



## ***Minutes – Cultural Heritage Board***

January 19, 2011, 3:30 pm,  
MAYOR'S CEREMONIAL ROOM, CITY HALL  
3900 MAIN STREET

**MINUTES APPROVED AS PRESENTED  
AT THE FEBRUARY 16, 2011 MEETING**

COMMISSIONERS PRESENT: Field, Leach, Larsen, Megna, Standerfer, Treen, Trenchard

COMMISSIONERS ABSENT: Garafalo, Murrieta

STAFF PRESENT: Erin Gettis, Historic Preservation Officer  
Andrade, Stenographer

### **THE FOLLOWING BUSINESS WAS CONDUCTED:**

Chair Standerfer called the meeting to order at 3:30 p.m.

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**A. COMMENTS FROM THE AUDIENCE:**

There was no one in the audience requesting to speak.

**B. CONSENT CALENDAR:**

There were no consent items scheduled.

**C. DISCUSSION CALENDAR:**

There were no discussion items scheduled.

**D. PUBLIC HEARINGS:**

There were no Public Hearing items scheduled.

**E. MISCELLANEOUS ITEMS:**

1. Presentation and Training on Preservation Fundamentals.

Erin Gettis, Historic Preservation Officer, welcomed the Board Members. She stated that instead of cancelling today's meeting, she wanted to take advantage of this regular meeting to get ahead of the Board's training this year. She reminded the Board that in order to maintain the City of Riverside's standing as a Certified Local Government (CLG), each Board Member is required to receive one day's worth of training per year. Other CLG requirements are that the City has an active Survey Program and an adopted Ordinance. A revision to the City's Ordinance was recently adopted and has become effective Friday, January 14, 2011. This having gone into effect, the Board needs to get going on the reevaluation of the Historic District Design Guidelines. She hoped today's training would provide a good base for those that have not been on the Board long and a good refresher for those leaving the Board. After the training today, she hoped the members could discuss any issues they would like further analyzed in the guidelines and utilize some of the members long term knowledge on their way out. This training is in anticipation of a workshop on the Design Guidelines tentatively scheduled for next month. The Design Guidelines is where we can actually get to be very specific in the language as to how we want to see it done appropriately.

Board Member Megna asked if the Mayor/Council has appointed a replacement for the upcoming vacancies. If the Board is going to spend time on the Design Guidelines next month, he suggested that it would be beneficial for the new appointees to be invited to participate as observers.

Ms. Gettis replied that she had not heard whether or not the two vacancies have been filled but would find out. She indicated both of the vacancies were citywide.

She pointed out the three colored sheets (red, green and yellow) that were distributed before the meeting to each member. At the end of the presentation she will display examples on the screen and the members will determine whether the example meets the Secretary of Interior or Design Guidelines. The members will use the cards yes

(green), no (red) or I don't know (yellow). This will help her gauge whether or not she is teaching this well or something needs to be gone over in greater detail.

Ms. Gettis stated that today's topics were about the three big questions people may have when they are appointed to the Cultural Heritage Board. 1) What is historic? 2) How are the Resources documented? and 3) We know it is historic and documented, what does that mean?

She noted that she developed part of this presentation for the Realtor Workshop in November, 2010. It has been a very valuable tool for her which shows the history of Riverside can be told through the City's survey program. When you see how much has been done in the past 10-years, with very little cash outlay by the Planning Division, it is pretty impressive. Many may be familiar with the statistics in that there are nearly 300,000 residents in the City of Riverside which is part of the reason the City can afford a full time historic preservation officer. Riverside has one of the oldest preservation programs in the State, established in 1968. This City was the first jurisdiction to enter into an agreement with the State Office of Historic Preservation (OHP).

One of the things she is very proud of is that, during her tenure, the city's historic preservation program has almost become citywide, not just focused in the older areas. There are over 3,000 historically significant properties, 13 Historic Districts, 4 Neighborhood Conservation Areas and approximately 120+ Landmarks and 1,000 Structures of Merit.

Something people are always thinking about is, how do you know that you are in a historic area? Through the use of the Overlay Zone, we established a three part plan and completed the loop for something we promised the City Council we would do. Many individuals are not aware they are in a historic property. The plan established and carried out, that for all new districts and district contributors, a notice is recorded on their title. Staff has notified all owners through the Overlay Zone that they are in a Cultural Resource. Although printed only once so far, the Division has put out the Historic District Newsletter which is mailed to all the residents and property occupants in a historic district. By having those things in place, we are hoping to make it so that people can't say that they did not know they were in a historic building. This is not foolproof by any means as people still purchase property and do not know enough to check the other sources but at least if we are asked, we have a pretty clear answer.

