

Design Guidelines for Idyllwild Downtown Historic District



Claudius Lee Emerson's vision for Idyllwild circa 1928

County of Riverside
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PART 1: GENERAL INFORMATION

1.1: INTRODUCTION

The Idyllwild Downtown Historic District Design Guidelines (Design Guidelines) are part of a three-year effort to overhaul the process of designating historic districts in Riverside County. The original County ordinance creating historic districts (Ordinance No. 578) was adopted on October 23, 1979. In 1981, the Old Town Temecula Historic District became the first and only historic district designated under Ordinance 578. However, the City of Temecula incorporated in 1989, leaving no designated historic districts in the unincorporated area of Riverside County.

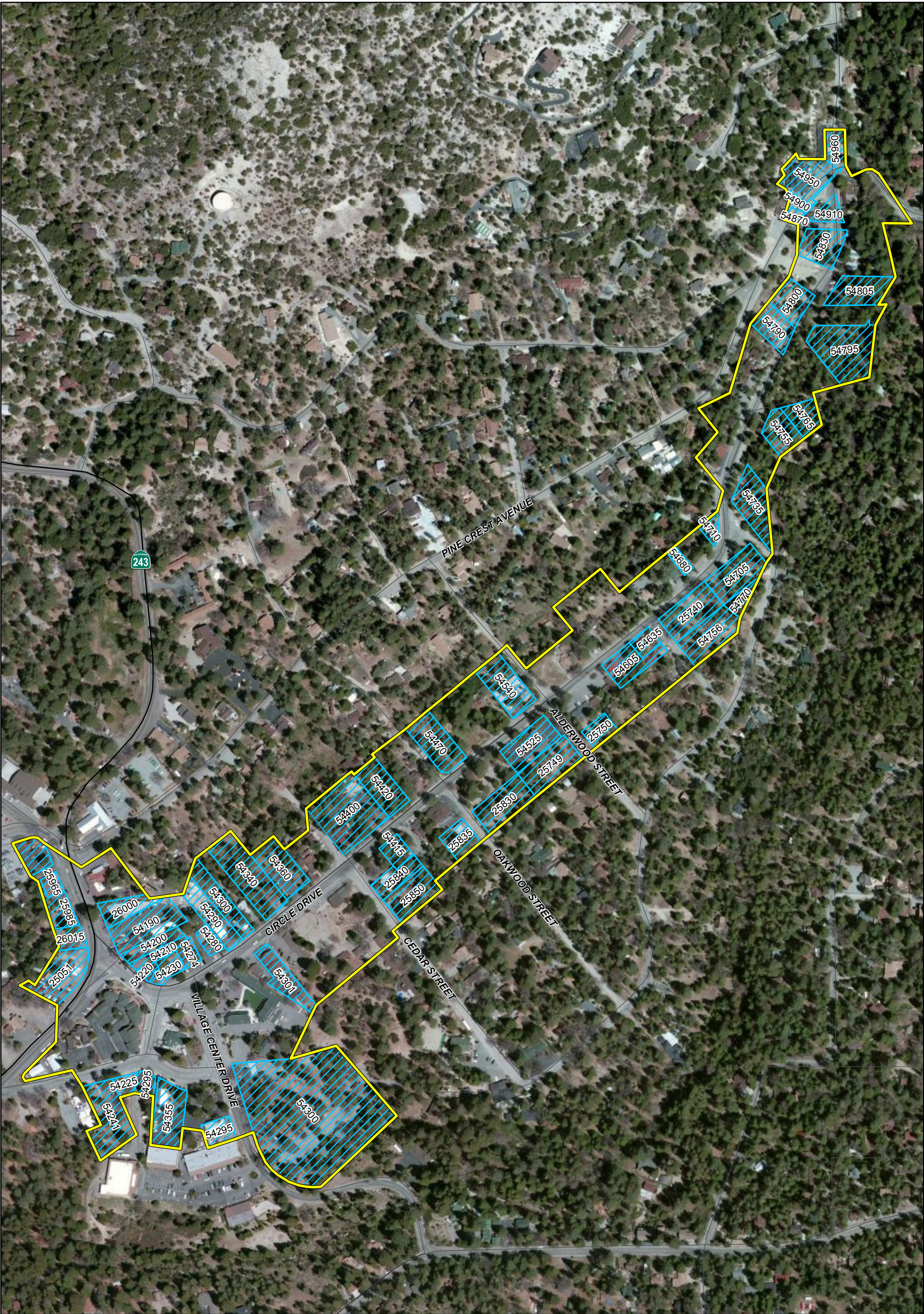
In 2008, County Supervisor Jeff Stone became concerned about the burden of blanket code requirements and strict Americans with Disabilities Act (ADA) compliance on the character of the Idyllwild community and consulted with County staff about the possibility of historic district status for Idyllwild. In late 2008, the Riverside County Planning Department began to investigate the potential for a historic district in this small mountain community. The investigation involved exploratory contact with the community and sought input from the County Historic Preservation Officer (HPO) and County Archaeologist. As a result of these efforts, a bid was put out to conduct a formal historic resources survey of the downtown area in Idyllwild.

In 2009, LSA Associates, Inc (LSA) was hired to conduct a survey of 263 properties comprising the commercial core of Idyllwild.¹ As part of that project, LSA prepared a communitywide historic context statement and presented the survey results at two community meetings (refer to Appendices A and B for summary information about the history and significance of Idyllwild). As a result of the survey, a locally eligible historic district consisting of 103 properties was identified. Of those 103 properties, 57 were identified as resources contributing to the significance of the historic district (contributors) and 46 were identified as resources not contributing to the significance of the district (non-contributors). The period of significance was defined as 1915 to 1965, which includes both the early and post-World War II patterns of development.

During 2010, the Planning Department worked with the County HPO to revise County Ordinance No. 578. The primary changes involved the addition of an Alteration Permit process for contributing resources (contributors) in designated historic districts and the provision of a Local Review Board (LRB) to review and comment on Alteration Permit applications, which are ultimately approved by the County Planning Director. The changes to Ordinance No. 578 were adopted on January 11, 2011, and became effective on February 10, 2011.

