



Community Development
Department
Planning Division

March 21, 2013

JWL Associates
1221 S. Hacienda Blvd.
Hacienda Heights, CA 91745

SUBJECT: P13-0118, 3080 Twelfth Street

Dear Applicant:

At its meeting of March 20, 2013, the Cultural Heritage Board approved Planning Case P13-0118 subject to the attached conditions.

There is now a ten day appeal period from the date of the Cultural Heritage Board's decision. Appeals must be received in writing along with the required fee, by 5:00 pm on April 1, 2013 in the Community Development Department, Planning Division. If appealed, you will be notified in writing when the case has been scheduled for review by the City Council's Land Use Committee. If not appealed, the Cultural Heritage Board's decision is final.

Should you have any questions concerning this notice please call Brian Norton, Associate Planner, at (951) 826-2308.

Sincerely,
CULTURAL HERITAGE BOARD

Erin Gettis, Associate AIA
Historic Preservation Officer
Principal Planner

c: SMX Property
3080 12th Street
Riverside, CA 92507

**CULTURAL HERITAGE BOARD
APPROVED CONDITIONS**

Case Number: P13-0118

MEETING DATE: March 20, 2013

CONDITIONS

Case Specific

• **Planning**

1. All conditions of Cultural Heritage Board case P12-0513 shall apply, except for those conditions explicitly directed to the easterly elevation (Howard Avenue).
2. Plans shall be reviewed by a qualified archeologist for any portions that require excavation, trenching or removal of soil. If the archeologist determines that there are potentially culturally sensitive areas, the archeologist shall submit a letter to the Planning Division indicating steps to be taken to protect those potentially culturally sensitive areas.

Exterior Elevations

3. Prior to issuance of the building permits, the exterior elevations submitted for plan check shall substantially reflect those approved by this Certificate of Appropriateness. In addition, plans shall reflect the following to the satisfaction of CHB staff:
 - a. Easterly Elevation (Howard Avenue).
 - i. Main Entrance;
 - (1) Shall consist of an ~~aluminum~~ **metal** framed glass storefront of approximately 40' by 27' that will penetrate the existing façade.
 - (2) Shall consist of a metal clad (Apolic #EM Titanium or equivalent as approved by CHB Staff) tower element capped with a metal canopy (Industrial Louver – Classic Silver II or equivalent as approved by CHB Staff), 41' in overall height and approximately 8' above the existing parapet line. The tower element would not penetrate the existing façade.
 - (3) The metal cover (Industrial Louver – Classic Silver II or equivalent as approved by CHB Staff), directly above the main entrance doors, will protrude outward in an arced fashion from the glass storefront system. ~~Aluminum~~ **metal** columns will be used to support the architectural element.

- ii. Freestanding metal louvers to the right and left hand side of the main entrance tower element shall be placed ~~2'-6"~~ **no closer than 2'0"** away from the façade and attached where necessary for structural support.
- iii. ~~An approximately 35'~~ **No more than a 40'** portion of the existing façade on both sides of the tower element shall be removed and replaced with glass panels. Additionally, the remaining length, approximately 56', behind the louvers shall be covered in colored panels. The colored panels shall abut the existing façade.
- iv. Showroom Entrances;
 - a) The inclusion of three additional openings will be made southerly of the main entrance to provide access to a series of lease spaces. Each opening shall be inset in order to provide access to three lease spaces. The two southerly openings shall be 18' in width and the **disturbed area of the northerly opening closest to the main entrance shall be 8' no more than 12'** in width.
 - b) The two southerly lease space openings shall be accentuated by aluminum clad (Apolitic Titanium/Yellow/Orange Random) surround features, approximately 39' in width, 33' in overall height and protruding approximately 5' above the existing parapet line. The surround elements shall not penetrate the façade of the building. Arced metal covers (Industrial Louver – Classic Silver II or equivalent as approved by CHB Staff), emulating the one used with the main entrance will be used above the opening. Stucco (Merlex – Yellow P-170-2 or equivalent as approved by CHB Staff) shall be used for the inset areas.
 - c) The final lease space opening located closest to the main entrance shall be flush with the façade and shall generally be located between the third and fourth freestanding louvers.
4. The penetration for the gallery entrance, north of the main entrance, shall remain the same as that approved under condition 2(A)(iv) of Planning Case P12-0513.
5. Stairs and ramps have been added to the showroom entrance areas to compensate for the grade differential from the exterior of the building to the interior. Plans call for an industrialized railing system with cables along the ramped sections leading from the vehicular parking lot to the lease-spaces. The main entrance and gallery entrances will deal with grade changes by placing stairs and ramps interior to the building. Cables and support poles ~~shall be of an aluminum color~~ **design and color to be submitted to CHB Staff for review and approval.**