#### What is historic?

Ms. Gettis explained that under the California Environmental Quality Act (CEQA (Section 15064.5)), there are four criteria that define a historical resource. A) if a property is associated with important events that have impacted California; B) if the property is associated with important persons in our past (not architects); and C) if it has distinctive characteristics, type period, construction, design or the work of an important creative individual (architect, artist, or landscape architect); and D) if it has yielded or likely to yield information important in prehistory and history. This category is usually for archeological resources. Sometimes it can be a built environment resource, if a building has a really unique structural system that we can learn from in the future.

She showed various slides and asked the members if they thought the examples were historic or met the resource criteria. She explained how each picture met the various criteria.

One of the slides depicted various buildings in disrepair. One of the things staff hears all the time is that, it is only the termites holding hands that keep the walls up so that it couldn't possibly be important. She pointed out that it was very important to remember that *condition* is **not** one of the four criteria.

She asked the members if an intersection could be historic. A slide of the Five Points intersection was shown. The intersection was designated a Landmark. The boundaries of the landmark are not the buildings, it is the five pointed intersection, hence the name. One of the streets won't go through, you won't physically be able to drive on it, but initially the thought had been to absorb one of the streets and make it go away. One of the things that came out of the designation of Five Points was that the view shed had to be preserved and a portion of that street was kept.

The next slide was the FMC building and the Harada house. The common criteria for both of these buildings is that they are tied to a significant event. Certainly it is not beauty or architecture, which is one of the challenges of the Harada House, everyone expects it to be something impressive physically.

The next slide was Kawa Market (Wood Streets) and El Ranchito (Casa Blanca). These resources both represent a type of business that was rare. At the time staff was evaluating Kawa Market, staff was trying to evaluate how many little neighborhood markets were left in the City. Kawa Market was actually built at the time of the Wood Streets and was significant for being a neighborhood market that was indicative of its time.

A picture of the A.C. Fulmore residence on Main Street, which is no longer there, was shown. Mr. Fulmore was the County surveyor and Lake Fulmore is named after him. He plotted a lot of the roads up to Idylwild. He actually lived in this house during that time. Ms. Gettis explained that it has to be, not just the important person who lived there, but that they lived there during the important period of significance in which they did their important activity. She noted that the Harada House is significant for the Harada family that lived there, in addition to the importance of the landmark case when he bought the house in the name of his American born children.

### 50 Year Rule

If a home is not over 50 years, it can't be historic... right?

Ms. Gettis stated that this discussion began sometime in the 1930s. She was surprised to learn recently that it actually had its origination in the National Register which used to have a 50-year rule. Later, they added criteria G which stated that if a building was of exceptional importance and less than 50 years, it could be applied. One of the things she wanted the Board Members to know is that in the State of California and City of Riverside, there is nothing that references a 50-year rule. There is nothing in CEQA, CEQA guidelines, or Title 20 that references a 50-year rule. She is very glad we do not have a rule because a building should meet the criteria and it shouldn't matter how old it is.

## Historic Context

The City's Citywide Context Statement is contained in the General Plan, Historic Preservation Element. The Citywide Context Statement is not unlike other cities in Southern California with common themes such as: Native American, early European settlement, water rights and citrus. The Context Statement was revised to rename the Post WWI Residential/Commercial Development to Modernism instead. Again, there are a number of items there that are common to other cities in Southern California but what is interesting about the context is that it is not just a nice linear equation where one ends and another begins. If you look at some of these years, there is a lot of overlap. Water rights and citrus happen at the same time. Immigration and Ethnic Diversity as a theme within the context goes from 1870 – 1940. Based on the Harada House research, this theme may expand beyond 1940. There are some things you may expect such as a post WWI development (1918-1930) and an Education Period Theme related to the development of various campuses around the City (1900-1955).

As mentioned earlier, she briefly went over the surveys that have occurred within the last 10 years. She felt that this would give the board members a good understanding of the survey program in the City of Riverside. It can provide a little bit more about the history that, looking back at the Historic Context, can fill in the gaps and holes that are missing.

The surveys span back to 2000 and one of the things she likes to brag about is that only two of the surveys: Mile Square Resurvey (2000) and Five Points/La Sierra (2007) were the only two surveys funded by Planning Division dollars. The rest of the surveys have been funded through grants the City has applied for: ARRA Grant, CLG, and CDBG. Also, the Mile Square Auto Center Context Survey was done using mitigation funding, paid for by the Redevelopment Agency. A new survey for the Brockton Arcade will be coming soon and will also be funded by the Redevelopment Agency. It is pretty impressive to have over \$200,000 of survey work completed and only a small portion funded by Planning. Ms. Gettis summarized each of the surveys.

