as "an available iconography, a language of forms, whereby promises could be made, adherence to the modernist credo could be asserted, and the way pointed to some kind of technical utopia."

As successful as it may be, this brand of "minimalism" seemed staunchly rooted (somewhat by architectural availability) in urban areas, precisely because of its association with factory labor and old-city nostalgia. Its escape into the suburbs seemed limited to breweries and the inside of Starbucks and Chipotles. By the early 2010s, it was high time minimalism hit the burbs, and waiting, with open arms, was Home and Garden Television and their blockbuster couple, Chip and Joanna Gaines.

* * *

The fetishization of and association with regional manifestations of a labor past is what ties together the minimalism of the industrial loft to an aesthetic that has been increasingly dubbed "modern farmhouse." Just as the loft romanticizes the



Designmilk image of the Hewing Hotel in Minnesota (photo by [@canarygrey](#) via [Flickr](#))

backdrop of 19th century urban industry, the modern farmhouse romanticizes the similarly Steinbeck-ian plight of the agricultural worker. It makes sense that an aesthetic marketed towards suburban homeowners would be based off agricultural work, since the history of the suburbs from the Garden City movement to gated communities is based off escape from urban plights and the further-flung expansion into greenfields, or previously agricultural, areas. This fetishized and aestheticized use of the motifs of agriculture also enabled marketing to areas such as the regional South, whose economic production still revolves around

agriculture and which never urbanized to the same extent — or in the same way — as the Northeast.

The appropriation of rural aesthetics for use in the interiors of suburban homes is not new. Its origins lie explicitly with the Colonial Revival of the 1970s in anticipation of the American Bicentennial, where barrel chairs and stuffy plaid valances began populating kitchens all over the country. Post-Bicentennial, this appropriation evolved into the popular 1980s and 1990s practice of theme-ing rooms. Examples of wicker basket and reclaimed wood-laden primitivist kitchens can be found in decorating books by popular designers such as [Mary Gilliatt](#) as early as 1983. These later transformed into the popular “country kitchen” of the ‘90s, categorized by shabby chic furniture, glass-paned cabinetry, and Little House on the Prairie-esque gingham textiles popularized by decorators such as Martha Stewart. (In the 2000s, the kitchen became more aesthetically ornate and more influenced by theming revolving around the European countryside, specifically in France and Tuscany.)

In the late aughts, the previous generation of the HGTV line-up, concerned with the practice of buying and selling real estate, began to shift in response to the bursting of the mortgage bubble. Its offerings, which were once more diverse in that they also featured shows devoted to easy redecorating, landscaping and crafts, began almost entirely centering around “flipping” — that is, the exterior

and interior renovation of older properties. After discovering that the sledgehammer scenes were popular with male viewers, HGTV pivoted hard towards this content, and, by association, an aesthetic that involved, well, knocking down a lot of walls.



Designmilk TriBeCa loft designed by
@andrewfranzarchitect (photo by
@albertvecerka [via Flickr](#))

The modern farmhouse style came into public consciousness with the smash hit show *Fixer Upper*, which first premiered in 2013. By 2018, the aesthetic had reached such dominance that, according to the real estate site Zillow, homes with modern farmhouse interiors and architectural features sold at an average of 30 percent above expected value. Modern farmhouse as a style is characterized by an emphasis on the imitation of historical American vernacular architecture: large, open floor plans and natural light; a neutral, often white or gray-dominated color scheme; furnishing that is sparse, neutral, yet traditional in its aesthetic

profile; shabby chic or upcycled furniture and decorative elements; and the use of specific materials such as shiplap siding, rustic lighting fixtures, and reclaimed wood or building materials. While many of us may not associate painted signs that say “Gather” as representing minimalism, the aesthetic itself is certainly more spare than anything HGTV has ever offered and much of the ethos and even the materials themselves are very similar to those that are emphasized in the minimalist lofts of yore. The loft and the modern farmhouse both place an emphasis on vast, open, high-ceiling spaces, neutral paint schemes, natural light, rustic elements, historic architecture, reclaimed materials, and the meticulous curation of displayed objects, accessories, or clutter.

The now prototypical white kitchen, featuring white walls, white subway-tile backsplash, white quartz countertops, and white or neutral-painted cabinetry, has become a universal feature of new-build apartment buildings and suburban McMansions alike. Combine that with the nationwide popularity of things like the Tiny House phenomenon (another HGTV hit) and Marie Kondo and you’ve achieved peak levels of normie minimalism. The marketing genius of the modern

farmhouse movement is that it manages to repackage urbane design in a way devoid of so-called modernist urban elitism by harkening back to the humble rural farmer — even if that harkening requires affixing an old plow to the wall above your (white) dining room buffet.



White kitchen interior (image [via Flickr](#) and courtesy [Paintzen](#))

If you search real estate listings nowadays, sparseness is unavoidable. Houses with period interiors, whether it's Victorian-era parlors or mid-century kitsch or dated '90s theme-ing or even 2000s *MTV Cribs* McMansion chic, are becoming an endangered species. Every interior, from the priciest New York City condo to the humblest exurban rancher, exists in a singular spectrum of gray, Marie Kondo-ed to perfection,

absent of any clutter or unnecessary touches, each accessory and wall hanging meticulously selected and expertly placed. From their ceilings dangle rusticated light fixtures aglow with Edison bulbs; their kitchens are clad in quartz and subway tile; their wall art ranging from huge reproduced metal signs to huge reproduced David Hockney prints; their furnishings boasting either Pottery Barn white sofas or \$11,000 showpieces from Design Within Reach, all atop a streaky, faux-distressed oriental rug. Every realtor, in increasingly aggrandized text boasts each instance of charm and authenticity, each listing's Real-American-ness, be it in the form of tasteful urbane liberalism or rural chauvinism — all available in knockoff form from West Elm or Joss & Main. Their commonality lies in the same impulse for vacuous, petit bourgeois taste to launder itself in narratives of nostalgia and cultural legitimacy. When thinking of minimalism, one can only wonder what the once-avant-garde cadre of artists and musicians would think about this hyper-commodified end product of their ethos, practice, and even their living circumstances. Either way, somebody's making a lot of money.