With the amended local ordinance in place, the County HPO and Planning Department turned their attention to officially designating the historic district that was identified by LSA in 2009. On July 12, 2011, the County Board of Supervisors passed resolution 2011-178 designating the Idyllwild Downtown Historic District (Historic District; Figure 1). The Design Guidelines presented here (refer to Part 3) represent the next step in the process to identify, designate, and preserve the unique historic character of Idyllwild's commercial core.

¹ The Historic Resources Survey for the Idyllwild Commercial Corridor, which was prepared by LSA in 2009, is available for review at the Riverside County Regional Park and Open-Space District.



1.2: PURPOSE OF THE DESIGN GUIDELINES

The purpose of these guidelines is to inform and guide the various individuals, groups, and public agencies who want to make improvements or alterations to properties that are contributors to the Idyllwild Downtown Historic District. These guidelines are intended to:

- Offer clear advice for the preservation and maintenance of the cultural landscape that makes the district significant;
- Provide established criteria that ensure the process of review is fair and consistent;
- Form the basis for the analysis of potential project impacts on the significance of the district; and
- Serve as a threshold for avoiding adverse impacts to the district.

These Design Guidelines do not provide a comprehensive manual for the restoration, rehabilitation, or repair of historic properties. Extensive guidance with detailed technical information is available from many other sources including the National Parks Service Technical Preservation Series available for free on the internet (<http://www.nps.gov/tps>) and subscription publications such as the *Old House Journal* (<http://www.oldhousejournal.com>).

It should also be noted that the Design Guidelines by themselves do not constitute a set of mandatory standards, but are intended to support a consistent and fair interpretation of mandatory criteria for alterations as outlined in Riverside County Ordinance No. 578 and other applicable County, State, and Federal regulations. The guidelines provided in this document are tailored to address the historic character and integrity considerations specific to the Idyllwild Downtown Historic District.

PART 2: HISTORIC DISTRICT ALTERATION PERMIT

2.1: PURPOSE

The Historic District Alteration Permit (Alteration Permit) process is intended to ensure that changes to the historic district are compatible with the spirit and character of the district. In this process, project plans are examined and evaluated before approvals and permits are granted and work is begun (Figure 2). The Riverside County Regional Park and Open-Space District General Manager (General Manager) and Local Review Board (LRB) have the responsibility of reviewing and commenting on Alteration Permit applications and assisting property owners and project proponents with designing projects that enhance the district's historic character and achieve the project's goals.

The process applies only to properties that are listed as contributors to the Historic District. It does not *require* property owners to make changes to their properties and it does not apply to routine maintenance that does not affect the property's exterior appearance. However, exterior alterations, new construction, demolition, significant landscape changes, or relocation of buildings may be subject to the Alteration Permit process. The Alteration Permit process may run concurrently with other applicable land use permits under Ordinance No. 348.

2.2: ALTERATION PERMIT PROCESS

The following provides a general summary of the Alteration Permit process, which is outlined in detail in Riverside County Ordinance 578. Variations of the process may be applied to specific projects as appropriate.

When determining whether a project requires an Alternation Permit, in compliance with Ordinance 578 Section 3.1, the Building Official will refer demolition and building permit applications for properties within historic districts to the General Manager. The General Manager has 30 days within which to provide a written determination to the Building Official. If an Alteration Permit is required, an Alteration Permit application, along with the prevailing fee, is submitted to the County Planning Department. The Planning Director then sends copies of the application to both the General Manager and the Local Review Board (LRB). Each entity has 60 days to provide comments on the application to the Planning Director. The Planning Director makes the final decision regarding the Alteration Permit.

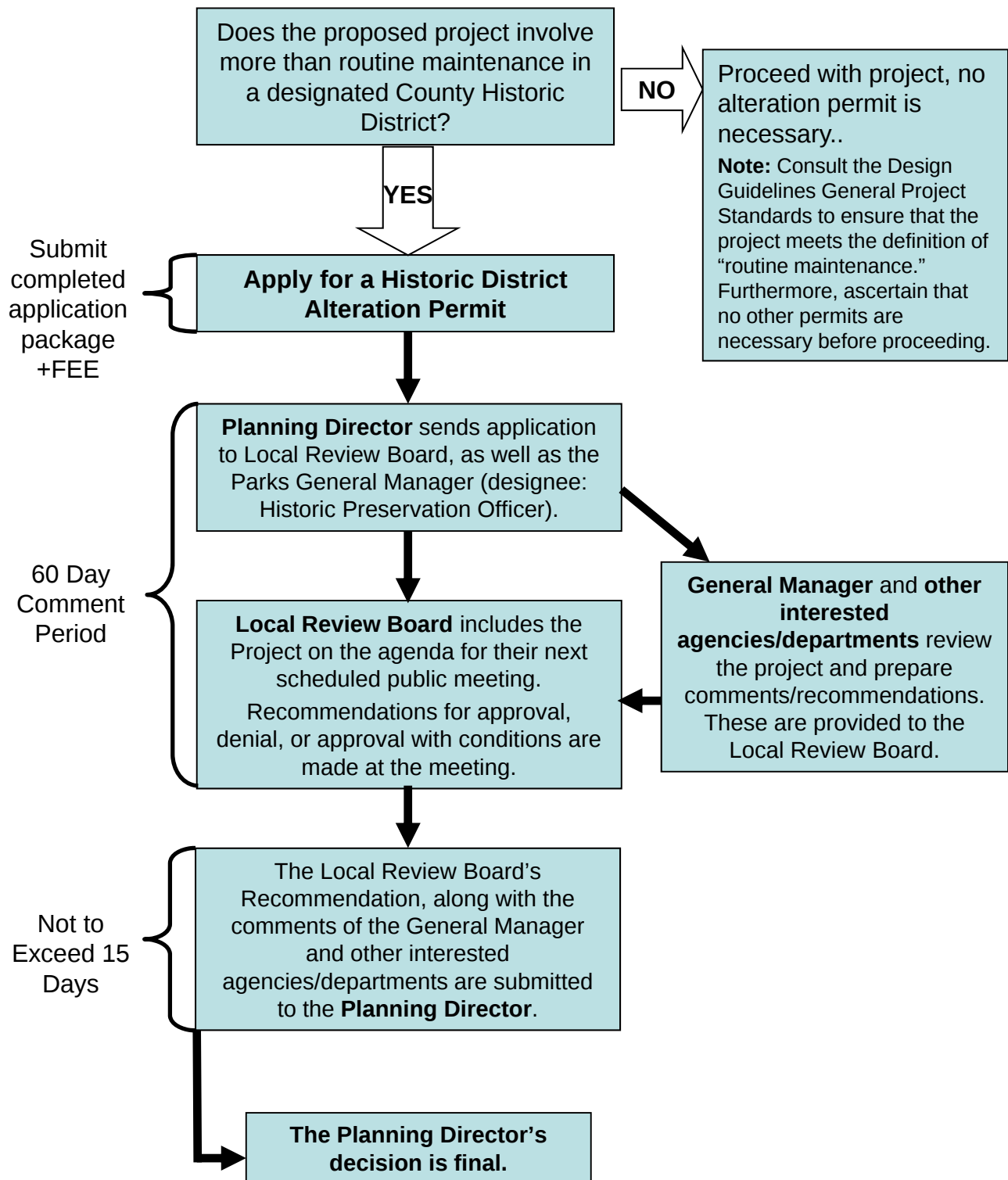
2.2.1: Riverside County Regional Park and Open-Space District General Manager