6. Salvageable corrugated panels are suggested to be applied to the upper section of the southeast corner, as a separate part of the façade enclosure. These panels would be separated from the actual (plaster) building envelope enclosure wall. Below and beneath these panels used as a decorative trim, it is proposed to use an alternate material that replicates the corrugated surface appearance. This could be crafted from fiberglass, plaster, polymers or another similar material that matches the visual appearance of the corrugated panels. This condition shall follow the Secretary of the Interior's Standards numbers 6 and 9, for the use of alternate materials, in visual appearance, to replace those materials that have become degraded or lost their integrity
7. Decorative vertical lines should be applied no closer than 15' apart starting at the main entrance and proceeding to the northeast corner. The vertical lines shall be accomplished only with paint; ~~saw cutting lines is not permitted~~. Paint color of the lines or any decorative paint should be subject to review and approval of the historic architect and CHB staff."
8. Rehabilitation of the plaster wall, on the northerly side of the easterly façade, shall focus on removing peeling paint and deteriorated plaster in the most sensitive manner possible and consistent with the Secretary of Interior's Standards. The rehabilitation ~~shall not include the removal of any existing layers, including paint and plaster on the building. In accordance with the Secretary of Interior Standards, sandblasting shall not be used~~ of the wall including any removal of any existing layers of paint and plaster shall be in accordance with the Secretary of the Interior's Standards.
9. The historic plaster on the Howard Street facade should be painted to match a historically referenced point in time, either the color that exists today or a color determined by the Historic Consultant ~~to be near original~~ for review and approval of CHB Staff.

Operational Standards

10. All graffiti shall be removed from the exterior of the structure and surrounding walls. Any future graffiti shall be removed within 24-hours.

Standard Conditions

- **Planning**

11. This project shall comply with the City's adopted Noise Code. All construction activity will be restricted to between 7:00am and 7:00 pm weekdays and 8:00 am and 5:00 pm Saturdays. No construction noise is permitted on Sundays or Federal Holidays.
12. This COA does not grant permission for other projects related to this project and shall only address those changes/modifications specifically approved by this COA. Additional processes may be required based upon analysis of the submittal.

13. The project must be complete per the Cultural Heritage Board Staff's approval, including all conditions listed herein. Any subsequent changes to the project must be approved by the Cultural Heritage Board or the Cultural Heritage Board staff. Upon completion of the project, a Cultural Heritage Board staff inspection must be requested to ensure that the approved plans have been executed and that all conditions have been implemented.
11. There is a ten day appeal period that will lapse at 5:00 p.m. on April 01, 2013. Appeals of the Board's action will not be accepted after this time. The appeal fee is \$1,531.20. Appeal processing information may be obtained from the Community Development Department, Planning Division, Public Information Section, 3rd Floor, City Hall.
12. There shall be a one-year time limit in which to commence construction of the project beginning the day following approval by the Cultural Heritage Board unless a public hearing is held by City Council; in that event the time limit begins the day following City Council approval.

GENERAL INFORMATION NOTES

13. Appeal Information
 - a. Actions by the Cultural Heritage Board, including any environmental finding may be appealed within ten calendar days after the decision. Appeals will be considered by the Land Use Committee of the City Council at their next available meeting.