Ms. Gettis indicated that so far they have gone over what is historic and how properties are documented through the survey program and the Citywide Context Statement but they are also documented through resource files. If a Board Member is asked about researching properties, the Planning Division has a handout that they can be directed to that is available on Planning's website. She listed the various places someone could look for information: Planning Departments, Building Departments, Public Works Departments, local museums, local libraries, local historians, local historic organizations, County Assessor's Offices, County Flood Control and Information Centers (such as Eastern at the UCR Campus).

The City of Riverside also has tools online at the Planning Division's website where anyone can access the data base. The reason survey work is important is that it is important to be proactive and to get ahead. It actually translates to dollar savings. When people have to go in and individually evaluate a property, it can cost them in the neighborhood of a couple thousand dollars or more. If the City can evaluate the property as part of a survey, we actually get a better bang for our buck. This is money that translates directly to the development community and the homeowner. The surveys help us figure out what the community history is; what those contexts and stories are; how we can interpret those and also, it is part of our CLG responsibility. As a Certified

Local Government, the City is required to survey everything and even resurvey every five years so that the surveys are always up to date. She felt that Riverside has a fairly large population of buildings and we do a good job of keeping up on it. The modernism era will be difficult, not only from a code enforcement standpoint but because it is so massive throughout Riverside. This is something that will really impact how our office does business in the future. This was the height of Riverside's growth at which time population was doubled.

#### So now I know something is historic ..... What does that mean?

This is a question that comes up a lot at the counter. Once staff is able to determine something is historic, the local Ordinance applies as well as the design guidelines. Our Ordinance references the Secretary of Interior Standards, which means these also apply. The local Ordinance and Title 20, helps us establish a preservation philosophy. It gives a bigger voice to local preservation efforts and can help foster community pride. It can also be a powerful tool for real estate. She stated that having an Ordinance specific to the City of Riverside also sends out a message to the developers within the community that preservation is a priority. She pointed out that the County only has a Historic Districts Ordinance, not a Landmark Ordinance. This means all of their Landmarks are just in action only and are not enforceable by law. Having a program that identifies how to designate resources, designate districts and establishes criteria for evaluating work done to them; shows the community that is developing, that Riverside takes this a little more seriously. In fairness to the County, they are changing this through each of their Districts. They are establishing a local group tied to that District which will evaluate changes that are happening to those properties.

#### Cultural Resources Ordinances

These end up being the primary body of laws that relate to historic preservation. Having an extensive Ordinance helps us cover a lot of different topics, if it's too short it doesn't cover enough; if it is too long it becomes cumbersome. Riverside addresses the primary issues through the Ordinance and then uses the Design Guidelines to cover the other outstanding issues or to be more specific. She reminded everyone that there are two different designations and now that Title 20 has been revised, it affects what you can do with the property. The local Design Guidelines, as mentioned, help bridge the gap between the policy and legal documents to provide project specificity beyond the Secretary of Interior Standards.

#### Design Guidelines

Using pictures to help illustrate some of the Design Guidelines points, Ms. Gettis reminded everyone to keep these topics in mind so that at the end of the presentation the Board Members could discuss what things they thought may or may not be appropriate for the future.

#### Windows/Doors

The Design Guidelines state: "The arrangement, size, and proportions of historic openings should be maintained." She went through what materials would and would not be appropriate per the Design Guidelines. Although the Guidelines state that vinyl and aluminum sliding windows are not acceptable, an interesting caveat, says vinyl/aluminum sliding windows are allowable for replacement or addition only if they already exist in a non-historic residence.

Chair Standerfer asked what was meant by “non-historic residence”. If the home is located in the Wood Streets, aren’t all the homes considered historic?

Ms. Gettis explained that there are some homes, not many, in the wood streets that are not contributors.

Chair Standerfer stated that if it is a non-contributor, that was clear. If a home is not individually designated but is within a NCA, for example, based on that is it considered historic?

Ms. Gettis agreed and stated that if a home contributes to any kind or type of district, than it is historic and meets the definition under CEQA and the City’s Ordinance.

Chair Standerfer asked if this was defined somewhere because the Guidelines should probably link back to that definition. She added that tying the two together only strengthen the Design Guidelines.