The General Manager or his/her designee (typically the Historic Preservation Office [HPO]) participates in the Alteration Permit process and serves as the public's main point of contact for information relative to historic districts and related design guidelines. The General Manager is a professionally qualified staff member who can provide assistance and informal guidance regarding preferred project designs and acceptable alternatives as they relate to historic preservation.

The General Manager has 60 days to comment on the Alteration Permit application before the Planning Director makes a decision. When considering an application, the General Manager may recommend to the Planning Director approval, denial, or approval with conditions.

In the future, the General Manager may have the authority to provide administrative approval of Alteration Permit applications that clearly meet the applicable design guidelines and, if appropriate, the *Secretary of the Interior's Standards for the Treatment of Historic Properties* (refer to Appendix C).

Historic District Alteration Permit Flowchart



2.2.2: Local Review Board (LRB)

The LRB meets monthly and is composed of five members who are appointed by the County Board of Supervisors. Each member must reside within three miles of the Historic District. The LRB has 60 days to comment on the Alteration Permit application before the Planning Director makes a decision. The LRB reviews the Alteration Permit at a public meeting for which, according to the Brown Act, an agenda containing a brief general description of each matter to be considered must be posted at least 72 hours prior to the meeting. When considering an application, the LRB may decide to recommend to the Planning Director approval, denial, or approval with conditions. They may also decide to continue the case in order to obtain additional information as long as it is within the 60-day review period. The Planning Director's decision on the Alteration Permit application is final.

2.3: PROJECTS REQUIRING REVIEW

Ordinance 578, Section 1.4.C defines an alteration as “any of the following:

- (1) Any act or process which changes or modifies one or more of the exterior architectural features of an existing building, structure or façade within the boundaries of a Historic Preservation District including, but not limited to, modifications of architectural details or visual characteristics such as paint color and surface texture; or
- (2) The placement or removal of any exterior objects such as signs, plaques, light fixtures, street furniture, walls, fences, steps, plantings and landscape accessories affecting the exterior visual qualities of an existing building, structure or façade within the boundaries of a Historic Preservation District.”

When the above types of alterations are proposed to contributors, an Alteration Permit may be required. This includes (but is not limited to) alterations to windows, doors, porches, siding, front setbacks, signage, storefronts, roofs, and historical decorative features. It also includes additions, new construction, relocation, and demolition.

2.4: PROJECTS THAT ARE EXEMPT FROM REVIEW

In general, routine property maintenance as described below does not require an Alteration Permit.

Ordinance 578 Section 1.4.C.3 states that “Alteration does not include maintenance of gardens or ordinary maintenance and repair of an existing building, structure or façade within the boundaries of a Historic Preservation District needed to correct any deterioration, decay of, or damage to a building, structure or façade or any part thereof in order to restore same as nearly as practical to its condition prior to such deterioration, decay, or damage.”

Examples of routine maintenance include electrical repairs, plumbing, repair of windows (without replacement), repair/replacement of siding (with the same material and appearance), re-painting previously painted surfaces, landscape maintenance, and interior repair/maintenance.

Projects that only affect non-contributing resources (non-contributors) to the Historic District are also exempt from review. However, owners of non-contributors are encouraged to review and use these Design Guidelines in ways that restore lost integrity, enhance the character of the Historic District, and effect positive changes in the commercial core of Idyllwild.

Contact the Riverside County Regional Park and Open-Space District General Manager for general advice and/or clarification and to determine whether your project requires an Alteration Permit.

PART 3: DESIGN GUIDELINES¹

3.1: ROOFS

The roof form and pitch is a character-defining feature of most of the contributors to the Historic District. The weight of winter snow requires even commercial buildings in the district to have some roof pitch. Typical roof forms are gable and hipped that are, in some cases, steep enough to evoke an “alpine” character (Figures 3 and 4). The few A-frame buildings in the district further emphasize the mountain-top character of the community and represent a whimsical adaptation of Modernism (Figure 5). These roof forms enhance the sense of place.

Although roofs in the district were historically wood shake, it is now more common to see less-combustible materials such as asphalt shingles. The preferred approach is to re-roof with wood or simulated wood shake that is treated and fire-rated to at least Class “C” by the Underwriting Laboratories (UL). Reroofing with asphalt (Figure 6) or architectural shingles is acceptable as long as the shingles mimic the pattern and colors (typically browns and grays) of wood shake shingles (Figure 7). In some cases other materials, such as prefabricated metal roofing made to resemble wood shake (Figure 8) may also be acceptable, if they comply with fire safety codes and are compatible with the historic character of the building.