MORE FROM HYPERALLERGIC



City of Arts & Innovation

Public Comment for July 15, 2020

Cultural Heritage Board

Prepared by the Planning Division at 2:30 p.m. on July 15, 2020

Item	Name	Neighborhood	Position	Comments
1. You are invited to participate by phone at 951-826-8600 to comment on the Consent Calendar and matters within the jurisdiction of the Cultural Heritage Board - Individual audience participation is limited to 3 minutes.	Michael Gentile	Grand	Neutral	<p>A couple of items to bring to the Board's attention:</p> <p>1. Since a number of approvals are made over the counter in the planning department with respect to historic properties and historic districts, the CHB should receive a monthly report from the planning department of all decisions made with respect to historic properties that were not brought before CHB. With this report, the CHB can monitor what is being processed through planning and raise questions if necessary or get clarification on some of the decisions made. This would also provide transparency to the public regarding these decisions. At the moment there is no public record of these decisions. The only decisions that are public are ones that go through CHB.</p> <p>2. When is the historical database going to be back on line? The excel spreadsheet that is available has cursory information compared to what was in the database (pictures for example). I think we've been pretty patient and would like a status report and a schedule for when that will be back on line.</p> <p>Thank you for your consideration.</p>
4. PLANNING CASE P19-0487 (COA): Certificate of Appropriateness request by Jim Broeske of Broeske Architects & Associate, on behalf of Randall Neal, for replacement of the single-family residence main level, two-car garage, and expansion of the basement. The project site is located at 4674 Beacon Way, situated on the south side of Beacon Way between Ladera Lane and Redwood Drive, in Ward 1. It is recommended that the Cultural Heritage Board determine the proposal is categorically exempt from 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. Contact Planner: Scott Watson, Historic Preservation Officer, (951) 826-5507, swatson@riversideca.gov.	Danielle Trynoski		Oppose	<p>I oppose this request for a Certificate of Appropriateness, and I strongly feel that the Cultural Heritage Board should not recommend exemption from CEQA. This property is in a designated historic district and should comply with the standards of that district. More extensive environmental investigation is required before this project advances any further. Protocol was already ignored when the existing structure was demolished, creating a high-risk situation, and protocol needs to be followed and enforced for any further development on this property. The proposed design for the new structure does not meet the recommendations of the Cultural Heritage Board, and needs further edits before a Certificate of Approval is granted.</p>



City of Arts & Innovation

**Public Comment for July 15, 2020
Cultural Heritage Board
Prepared by the Planning Division at 2:30 p.m. on July 15, 2020**

Item	Name	Neighborhood	Position	Comments
<p>4. PLANNING CASE P19-0487 (COA): Certificate of Appropriateness request by Jim Broeske of Broeske Architects & Associate, on behalf of Randall Neal, for replacement of the single-family residence main level, two-car garage, and expansion of the basement. The project site is located at 4674 Beacon Way, situated on the south side of Beacon Way between Ladera Lane and Redwood Drive, in Ward 1. It is recommended that the Cultural Heritage Board determine the proposal is categorically exempt from 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. Contact Planner: Scott Watson, Historic Preservation Officer, (951) 826-5507, swatson@riversideca.gov.</p>	Michael Gentile	Grand	Oppose	<p>Please note that at the January land use committee meeting, the compromise motion that was passed included:</p> <p>(e) until such time as fines are paid, any approval by the Cultural Heritage Board will be stayed;</p> <p>Have all fines been paid? The last we had heard, the state and other departments were still investigating and had yet to determine penalties? The CHB must be given this information before making a decision, and the public has a right to know, especially if there is any finding from the state regarding hazardous materials from the unpermitted demolition.</p> <p>Another item from the compromise motion:</p> <p>(3) requesting staff explore revising Title 20 regarding penalties for demolition and other violations of Title 20 for properties that are non-contributors in an historic district.</p> <p>What is the status of this exploration? What is the schedule for delivery of a report back to CHB regarding these Title 20 issues? CHB should request this information.</p> <p>With respect to the proposed structure, no comparison was made to the neighboring contributing structure in order to address how the new structure fits the guidelines. How can the CHB determine appropriateness when there is no assessment of the project with the one contributing structure nearby? The CHB should deny the certificate of appropriateness until that assessment is made.</p> <p>The applicant is trying to engage in a war of attrition, hoping we all tire of the</p>