Ms. Gettis stated that the challenge is to only define something in one place, but that it could be cross referenced. Many of the property owners have found this little caveat and it is always being pointed out, mainly because they have vinyl windows and want to put in more.

Chair Standerfer noted that the other windows could have been put in illegally to begin with. She suggested inserting the word “legal” to describe the vinyl window.

Board Member Field thought perhaps, “legally approved” would be better. He stated that with regard to aluminum, there is original construction with aluminum out there. It is right at the edge, with the mythical 50 year rule. He felt that to make it clearer, it was referring to “*materials that have been replaced*” by vinyl or aluminum sliding.

Ms. Gettis agreed with Board Member Field. She indicated that right now these were residential guidelines. Because of the Brockton Arcade and any commercial building outside of the Downtown Specific Plan area, when it comes time to redo the Guidelines She would propose to change the title. Probably, to reword this to say that it should reference what the original material would have been rather than specifically saying no vinyl, no aluminum. The Secretary of the Interiors Standards are better in this regard because they do reference the original historic character and what the windows would have been. She noted that for the buildings built in the 40’s and 50’s, there will be metal frames. She stated that right now the guidelines are “Citywide Residential Historic District Design Guidelines” but as each District is approved there are specific guidelines to address things that are individual and character defining for that District.

#### Fencing/Walls

Ms. Gettis reviewed the Design Guidelines recommendations for fencing and walls. She noted that everyone always assumes that wood fences are appropriate but noted that the Guidelines indicate that unpainted wood fences are generally inappropriate for front yards. She thought the reason for this was primarily for Historic Districts where you are focusing on the front yards as this is what impacts the Historic District. She noted that she would like to discuss with the Board next month whether or not we would want to regulate the backyards. The front yard fencing should be low,



less than 3' in height which kind of agrees with the City's fence guidelines in general. One of the challenges with the approved materials is the use of wrought iron. She asked whether or not the Guidelines should specify how it is painted.

Board Member Field pointed out that vinyl fencing is kind of the rage too.

Ms. Gettis agreed but noted that there is nothing that says no vinyl.

Chair Standerfer recalled a case downtown that used chicken wire and foliage as fencing. This was interesting because there is nothing in the Design Guidelines that addresses foliage as fencing. To the property owner's defense, when you look at it now with the foliage growing, you can't tell there is chicken wire behind it. She felt that foliage could be an appropriate fencing material.

Ms. Gettis felt that these were perfect topics for the discussion next month when they got into this in more detail. She also stated she had a book from the 1930s with pictures of homes with chain link fencing. She added that you could actually grow plants through this as well and it is almost undetectable.

Board Member Field addressed the issue of the 3' fence height. Perhaps, instead of saying less than 3' in height; it would be better to say no greater than 3' because this is an absolute reference point.

Ms. Gettis added that this is something she would bring forward to change because fencing citywide can be 4' in height as long as the top foot has open work. It would be best if the Ordinance worked with what is allowed in other parts of the City.

#### Parking.

Ms. Gettis went over the parking requirements for adaptively reusing a residential property for a commercial use.

#### Paving.

She indicated that the issue of paving may be more of a challenge and asked everyone to consider this issue for discussion next month. She reviewed the appropriate and inappropriate paving materials. Although stamped and dyed concrete are considered inappropriate materials, she can find numerous examples where this treatment has been applied. She will take pictures of examples to include in her presentation at the next workshop. She will also include pictures where people have used pavers, especially with "Hollywood Driveways". This is actually pretty good because it leaves the Hollywood driveway in place and in some ways is reversible.

Board Member Megna stated that with regard to Hollywood Driveways, where they exist, the process by which they are enlarged ought to be reversible whenever possible.

Ms. Gettis agreed and noted that pavers would allow for that but taking them out and putting in a whole driveway would take those away completely.

#### Porches.

She reviewed the Design Guidelines section on porches. She showed examples of enclosed porches in the City.

### New Garage

Having garages that are compatible with properties is the pretty obvious thing to do. She showed examples of garages that have been built.

Chair Standerfer commented that in the coming years there may be more people coming in requesting to build bigger garages.

Ms. Gettis said that this would be something that can be done administratively under the new Ordinance.

### Infill Construction

She showed slides of past infill construction.

### Relocated Structures

Ms. Gettis noted that there is actually a section in the Design Guidelines that addresses relocated structures. The Board may see some of those in the next couple of months. The Design Guidelines say that the relocation should be allowed with similar orientation and setbacks from the street as the original lot.