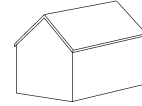


Figure 3: Gable roof

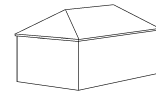


Figure 4: Hip roof

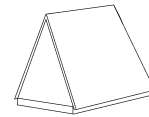


Figure 5: A-frame



Figure 6: Asphalt shingles



Figure 7: Wood shake shingles



Figure 8: Metal shingles

3.1.1: Guidelines²

1. Retain and preserve historic-period roof forms and pitches on contributors. This includes their functional and decorative features such as dormers, chimneys, and cornices.

¹ Unless otherwise noted, architectural drawings were made by Elisa Bechtel, LSA Associates, Inc.

² The roof guidelines are intended for contributors which are typically the primary building on the property. They are not intended for small accessory buildings that are not particularly visible from the public right-of-way.

2. Preferred re-roofing materials include:
 - a. Wood or simulated wood shake that is treated and fire-rated to at least Class “C” by the UL;
 - b. Asphalt, architectural, laminated, or dimensional shingles that mimic the pattern and colors (typically browns and grays) of wood shake shingles; and
 - c. Other materials, such as prefabricated metal roofing made to resemble wood shake, may be acceptable if they comply with fire safety codes and are compatible with the historic character of the building.
3. Discouraged re-roofing materials include, but are not limited to:
 - a. Clay or ceramic tile;
 - b. Corrugated metal;
 - c. Composition sheets;
 - d. Asphalt and rock; and
 - e. Slate or manufactured slate
4. If a historic roof feature is missing or in need of repair, the feature should be restored based on accurate documentation of the original feature. If documentation is not available, a new design that is compatible in scale, size, material, and color with the historic building and district may be acceptable.
5. Whenever feasible, roof-mounted equipment, such as ventilators, solar collectors, antennae, and skylights should be located out of view from the public right-of-way.

3.2: EXTERIOR WALL SIDING

The exterior wall surface of a building is typically an important character-defining feature. In Idyllwild, the dominant wall surface is wood in various patterns and configurations (Figures 9–12). Contributing buildings often use multiple types of wood siding in combination with rock/masonry on the exterior walls. Usually the walls are unpainted, allowing the natural texture and color of the siding to enhance the woodsy character of the contributors and district at large.



Figure 9: Wood shingle siding

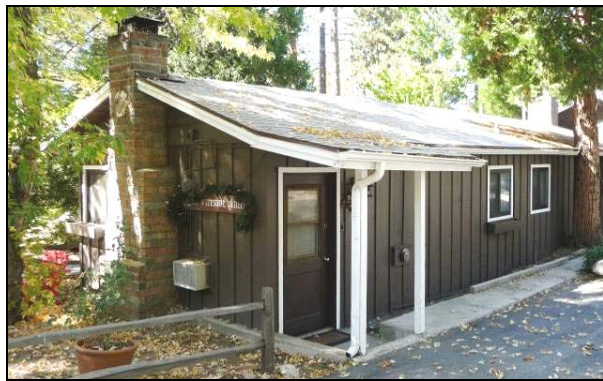


Figure 10: Board-and-batten wood siding



Figure 11: Log cabin exterior



Figure 12: Split log

Retention of the historic-period type and configuration of siding is one of the key ways to maintain the historic character and integrity of the building.

Alterations to the wall surface can profoundly change the character of a building. As demonstrated in the photograph to the right, changes to the historic-period siding, even if made to only part of the building, can compromise the integrity of the entire building (Figure 13).



Figure 13: Alterations to exterior siding

3.2.1: Guidelines

1. To the extent feasible, preserve original exterior siding.
2. If replacement siding is necessary, duplicate the original siding in material, color, and texture.
3. If only a small portion of the siding needs to be repaired or replaced, duplicate as closely as possible the existing siding in material, color, and texture.
4. Types of wood siding (Figures 9–12 and 14) that are preferred include, but are not limited to:
 - a. Shingles (painted or unpainted);
 - b. Board-and-batten siding (painted or unpainted);
 - c. Log cabin (usually unpainted); and
 - d. Split logs (painted or unpainted).
5. Other types of wood siding that may be acceptable include, but are not limited to:
 - a. Clapboard (typically painted);
 - b. Shiplap (typically painted);

- c. Dolly varden (typically painted);
 - d. Bevel (typically painted);
 - e. Tongue and groove (typically painted);
 - f. Rustic vee (typically painted); and
 - g. Channel rustic (typically painted).
6. Types of siding that are generally discouraged include, but are not limited to:
- a. Composite wood panels (e.g., T-111);
 - b. Plywood;
 - c. Vinyl;
 - d. Metal;
 - e. Asbestos shingles;
 - f. Precision block;
 - g. Liquid (spray on) siding;
 - h. Stucco; and
 - i. Cement siding.
7. Preferred accent materials/veneers include, but are not limited to:
- a. River rock (unpainted);
 - b. Fieldstone (unpainted); and
 - c. Unpainted stone or masonry that has seemingly random shapes and patterns.
8. Discouraged accent materials/veneers include, but are not limited to:
- a. Stacked stone;
 - b. Precision block; and
 - c. Stone or brick panels that have a precise geometric pattern.
9. Introducing new features in an attempt to create a false sense of historical style or development on a façade is not recommended.

3.2.2: Examples of Siding

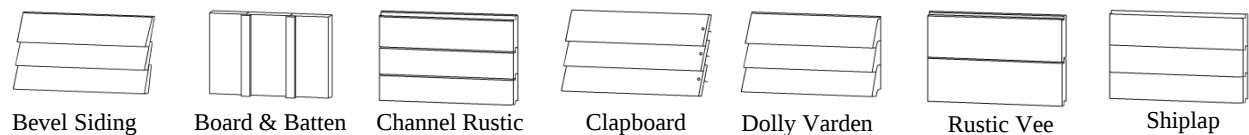


Figure 14: Types of siding

3.3: WINDOWS, DOORS AND STOREFRONTS

Windows and doors can add a significant amount of character to a building. Their shape, configuration, materials, and size help convey the style or era in which the building was constructed. Historic-period windows in the Historic District are predominantly wood-framed. Types of windows vary, but the contributing buildings that have retained their historic windows mostly have double- or single-hung windows or casement windows (Figures 15 and 16). Other types include horizontal sliding (wood- or aluminum-framed) and fixed picture windows. Non-historic replacement windows include vinyl-framed horizontal and vertical sliders with or without simulated muntins (Figure 17).