City of Arts & Innovation

Public Comment for July 15, 2020

Cultural Heritage Board

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Item	Name	Neighborhood	Position	Comments
4. PLANNING CASE P19-0487 (COA): Certificate of Appropriateness request by Jim Broeske of Broeske Architects & Associate, on behalf of Randall Neal, for replacement of the single-family residence main level, two-car garage, and expansion of the basement. The project site is located at 4674 Beacon Way, situated on the south side of Beacon Way between Ladera Lane and Redwood Drive, in Ward 1. It is recommended that the Cultural Heritage Board determine the proposal is categorically exempt from 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. Contact Planner: Scott Watson, Historic Preservation Officer, (951) 826-5507, swatson@riversideca.gov.	Gina Richardson		Oppose	I don't feel this design represents the historic architecture of Riverside. Granted, not all homes in this area adapt to our historic architecture, but this one certainly does not and I am voicing my opinion so that something may be done before it is allowed to be built. This "modern farmhouse" is not completely unappealing on it's own (although it's not my taste) but is more suited to a bigger piece of farm land say, in Norco. I'm not against building a new home on this lot, even though the land owner did not go through the proper protocols and requirements prior to almost entirely demolishing it before they were caught. There just needs to be a suitable home design, one that fits in with Riverside's historical architecture. I think they need to go back to the drawing board, literally.
4. PLANNING CASE P19-0487 (COA): Certificate of Appropriateness request by Jim Broeske of Broeske Architects & Associate, on behalf of Randall Neal, for replacement of the single-family residence main level, two-car garage, and expansion of the basement. The project site is located at 4674 Beacon Way, situated on the south side of Beacon Way between Ladera Lane and Redwood Drive, in Ward 1. It is recommended that the Cultural Heritage Board determine the proposal is categorically exempt from 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. Contact Planner: Scott Watson, Historic Preservation Officer, (951) 826-5507, swatson@riversideca.gov.	Katharine Sentz		Oppose	When you purchase property in our Historic district you are recognizing and agreeing to maintain the integrity of the district. The owner completely disregarded the necessary steps in bad faith, doing what he wanted and continues to act in bad faith. Approving a COA sets a precedent that the guidelines set forth for our Historic district are arbitrary. We oppose granting a COA until the conditions are satisfied.



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Item	Name	Neighborhood	Position	Comments
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4. PLANNING CASE P19-0487 (COA): Certificate of Appropriateness request by Jim Broeske of Broeske Architects & Associate, on behalf of Randall Neal, for replacement of the single-family residence main level, two-car garage, and expansion of the basement. The project site is located at 4674 Beacon Way, situated on the south side of Beacon Way between Ladera Lane and Redwood Drive, in Ward 1. It is recommended that the Cultural Heritage Board determine the proposal is categorically exempt from 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. Contact Planner: Scott Watson, Historic Preservation Officer, (951) 826-5507, swatson@riversideca.gov.	William Catling		Oppose	The revised plans for the replacement home at the top of Bacon Way do not reflect a home that fits within the historic guidelines of the historic neighborhood. The home that was illegally destroyed was a mid century design and the homes on the lower part of the hill are all within the architectural designs of the early 1900's. The plans should reflect either something similar to the home designs of 1900-1930.



City of Arts & Innovation

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Prepared by the Planning Division at 2:30 p.m. on July 15, 2020

Item	Name	Neighborhood	Position	Comments
4. PLANNING CASE P19-0487 (COA): Certificate of Appropriateness request by Jim Broeske of Broeske Architects & Associate, on behalf of Randall Neal, for replacement of the single-family residence main level, two-car garage, and expansion of the basement. The project site is located at 4674 Beacon Way, situated on the south side of Beacon Way between Ladera Lane and Redwood Drive, in Ward 1. It is recommended that the Cultural Heritage Board determine the proposal is categorically exempt from 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. Contact Planner: Scott Watson, Historic Preservation Officer, (951) 826-5507, swatson@riversideca.gov.	Jacquie Segal		Support	The beauty of the surrounding neighborhood is best preserved by keeping new construction in line with the historical guidelines. By abandoning such guidelines, at the very least It disrupts the "flavor" If you will, of the entire area's devotion to maintain a method of keeping the historical beauty intact. I believe it's necessary to preserve the historical aspect of the city. It was one of the main reasons for moving here in the first place.
4. PLANNING CASE P19-0487 (COA): Certificate of Appropriateness request by Jim Broeske of Broeske Architects & Associate, on behalf of Randall Neal, for replacement of the single-family residence main level, two-car garage, and expansion of the basement. The project site is located at 4674 Beacon Way, situated on the south side of Beacon Way between Ladera Lane and Redwood Drive, in Ward 1. It is recommended that the Cultural Heritage Board determine the proposal is categorically exempt from 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. Contact Planner: Scott Watson, Historic Preservation Officer, (951) 826-5507, swatson@riversideca.gov.	Ron Robbins		Support	The CHB compromise looks appropriate. I like the design and think it would upgrade the neighborhood.



City of Arts & Innovation

Public Comment for July 15, 2020

Cultural Heritage Board

Prepared by the Planning Division at 2:30 p.m. on July 15, 2020

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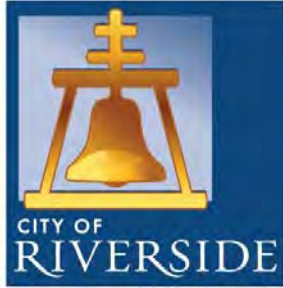
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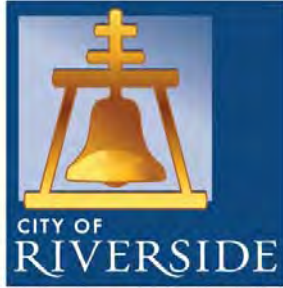
City of Arts & Innovation

CULTURAL HERITAGE BOARD 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	CUERVAS	PARRISH	FERGUSON	CARTER	BROWN	FALCONE
	WARDS	1	2	3	4	5	6	7	CW1	CW1
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.										
<u>PUBLIC COMMENT</u>										
There were no oral comments at this time.										
<u>DISCUSSION CALENDAR</u>										
<u>Historic Property Viewer Update</u> – 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.										
<u>PLANNING CASE P19-0487</u> – CERTIFICATE OF APPROPRIATENESS – 4674 BEACON WAY, WARD 1 - <i>CONTINUED FROM SEPTEMBER 18, 2019</i>										
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										