### Secretary of Interior Standards

The Secretary of the Interior Standards are written by the National Park Service. They are a great guiding document to fill in the gaps. In one of the Board's previous cases, these standards were specifically referenced because that situation had not been addressed in detail in the Design Guidelines. In that instance, the applicant wanted to add a very stylized addition that was a higher style than their original house.

The Secretary of Interior Standards establishes four different treatment types: Preservation, Rehabilitation, Restoration and Reconstruction. By and large, the projects that the Board will see are either preserving existing material or rehabbing by replacing in kind.

Another thing covered under standards today is the adaptive use reuse of properties. Under the Rehabilitation treatment, the standards say the property shall be used for its historic purpose or a new use that requires minimal change to the defining characteristics of its site and environment. If you were to look up the same idea of use under the Preservation treatment, it would say that the use should be for what it was originally built as. The Taco Station is a good example of an adaptive reuse that meets the Rehabilitation standard. At least the original building was restored pretty well and still reads as a station. Ms. Gettis showed other slides of adaptive reuse of buildings.

The Standards state that each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development shall not be undertaken. This is interesting because most properties change over time. Those changes that have acquired historic significance in their own right shall be retained and preserved. The Harada House is a good example of this. When the house was purchased in the name of the American born children, the house was single story. During the time they lived in the house, a second floor and Craftsman details were added. When the family returned at the end of the war, Mrs. Harada enclosed the screen porch upstairs to make another room. The committee had a real struggle

determining the period of significance because there are so many layers to the Harada story and each change is a part of that story too. This is a good example where it states that those changes that have acquired significance in their own right shall be retained and preserved.

Ms. Gettis also covered new additions, exterior alterations or related new construction under the Standards. Any new addition, alteration or construction shall not destroy historic materials that characterize the property. The work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment. The Board has had some challenging cases come before them with regard to second story additions in single story neighborhoods. She showed pictures of various additions.

Chair Standerfer recalled that the Board approved a second story addition for a home at Linwood and Magnolia. It was very tastefully done but it hasn't been built.

Ms. Gettis recalled the home and said she would look up the plans for this addition to bring as examples.

Board Member Megna remembered a case where the Board was asked to review a two-story house that was not originally a two-story house but had been a two-story home for decades. It was in the wood Streets. The Board made changes to the plan and issued a Certificate of Appropriateness and in the end, it was not the plan originally brought forward by the applicant.

Ms. Gettis stated that this home was on Rosewood Place and would also bring in pictures of that work.

Ms. Gettis stated that when she started work at the City there were horrible stories of stone bungalows being torn down in the middle of the night. This event literally changed the way this preservation program operated. It is part of the three part plan to help people understand that their property was designated.

She showed a picture of Brown's Garage. She stated this was important because this is why she tells everyone that proactive surveying is important. Staff did not know until the building was slated for demolition that it was the oldest auto related building in the City. Because of this loss, a survey of the auto related buildings in Downtown was done.

Board Member Megna said it was worth noting that the City has gotten back a remarkable piece of architecture in exchange for this building. It is one that 50-100 years from now people will be wanting to preserve.

Ms. Gettis asked the members to e-mail her any other ideas for the workshop next month. She didn't expect to get through the Design Guidelines next month and indicated there would be another workshop when the new members were on board. She definitely wanted to hear from those board members who would have been here awhile and are about to leave after 8 years of experience hearing cases.

Ms. Gettis briefed everyone on the Realtor Training in November. The Workshop was well attended. Staff received great feedback and it is definitely something we will do again. Next time, staff will coordinate with the local Realtor's Association and actually host the training at their facility and on their calendar so we can get a better turn out. The people who attended thought very highly of the training.

2. Brief report from the Historic Preservation Officer on recent City Council actions.

Ms. Gettis reported that 8 Mills Act contracts were approved by Council. Also, the Resolution was slightly modified to allow an average of 7 contracts a year versus a fixed amount of 7. This will give staff some flexibility but will maintain the overall quota. When this item was presented to the Land Use Committee, they asked that staff give an overview of the program since its inception. She will be giving this presentation at the February 1, 2011 Council meeting. As mentioned earlier Title 20 went into effect January 14, 2011.

3. Items for future agendas.

There were none.

4. Update on status of major development projects.

There were no updates.

**F. MINUTES:**

5. The minutes of October 20, 2010 were approved as presented.

**G. ADJOURNMENT:**

The meeting was adjourned at 5:30 pm to Wednesday, February 16, 2011 at 3:30 p.m. in the Mayor's Ceremonial Room.