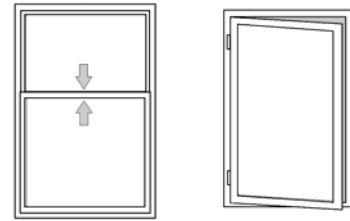


Figure 15: Windows. Double-hung (left) and casement (right)



Figure 16: Original, wood-framed double-hung windows with muntins



Figure 17: Modern windows with simulated muntins

Doors within the Historic District are generally simple in design. On residential buildings (and some commercial conversions) the doors are typically made of solid wood and may have one or more glass panels (Figures 18 and 19). A screen door may be attached to the opening in front of the door. Many commercial buildings have a storefront entrance, which generally includes large fixed windows that cover most of the façade coupled with a wood or aluminum-framed glass door (Figure 20). Older storefronts are usually wood-framed, while mid-20th century and later storefronts are often aluminum-framed. Historic-period doors and storefronts enhance the quaint, “old-timey” feel of the community.



Figure 18: Solid wood door



Figure 19: Wood and glass door



Figure 20: Commercial storefront with fixed windows and wood and glass door.

Changes to windows and doors that are not sensitive to the historic character and style of the building can significantly compromise the building's architectural integrity. Repairing the original wood windows is usually more cost-effective and sustainable than replacing them. Well-maintained wood windows can last decades (perhaps centuries) longer than vinyl replacement windows, which do not always last long enough to fully pay for their cost in energy savings. Property owners interested in reducing heat-loss and increasing energy efficiency should consider improving the building's weather stripping and insulation, particularly in the attic where as much as 30 percent of the heat is lost. Examples of various window types are shown below in Figure 21.

3.3.1: Guidelines

1. Retain and preserve historic-period windows, doors, and storefronts.
2. Whenever feasible, repair historic-period windows, doors, and storefronts.
3. If replacement of a historic-period window or door is necessary, replace it with a window or door that is the same size, materials, and design and that opens in the same way. The color should be complementary to the rest of the building.
4. Filling in historic-period openings and painting over windows is discouraged.
5. Consider weather stripping windows and doors to increase energy efficiency.
6. Introducing window and door features such as shutters, transoms, sidelights, and architectural decoration that did not historically exist on the building is discouraged.

3.3.2: Examples of Windows

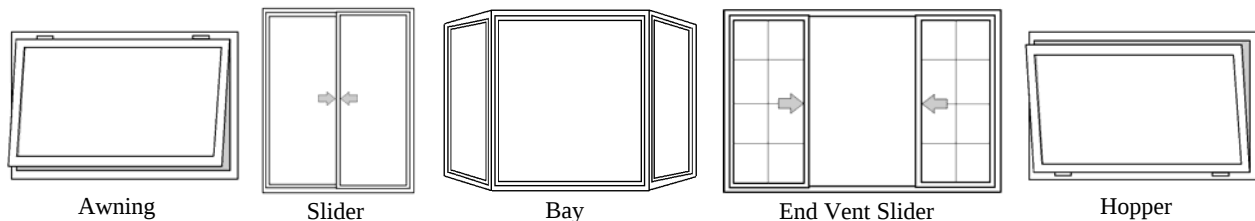


Figure 21: Types of windows

3.4: PORCHES, DECKS AND BALCONIES

Experiencing the outdoors is an important component of life in Idyllwild and outdoor living spaces such as porches, decks, and balconies are common for homes and cabins in the community (Figures 22–25). The most iconic element in this theme is the rustic front porch: a partial or full-width porch sheltered by the main roofline and supported by peeled or unpeeled logs. The rustic porch is not confined to residences. Many commercial buildings in the Historic District incorporate breezeways supported by peeled logs.

It is important to retain and preserve the historic-period materials and designs of porches, decks, and/or balconies. Adding a deck at the rear of a contributing building may be acceptable as long as it utilizes compatible materials and is not particularly visible from the street. It is worth noting that the State Historic Building Code allows some flexibility with regard to porches, balconies, and/or decks. For example, property owners may be allowed to keep banisters/railings that are lower or have bigger spaces than what is currently required. This exception allows a balance between preservation and contemporary safety standards.



Figure 22: Porch with unpeeled logs



Figure 23: Deck



Figure 24: Balcony

3.4.1: Guidelines

1. Retain and preserve historic-period porches, balconies, and decks. Key functional and decorative elements may include support structures, steps, railings, floors, and ceilings.
2. Repair and/or replacement of part or all of a historic-period porch, deck, or balcony should be as similar to the historic-period porch, deck, or balcony in material, size, and design as possible.

3. Enclosing historic-period porches, decks, or balconies is discouraged. However, if the porch, deck, or balcony proposed to be enclosed is not visible from the public right-of-way and the proposed design is compatible with the rest of the building, it may be acceptable.
4. Painting of porch, deck, and/or balcony elements that have not historically been painted is discouraged.



Figure 25: Acceptable patio enclosure

3.5: FENCES AND WALLS

Fences are somewhat common within the Historic District. Two of the most common types of fences in the Historic District are split rail and wire mesh (Figures 26 and 27). The split rail fences enhance the rustic feel of the district, while the wire fencing blends in with the landscaping, meeting the goal of enclosing space without detracting from the natural environment. Other fencing may be acceptable if it is made from compatible materials and does not obscure contributing properties from the public right-of-way.

Walls used for walkway borders and planters and as retaining walls are also fairly common within the Historic District. Historically, these typically low walls were constructed with readily available granite rocks. This tradition continues due to the ease of sourcing the rock and its links to the surrounding natural world. Natural rock is the preferred material for these types of walls when they are visible from the public right-of-way, while walls made of concrete block or poured concrete are less desirable but in some cases may be acceptable (Figure 28).