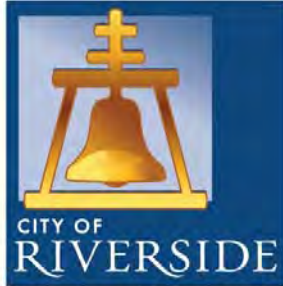
City of Arts & Innovation

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	1	2	3	4	5	6	7	CW1	CW1
<p>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 Appropriation 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</p>									



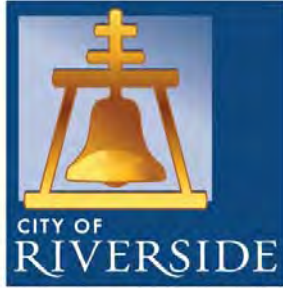
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ART PICK COUNCIL CHAMBERS, CITY HALL
3900 MAIN STREET

Cultural Heritage Board Members

		L E C H	T O B I N	G A M B L E	C U E V A S	P A R R I S H	F E R G U S O N	C A R T E R	B R O W N	F A L C O N E
	WARDS	1	2	3	4	5	6	7	C W 1	C W 1
<p>The meeting was reconvened. Mr. Beaumon stated that upon further consultation, the CHB may continue the case without the applicant's permission.</p> <p>Board Member Falcone withdrew his second to the current motion to deny and the motion failed due to lack of a second.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>Motion failed due to lack of second.</p> <p>Discussion to establish a subcommittee to work with the applicant. Board Members Falcone, Gamble and Parrish volunteered to serve on the subcommittee.</p> <p>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.</p> <p>Mr. Beaumon inquired if the motion would allow the applicant to come in before the next meeting or wait until after the November meeting.</p>										
Motion										X
Motion Second All Ayes		X	X	X		X	X	X		X



City of Arts & Innovation

CULTURAL HERITAGE BOARD MINUTES

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ART PICK COUNCIL CHAMBERS, CITY HALL
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Cultural Heritage Board Members

	LECH	TOBIN	GAMBLE	CUEVAS	PARISH	FERGUSON	CARTER	BROWN	FALCONE
WARDS	1	2	3	4	5	6	7	CW1	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.						X	X		
Motion Second All Ayes	X	X	X		X				X
<u>CONSENT CALENDAR</u>									
The following items were approved by one motion affirming the actions appropriate to each item.							X		X
Motion Second All Ayes	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.									
<u>COMMUNICATIONS</u>									
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: 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

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

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

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

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

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

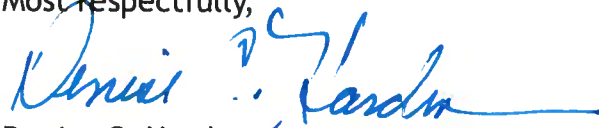
assessment of the proposed structure for consistency with contributing structures within the historic district.

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
Agenda Item: 3

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.**

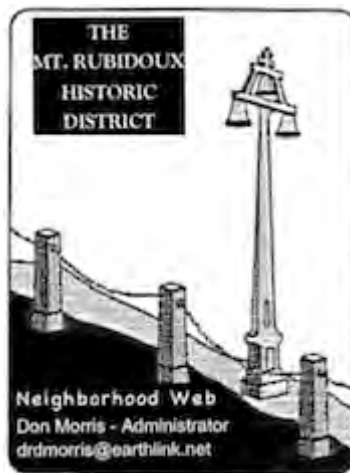
Cultural Heritage Board: October 16, 2019

Agenda Item: 3 – P19-0487

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,

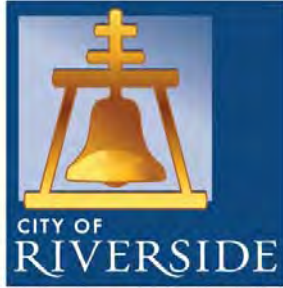
Greg Roy
2nd & Lime, Heritage Square

c.c. Old Riverside Foundation & Riverside Renovators



**Public Comment for October 16, 2019
Cultural Heritage Board Meeting**

[illegible]




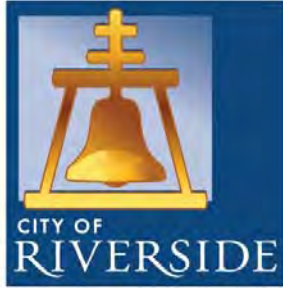
City of Arts & Innovation

CULTURAL HERITAGE BOARD MINUTES

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

Cultural Heritage Board Members

 <div>CITY OF RIVERSIDE <i>City of Arts & Innovation</i></div>		CULTURAL HERITAGE BOARD MINUTES		WEDNESDAY, NOVEMBER 20, 2019, 3:30 P.M. ART PICK COUNCIL CHAMBERS, CITY HALL 3900 MAIN STREET		WARDS		LECH	TOBIN	GAMBLE	CUEVAS	PARRISH	FERGUSON	CARTER	BROWN	FALCONE
								1	2	3	4	5	6	7	CW1	CW1
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.																
<u>PUBLIC COMMENT</u>																
There were no oral comments at this time.																
<u>DISCUSSION CALENDAR</u>																
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	X
<u>PLANNING CASE P19-0487 – CERTIFICATE OF APPROPRIATENESS – 4674 BEACON WAY, WARD 1</u>																
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	X	X



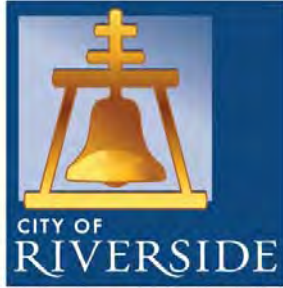
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	LECH	TOBIN	GAMBLE	CUEVAS	PARRISH	FERGUSON	CARTER	BROWN	FALCONE
	1	2	3	4	5	6	7	CW1	CW1
<p>to neighboring property owners as indicated in written testimony provided by neighboring property owners. 3. The owner and/or his agent/architect were aware prior 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.</p> <p>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 homes. 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.</p> <p>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.</p>									