Figure 26: Rustic rail fence



Figure 27: Unobtrusive wire fence



Figure 28: Two types of walls: concrete and rock

3.5.1: Guidelines

1. Retain and preserve fences and walls that contribute to the historic character of a contributing property or the district overall.
2. Preferred fence types in the front setback and other highly visible locations include, but are not limited to:
 - a. Split rail or rail (two or three rails; wood); and
 - b. Wire mesh (uncoated or coated in a color that blends into the surroundings).
3. Other fence types that may be acceptable include, but are not limited to:
 - a. Crossbuck (wood);
 - b. Four rail (wood);
 - c. Shadowbox;
 - d. Picket (wood); and
 - e. Painted (typically muted earth tones) fences.
4. Discouraged fence types and materials in the front setback and other areas visible from the public right-of-way include, but are not limited to:
 - a. Wrought iron;

- b. Chain link;
 - c. Vinyl;
 - d. Privacy fences (no openings);
 - e. Basket weave; and
 - f. Lattice.
5. Prohibited material for fences include (County of Riverside Zoning Code, Section 18.49b):
- a. Garage doors;
 - b. Tires;
 - c. Pallets; and
 - d. Other materials not typically used for the construction of fences.
6. Preferred materials for walls include, but are not limited to rock that is similar to that found naturally in the surrounding area. In some cases, other materials such as concrete may be acceptable.
7. Discouraged wall materials include, but are not limited to:
- a. Brick;
 - b. Concrete block; and
 - c. Stacked stone.
8. If replacement of part or all of a fence or wall associated with a contributing property is necessary, the repair/replacement should match the original fence or wall in design, dimension, detail, texture, pattern, material, and color.
9. New fences or walls in the front setback should complement the historic character of the district in materials, design, and height.
10. Fences or walls (and plantings) along streets on corner properties that exceed 42 inches in height and are more than 65 percent solid are discouraged.

3.5.2: Examples of Fences

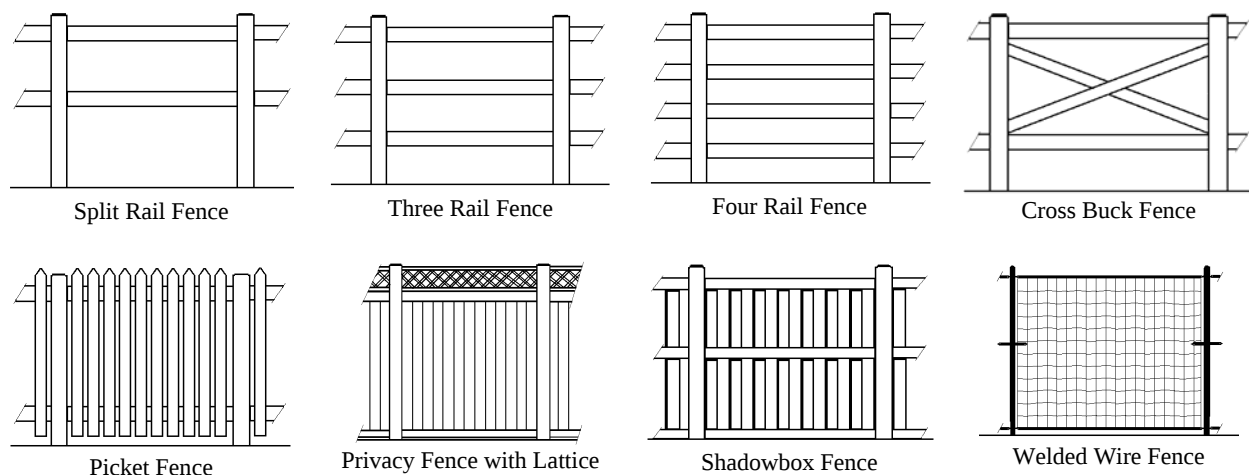


Figure 29: Types of fences

3.6: ADDITIONS TO CONTRIBUTORS

Additions to buildings are often needed to accommodate the growth of a business or family. Growth within the Historic District is generally viewed as a positive thing as long as it is accomplished in a manner that is sensitive to the historic character of the district and its contributing buildings and features (Figure 30). Over time, additions may become historically significant (Figure 31). For example, population growth in Idyllwild after World War II brought prosperity to businesses in its commercial core and the additions and expansions these businesses made contribute to the story of the community's development, which is one of the underlying reasons that the period of significance for the district extends well into the 1960s.



Figure 30: Acceptable addition



Figure 31: Alterations that have gained historic significance

Additions should be compatible with the historic materials, features, size, scale, proportion, and massing to protect the integrity of the property and its environment. However, the addition should be different enough from the historic-period building that it is clear that it is a later addition. The addition should also be constructed so that its removal will not compromise the integrity of the historic-period building. The impact of an addition can be significantly reduced by locating it on the building's least visible or least character-defining elevation and by keeping the addition deferential in scale and massing. The roofline, siding, and window openings on the addition should be compatible with the existing building.

3.6.1: Guidelines

1. Whenever feasible, additions should be located on the least visible or least character-defining elevation.
2. Additions should be deferential in scale and massing and compatible in style, materials, and appearance. However, the addition does not need to imitate the exact style of the contributing building, but rather should reference its design qualities without distracting from it. The contributing building should remain the primary focal point.
3. Additions should be constructed in a manner that, if removed, would not damage the historic-period building.
4. Additions should retain the historic character of the property, including spatial relationships, viewsheds, natural features such as trees, and the relationship of the contributing building to the street and its setting.

5. If the addition is proposed to be constructed on previously undisturbed ground, the County Archaeologist should be consulted to determine whether the addition has the potential to affect an archaeological site.

3.7: COMMERCIAL CONVERSIONS AND TENANT IMPROVEMENTS

Because the Historic District represents the commercial core of the community, it is reasonable to assume that some residential properties within the district will be converted to commercial uses in the future. If done with sensitivity to the original residential scale, design, and appearance, commercial conversions will not diminish the integrity of the district. Designing a conversion that retains some of the residential character and features can provide a homey feel in a new office or store. For example, a fireplace can help define a new dining room in a restaurant or a cozy seating area in a bookstore.

Because building codes differ between residential and commercial uses, some things must necessarily change in order to accommodate the conversion. Many of these will be interior changes. For example, places where food is prepared and sold (such as restaurants and delis) may require more kitchen space than what is provided in the typical home. In some cases, doorways may need to be widened and additional exits added to comply with fire codes for increased occupancy. In addition, ADA requirements, which may include exterior changes such as installation of ramps, will apply to any new public or quasi-public uses. In order to minimize potential adverse changes to the historic significance of a contributing building and the district as a whole, the State Historic Building Code should be utilized whenever possible (refer to Appendix D for more information).

Another type of project that is typical in commercial areas is the tenant improvement project. These occur when a new business moves into an existing commercial space. Many new tenants want to make changes to the interior or exterior of the building in order to market their business or to better accommodate their business and/or customers. Exterior improvements, including additions, are addressed in other sections of these guidelines and interior improvements are generally not subject to the Alteration Permit process. However, if a property owner wishes to make use of the State Historic Building Code, interior plans should be submitted to the General Manager for assistance in determining applicable exceptions to standard building code requirements.

3.7.1: Guidelines

1. Conversions from residential to commercial use within the Historic District are acceptable provided they are appropriately zoned and meet all applicable Zoning Code requirements (contact the County Planning Department for more information).
2. The design of a conversion project should preserve as much of the historical character and character-defining features of the contributing building as possible. New storefronts should use the existing façade windows and doors to the extent feasible, with new windows and doorways made to complement the existing historic materials and styles. If possible, new entrances or exits should be added on secondary elevations that are less visible from the public right-of-way. New exterior mechanical equipment should be screened from view of the public right-of-way (refer to Section 3.12 Mechanical Equipment and Accessories).
3. If possible, retention of landscaping and hardscape features associated with the contributing building should be retained (refer to Section 3.13 Landscaping and Related Features).
4. If the conversion involves an exterior addition or new accessory structures, the guidelines provided in Section 3.6 Additions to Contributors and Section 3.11 Garages and Accessory Structures should be followed.

5. When complying with ADA requirements, avoid altering or destroying historic materials or spaces. If possible, minimize the visibility of ramps and any other new construction from the public right-of-way and design them to be compatible in character, materials, scale, proportion, and finish with the contributing building.
6. If possible, historic-period interior spaces and features that are indicative of the building's original use should be retained.
7. The State Historic Building Code should be utilized whenever possible to preserve character-defining features and minimize modern intrusions.

3.8: SIGNS

Historic signage is a rarity in the Historic District. Most buildings have been through multiple tenants over the past half-century or have sustained periodic remodeling. However, contemporary signage has the ability to either enhance or detract from the district. The maintenance of compatible signs throughout the district is key to balancing commerce with the historic character of the community. This relationship has largely been embraced by the community and many retail and commercial businesses have voluntarily adopted signage that fits with the natural environment, is modestly illuminated, and reflects the artistic and woodsy flavor of the community (Figure 32). The trend toward carved or engraved wooden signs with spot lighting should be encouraged.



Figure 32: Examples of preferred sign types

There are also some programmatic signs in Idyllwild. Programmatic signs are a whimsical commercial style that depicts the items for sale, services provided, or caricatures something about the surrounding environment. Well-known examples include roadside eateries shaped like the food they sell or Western false-front façades in an Old West-themed area. In Idyllwild, the use of chalet-style details in mid-20th century buildings can be viewed as programmatic since the intent is at least in part to evoke a sense of alpine fantasy. The district also has a few obviously programmatic signs. Programmatic signage is acceptable within the district so long as it does not overwhelm the façade of a contributing building or otherwise disrupt the character of historic storefronts.

Currently, many of the signs in the Historic District do not appear to comply with the Zoning Code (Article 19 Advertising Regulations, Section 19.4 On-Site Advertising Structures and Signs). For example, the Article 19 prohibits roof mounted signs. Until Article 19 can be amended to include specific provisions for Historic Districts, new signs must comply with Article 19, but should be designed in ways that as much as possible enhance the character of the district.

3.8.1: Guidelines

1. Retain historic-period signs that contribute to the historic character of the contributing building or the district.
2. New signage should meet the requirements of Article 19 of the Zoning Code and, to the extent possible, be compatible in material, size, color, scale, and character with the contributing building and district. Use of wood is encouraged.
3. Signage that obscures part of a building façade and/or storefront is discouraged.
4. Programmatic signage is acceptable as long as it does not overwhelm or obscure the character-defining features of any contributing building or the district.
5. Lighting for signs must comply with the requirements of Article 19 of the Zoning Code. In general, it should be hooded and focused directly on the sign to reduce light pollution and glare.
6. External illumination is preferred (refer to Section 3.9 Lighting).
7. New signs should be designed so that they can be removed without damaging any of the historic material or character of the contributing building or feature.

3.9: LIGHTING

As a mountain community nestled in the forest away from city lights, Idyllwild can boast a night sky full of thousands of visible stars. This is part of the charm of the community and enhances the woodsy character and small town feel of the area. Although exterior lighting is an important way-finding and safety consideration, it should be installed and maintained in a manner that limits light pollution that could obscure the night sky and detract from the historic character of the district. Lights that are fully shielded, directed downward or focused on a specific sign or feature, and that provide only the required amount of light that is needed for safety are preferred (Figures 33 and 34). In addition, property owners should consider installing motion sensors on exterior lights to further minimize light and glare and save energy.

Based on information found in the International Dark Sky Association Model Lighting Ordinance, the types of lights shown below (Figure 35) are discouraged since they tend to contribute to glare, light pollution, and night sky degradation. Some of these are currently being used in the district (Figure 36) and should eventually be replaced with fully shielded lighting.