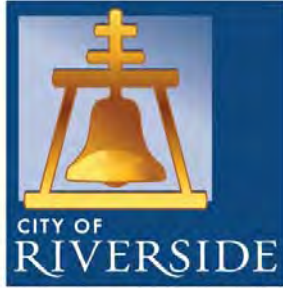
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	1	2	3	4	5	6	7	CW1	CW1
<p>He inquired how staff has drawn their conclusion, where are the farm houses in the Mt. Rubidoux Historic District?</p> <p>Mr. Watson replied that there is one property just down the hill from the site that is a mid-century ranch home with similar elements such as board and vertical siding that was the interpretation.</p> <p>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 umbrage 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.</p> <p>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?</p> <p>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.</p> <p>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.</p> <p>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.</p>									



City of Arts & Innovation

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	LECH	TOBIN	GAMBLE	CUEVAS	PARRISH	FERGUSON	CARTER	BROWN	FALCONE
WARDS	1	2	3	4	5	6	7	CW1	CW1
<p>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).</p> <p>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.</p> <p>Motion Carried</p> <p><u>CONSENT CALENDAR</u> The following items were approved by one motion affirming the actions appropriate to each item.</p> <p>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.</p> <p>The Minutes of the Cultural Heritage Board meeting of October 16, 2019 were approved as presented.</p> <p><u>COMMUNICATIONS</u></p> <p>ITEMS FOR FUTURE AGENDAS AND UPDATE FROM THE HISTORIC PRESERVATION OFFICER There were no recent City Council actions related to historic preservation, to report.</p> <p>Ms. Kopaskie-Brown announced that there are no items for consideration on the December 18, 2019, the meeting will be cancelled.</p> <p>HARADA HOUSE GRANT APPLICATION LETTER OF SUPPORT</p> <p>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.</p>									
Motion Second All Ayes		X	X	X	X	X	X	X	X

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
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Facts: <ul style="list-style-type: none"> 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. <p>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”</p> <p>“The Spring Rancheria site has been determined eligible for listing in the National Register of Historic Places due to its historical and archaeological significance.”</p>			
The application proposal is compatible with existing adjacent or nearby Cultural Resources and their character-defining elements.	N/A	Consistent	Inconsistent
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Facts: <ul style="list-style-type: none"> 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. <p>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.”</p> <p>“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.”</p> <p>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.”</p> <p>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.”</p>			

Chapter 20.25.050 – Principles and Standards of Site Development and Design Review

<i>The colors, textures, materials, fenestration, decorative features and details, height, scale, massing and methods of construction proposed are consistent with the period and/or compatible with adjacent Cultural Resources.</i>	N/A	Consistent	Inconsistent
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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.

<i>The proposed change does not adversely affect the context considering the following factors: grading; site development; orientation of buildings; off-street parking; landscaping; signs; street furniture; public areas; relationship of the project to its surroundings.</i>	N/A	Consistent	Inconsistent
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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.*

<i>The proposed change does not adversely affect an important architectural, historical, cultural or archaeological feature or features.</i>	N/A	Consistent	Inconsistent
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

<i>The application proposal is consistent with the Citywide Residential Historic District Design Guidelines and the separate guidelines for each Historic District.</i>	N/A	Consistent	Inconsistent
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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.

<i>The application proposal is consistent with the Principles of the Secretary of the Interior's Standards for the Treatment of Historic Properties.</i>	N/A	Consistent	Inconsistent
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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 been determined.

AUTHORIZATION AND COMPLIANCE SUMMARY

Regulatory Codes	Consistent	Inconsistent
<i>Historic Preservation Code Consistency (Title 20)</i> <ul style="list-style-type: none">• 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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Zoning Code Consistency (Title 19)</i> <p>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.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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), and 15303 (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.

** In 1993, the people living in this neighborhood worked for over a year with the Historic Resources Department of Riverside, Riverside's Cultural Heritage Board, The National Trust for Historic Preservation, and with the approval of the Mayor, and the City Council, we established the first historic district in Riverside; The Mt. Rubidoux Historic District. And now, 26 years later, the neighborhood still needs your support to be sure those guidelines are followed.*

A farm house in this district is certainly not within the guidelines of the Historic District. It would have a very negative impact of the neighborhood and is exactly why we fought so hard to preserve the neighborhood. Please do your part and honor the guidelines of our historic district.

Thank you,

*Linda Goodman
4764 Indian Hill Road*

To the Cultural Heritage Board -

I am in agreement with those who believe that a stiff fine should be brought against the owner of the property on Beacon Way who illegally demolished the existing house. It is amazing to me that there is even any discussion about this! The demolition was a flagrant disregard for our existing laws. This was no accident, it was a planned act aimed to get what the owner wanted without following the laws in place - with the hope that they could plead ignorance of the laws and ask for forgiveness instead. Our neighborhood and our city cannot afford to "forgive" this - think of the precedent that would establish!

The further issue here is the design of the house. For the architect to even suggest that his design for a modern farmhouse adds to our historic neighborhood indicates his total lack of understanding of our design guidelines. All he cares about is getting the house built - he has no regard for our neighborhood and its history. I urge the CHB to do all that you can to see that this travesty is not allowed to continue.

Thank you for your good work protecting Riverside's rich cultural heritage!

Sincerely,

Molly Morris
4736 Indian Hill Road

Dear Sir,

My wife and I have lived in Rubidoux Heights for almost seven years. We value the historical appeal of the neighborhood, which has a specific historical and architectural style. We are very much against the construction of a faux farmhouse on Beacon Way, which is contrary to the initial building style, which started in 1905.

We also feel, as do many others, that the fine for illegal demolition should be imposed. Architectural history is one of the salient strengths this city has.

Best Regards,

Wally Runnels
The Elijah Parker House
4631 Ladera Lane
Riverside, CA 92501

From: Maggie Herrera <maggiej81@gmail.com>
Sent: Tuesday, November 19, 2019 1:49 PM
To: Andrade, Frances <FANDRADE@riversideca.gov>
Subject: [External] Beacon Way Home

To Cultural Heritage Board:

We are "**NOT against**" the homeowners building a "**farmhouse**" on their property on Beacon Way. Let them build their home.

And, we are "**NOT in favor**" of anyone being fined. We **are for** the architect and home owners going through the right approvals to get the matters straightened out.

Santos and Maggie Herrera
Ladera Lane

From: Spencer Boles <sjboles@sbcglobal.net>
Sent: Wednesday, November 20, 2019 8:49 AM
To: Andrade, Frances <FANDRADE@riversideca.gov>
Subject: [External] beacon way demolition

Hello, Frances,

It will not be in the best interests of the city to grant retroactive approval to the demolition. Obviously the demolition can not be undone, but it can and should be penalized. The point to building codes is to give the city reasonable control over construction. If the codes can be ignored without penalty, the city can not exercise this control.

Spencer J. Boles
4567 Mission Inn Ave.
Riverside, California
92501

951-682-3558

sjboles@sbcglobal.net

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

From: Denise Boles <dnesi@sbcglobal.net>
Sent: Wednesday, November 20, 2019 8:34 AM
To: Andrade, Frances <FANDRADE@riversideca.gov>
Subject: [External] Demolition on Beacon Way

I am in favor of a fine for the illegal demolition on Beacon Way. I also oppose the proposed modern farmhouse plan.

Denise Boles
4567 Mission Inn Ave.

Sent from my iPhone

From: Don Morris <drdmorris@earthlink.net>
Sent: Tuesday, November 19, 2019 10:33 PM
To: Andrade, Frances <FANDRADE@riversideca.gov>
Subject: [External] Re: Message to CHB for Wed.'s meeting.

Hi Frances,

I would like to retract my sentence which suggests that the owner “put members of our neighborhood at risk by openly exposing us to asbestos poisoning by ignoring proper demolition/disposal procedures”. *(After questioning the person who told me “I’m sure he didn’t use proper disposal procedures to handle the asbestos”, I found out that he did not actually have proof of that being true.)* Sorry.

Thank you,
Don Morris

On Nov 19, 2019, at 2:02 AM, Don Morris <drdmorris@earthlink.net> wrote:

Dear members of the Cultural Heritage Board,

First, I would like to thank you for sharing your time and expertise to protect historic preservation in Riverside. We all appreciate your work.

(Unfortunately, I have appointments at my office and can’t attend the meeting today.)

I’d like begin with the following:

In 1993, my wife and I, and many other people living in our neighborhood worked for over a year with the Historic Resources Department of Riverside, Riverside’s Cultural Heritage Board, The National Trust for Historic Preservation, and with the approval of the Mayor, and the City Council, we established the first historic district in Riverside; The Mt. Rubidoux Historic District. And now, 26 years later, we still see the Cultural Heritage Board as our first line of defense to make sure those historic guidelines are followed.

Regarding the Planning Department’s proposed retroactive approval of the illegal demolition on top of Beacon Way. This MUST be DENIED. If the laws are not supported, then soon we have no laws. *(Don’t give your approval for the next developer to do the same thing.)* The owner intentionally *(it wasn’t by accident)*, put members of our neighborhood at risk by openly exposing us to asbestos poisoning by ignoring proper demolition/disposal procedures. He also put homes below the demolition site at risk because of the unstable ground, small boulders/rocks, which could have rolled down into the homes. This potential owner showed NO respect for people whom he supposedly wanted to be his neighbors. He’s a fraud.

Additionally the owner and his architect are proposing to build a modern farmhouse on the property. The Mt. Rubidoux District has approved building guidelines which prohibits “non-conforming” construction within the district. This is to preserve the over-all historic character of the neighborhood. A modern farmhouse is as far away from historic preservation as possible. He’d like for you to believe that he’s just stupid, but truth is, he cares nothing about the neighborhood, nor the people who reside in it.

He is a developer who plans to make a profit off of the character of the Historic District, and leave us with a non-conforming farmhouse.

I urge you to support the Mt. Rubidoux Historic District in telling the Planning Dept. and the City Council **YES, to supporting a significant fine for illegal demolition.** And vote to follow the building guidelines and vote **NO to the approval of a farmhouse on Beacon Way.**

26 years ago, our neighborhood and the Cultural Heritage Board worked closely together to accomplish great things. Unfortunately, we did not push for the decisions of the CHB to stand as the final decision in historic matters. So your decisions have more power if you have a neighborhood behind you. There are departments and people in City government who see preservation as a nuisance and would like to "step around" the CHB if possible. I believe it's time we supported each other more closely, through better communication, and becoming a more unified force. I will do all I can to help facilitate that action.

Thanks again for your dedication, and the work you do on our behalf.

Sincerely,
Don Morris

November 20, 2019

Cultural Heritage Board
Riverside, CA

RE: Planning case P19-0787 (COA)

Esteemed Members of the Board,

At your meeting on November 20, you will be asked to approve a Certificate of Appropriateness for a replacement structure and an after-the-fact demolition of the existing structure. In addition, you are being asked to find the project exempt from the California Environment Quality Act (CEQA) on the grounds the demolished structure was not a contributor to the Mt. Rubidoux Historic District.

The Old Riverside Foundation disagrees with the recommendation and assertions contained in the report prepared by the Planning Department and urges you to deny the approval.

First, and most importantly, no unpermitted demolition should ever be approved after the fact. Permit processes exist to protect neighborhoods, other homeowners, and cultural resources. This homeowners' lack of regard for each of these must not go unaddressed. While the CHB is not the city entity that will assess the penalties, neither should it be asked to grant retroactive approval. The impact of the demolition on nearby historic resources must be considered. How will the use of heavy construction equipment affect the stability of the hill and neighboring homes? Did the structure contain hazardous materials (i.e. asbestos) and how was it contained? Why did the contractors who carried out the work fail in performing their due diligence to ensure their work was lawful? Too many unanswered questions remain. The penalties for the unpermitted demolition must be **determined, assessed, and fulfilled** before any further action on the property can be taken.

A city that truly values its architectural heritage must enforce the requirements and adhere to the process for demolition. Retroactive approval negates that process. Without enforcement of these requirements the city is encouraging an environment where it is easier to beg forgiveness than ask for permission. It is the responsibility of the Planning Department to ensure this type of demolition does not happen and will not happen in the future.

The second of our concerns is the finding that the site is not a cultural resource. This finding is inaccurate due to the fact that 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 Mt. Rubidoux Historic District Design Guidelines adopted by the city states, "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." It continues, "**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 fact alone means the entire report is inaccurate and all findings are incorrect. The certificate of appropriateness cannot be approved due to these inaccuracies.

Further areas of concern with the Certificate of Appropriateness prepared by city staff is the design of the proposed replacement structure. The architect admitted at the October CHB meeting that he had not consulted the Mt. Rubidoux Historic District Design Guidelines. These guidelines exist to ensure new structures are compatible to existing homes, provide sensitive integration, and do not compromise the historic character of the neighborhood. The guidelines are specifically meant to *discourage* “new infill dwellings *not* reflective of traditional height, scale, bulk or massing.” In the staff report, the determination that the proposed replacement structure is “appropriate” is based on comparison to nearby *non-contributing structures*. This is an incorrect application of the guidelines are that state new infill is to be compatible with “appropriate buildings.” In addition the guidelines state, “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.” These considerations are not included in the report. The assertion that the replacement structure is appropriate is incorrect.

Another important matter for the Board to consider is which structures contribute to historic districts. The staff report states the demolished structure is “non-contributing to the historic district.” However, this district was last assessed over three decades ago when this home was well under the age to be considered a cultural resource. Our city’s historic resources are not adequately protected if they are not known and documented. The tool to do this is a historic resources survey. Many of Riverside’s historic districts have not been surveyed in several decades. Without these surveys, we risk losing important and irreplaceable structures.

We also challenge the Board and staff to consider the structure itself. As the Harada House and Community Settlement Association have taught us, structures do not have to *look* historic to hold cultural significance. While this house, an example of Cold War construction, may not have been a contributor to its district, it may have been found significant under the city’s Modernism Context Statement as well as on its own merit. Unfortunately, the debate of this structure’s significance cannot be settled since it is no longer here to attest to its value.

Riverside residents are proud of our city’s historic character. The citizens of Riverside have charged city staff and elected officials with the responsibility of protecting our cultural resources. The city’s designation as a Certified Local Government attests to the good work done by the city in the past. But the work of protecting our resources is ongoing and their destruction most often occurs incrementally. We must not let the urge for a short term, misperceived “economic gain” sacrifice the long term benefits our historic places bring.

Sincerely,



Carol McDoniel
Vice President
Old Riverside Foundation



City of Arts & Innovation

CULTURAL HERITAGE BOARD MINUTES

WEDNESDAY, MAY 20, 2020, 3:30 P.M.
VIRTUAL MEETING
PUBLIC COMMENT VIA TELEPHONE
3900 MAIN STREET

DISCUSSION CALENDAR

PLANNING CASE P19-0487 – CERTIFICATE OF APPROPRIATENESS – FORMATION OF SUBCOMMITTEE, 4674 BEACON WAY, WARD 1

To consider the formation of a Subcommittee of the Cultural Heritage Board to work with the applicant on the architecture of the residence main level, two-car garage and basement expansion proposed to replace the demolished non-contributing residence in the Mount Rubidoux Historic District. Scott Watson, Historic Preservation Officer, updated the Board with regard to the actions taken by the City Council. Randy Neal, applicant, stated that he was not aware that the City Council postponed the dates. He stated he did not have confidence in the Cultural Heritage Board. He noted that a subcommittee was formed seven months ago and yet here we are today. He feels he has been strung out and treated unfairly.

Ms. Kopaskie-Brown, City Planner, commented that staff has been in touch with Mr. Neal and his architect during this process. They were informed regarding the Land Use Committee and City Council meetings, at which this item would be heard. No one foresaw what would happen with COVID-19 and in fact, staff had anticipated meeting with Cultural Heritage Board in March. All Board and Commission meetings were cancelled, and this is the first Cultural Heritage Board meeting that has occurred since March. The applicant/architect were also informed that staff was requesting an extension of time from the City Council, knowing that the Cultural Heritage Board would be unable to meet in March and May, which were the deadlines set in February 2020. In terms of a guarantee that the Cultural Heritage Board work with you at this point, this is at the request of the City Council. If the Cultural Heritage Board cannot make a decision within the two (2) month period, it will be forwarded to the City Council for a determination either in approval or denial.

Mr. Neal indicated that he didn't see where it said that the City Council pushed the deadlines out. He asked for written documentation.

Mr. Watson stated he would provide that to Mr. Neal.

Ms. Kopaskie-Brown clarified that the Land Use Committee is a subcommittee of the City Council which makes recommendations to the City Council. After the Land Use Committee meeting, it was the City Council who actually set up the deadlines in March and May. Again no one foresaw what would happen and unfortunately, here we are



City of Arts & Innovation

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now trying to get the process started again. She noted again that this would return to the Cultural Heritage Board in two months.

Mr. Neal reiterated that 7 months ago the Cultural Heritage Board did the exact same thing to him and here we are again. Why does he have to come here again when he was previously ignored. Why can't he return to the Land Use Committee? He stated he had no trust in the Cultural Heritage Board.

Anthony Beaumon, Deputy City Attorney, while not speaking for Board, he stated that based on the rules and regulations, this is the process. These are the tools available and it is up to applicant whether they want to engage with the Board. With regard to the applicant's question as to why he should participate, the City Council referred this item back to the Cultural Heritage Board. The applicant has the right to participate or not.

Mr. Neal thanked staff for their comments. He stated he was not getting a clear answer. He hoped the Board appreciated his position, dragging through this for two more months.

Board Member Falcone stated that what is important to acknowledge is that the Board is governed by this process. While he does understand the applicant's frustration, the Board is merely a link in a chain of many. Although not the initial question, it is important to acknowledge the process. Secondly, with regard to your confidence in this Board the fact of matter is, you own property in historic district. The Cultural Heritage Board exists and is appointed by City Council to make decisions on all things related to historic preservation in the city. Since the Board is appointed by the City Council, we have their confidence and we are the Board that oversees historic districts. He noted that everyone is going to subcommittee with good faith. We are all adults here able to go into this discussion in good faith acknowledging our purpose to ensure the best possible end result for this historic district is achieved. He felt that it would behoove the applicant to be part of this process because it would create better project which would affect the historic district. All property and homeowners in an historic district have a responsibility and Board seeks to ensure that responsibility is upheld. He reassured the applicant that he could proceed with confidence knowing that they will all work together in good faith to make best possible result. We all have the common goal. The reason we are here today is that the Board is following the City Council's direction and taking their lead. He asked that everyone move forward instead of rehashing the past.

There were no public comments.



City of Arts & Innovation

CULTURAL HERITAGE BOARD MINUTES

WEDNESDAY, MAY 20, 2020, 3:30 P.M.
VIRTUAL MEETING
PUBLIC COMMENT VIA TELEPHONE
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Following discussion, a motion was made by Board Member Parrish and seconded by Board Member Carter to nominate Board Members Falcone, Gamble and Parrish to participate on the subcommittee and work with the applicant.

Board Member Brown inquired if there would be a process for neighborhood involvement. He felt this was critical because this district is one of the most overwhelmingly historic neighborhoods in Riverside and there are strong feelings among the neighbors as to the nature of this project.

Mr. Beaumon suggested naming an alternate to the subcommittee in case one of the members must step down so that there is no lost time.

Board Member Parrish agreed an alternate was a good suggestion. She asked whether any of the nominated members would like to step down and allow Board Member Brown the opportunity to serve on the subcommittee.

Board Member Brown stated he was comfortable with the subcommittee as stated. He would be happy to provide input as a neighbor and would prefer not to be on the subcommittee.

Mr. Watson stated that with regard to public comment on the project. The public will have opportunity to comment when this comes back to the Cultural Heritage Board for final review.

Motion Carried: 9 Ayes, 0 Noes, 0 Absent, 0 Abstention

AYES: Tobin, Gamble, Cuevas, Ferguson, Carter, Falcone, Brown, Parrish, Lech
NOES: None
ABSENT: None
ABSTENTION: None

Ms. Kopaskie-Brown reminded the Board if they wanted to appoint an alternate member to the subcommittee.



City of Arts & Innovation

CULTURAL HERITAGE BOARD MINUTES

WEDNESDAY, MAY 20, 2020, 3:30 P.M.
VIRTUAL MEETING
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Board Member Carter motioned to nominate Steve Lech as an alternate in case one of the subcommittee members is unable to participate for any reason. Seconded by Board Member Parrish.

Motion Carried: 9 Ayes, 0 Noes, 0 Absent, 0 Abstention

AYES: Tobin, Gamble, Cuevas, Ferguson, Carter, Falcone, Brown, Parrish, Lech

NOES: None

ABSENT: None

ABSTENTION: None

CERTIFIED LOCAL GOVERNMENT ANNUAL REPORT – October 2018 thru September, 2019
Mr. Watson noted that as a Certified Local Government, the City of Riverside is required to submit an annual report to the State Office of Historic Preservation documenting the preservation activities that occurred during the report period. During the COVID-19 pandemic the State Office of Historic Preservation has waived the requirements for the Cultural Heritage Board to review the draft report prior to submission. The report was submitted to the State Office of Historic Preservation on April 9, 2020. If the Board requests modifications, staff will forward the changes to the State Office of Historic Preservation as an updated submission. Staff recommended the Board provide input, receive and file and support the Certified Local Government annual report.

Chair Lech noted there were no public comments and inquired if the Board had any questions or concerns. There were no comments from the Board.

A Motion was made by Board Member Brown to receive and file the report as submitted to the State Office of Historic Preservation. Seconded by Board Member Cuevas.

Motion Carried: 9 Ayes, 0 Noes, 0 Absent, 0 Abstention

AYES: Tobin, Gamble, Cuevas, Ferguson, Carter, Falcone, Brown, Parrish, Lech

NOES: None

ABSENT: None

ABSTENTION: None