Figure 33: Example of preferred lighting



Figure 34: Examples of preferred fixtures¹

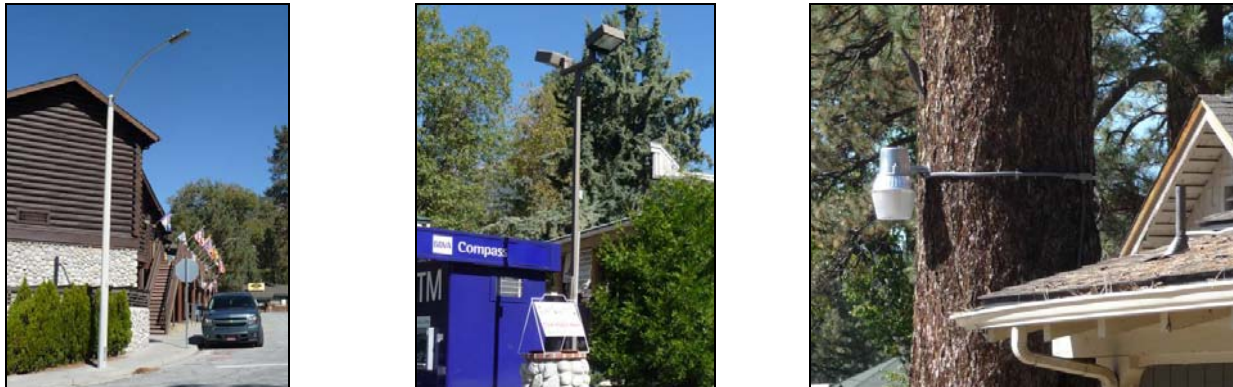
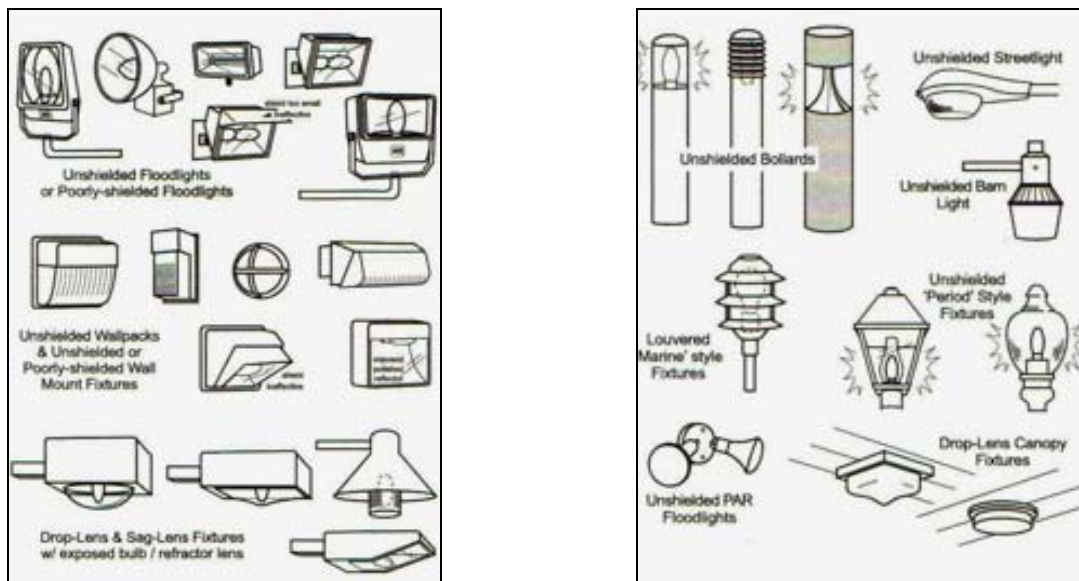


Figure 35: Examples of lights in the district that are discouraged



1. Figure 36: Examples of light fixtures that are discouraged²

¹ Source: Susan Harder, Acceptable and Unacceptable Lighting Fixtures for East Hampton, New York, accessed online in February 2012 at: <http://changeobserver.designobserver.com/feature/a-thousand-points-on-light-part-i/10457/>

² Ibid.

3.9.1: Guidelines

1. Retain and preserve exterior light fixtures that contribute to the historic character of a contributing building, site, or streetscape.
2. If replacement of a missing or deteriorated historic exterior lighting feature is necessary, replace it with one that is similar in appearance, material, and scale to the original.
3. As necessary, encourage the replacement of lights that contribute to light pollution, glare, and night sky degradation with lower-impact lighting that is shielded and illuminates only the intended subject or area.
4. Limit the introduction of new exterior lighting to the minimum required for way-finding and security.
5. New lighting should be compatible with the human scale. Lights on standard-height utility poles are discouraged.
6. The use of light fixtures that create a false historical appearance is discouraged.
7. Indiscriminate lighting and/or over-illumination of façades and storefronts is discouraged.

3.10: DRIVEWAYS AND OFF-STREET PARKING

Driveways and off-street parking are found throughout the district and are critical to ensuring access to commercial properties. The shortage of off-street parking is particularly acute during summer and winter tourist seasons. One of the recommended goals for enhancing the character of the Historic District is to provide parking that meets Zoning Code and ADA requirements, but does not significantly obstruct the view of storefronts and signage as illustrated in Figure 37.



Figure 37: Example of storefront parking

In many cases, off-street parking is provided behind stores and accessed from a driveway and this approach should be encouraged wherever possible. However, site topography and accessibility issues make it difficult for all properties to accommodate this type of parking; therefore, storefront parking is likely to continue and even increase. This detracts from the visual continuity of the contributors in the Historic District and diminishes the historic-period feel of the District. One possible solution would be to establish a centralized parking lot close to, but outside of the District. If possible, the lot should utilize a gravel surface instead of asphalt paving and should incorporate native landscaping materials and pathways defined by rocks or logs. If enough parking is provided in the centralized lot, it is possible that most of the storefront parking spaces could be converted to ADA compliant spaces and/or spaces

restricted to loading and unloading, both of which would further minimize storefront parking (contact the County Planning Department for parking requirements and refer to Appendix D for more information about ADA standards).

3.10.1: Guidelines

1. Maintain existing parking in order to continue commercial/retail use of the Historic District.
2. Where feasible, encourage new or expanded parking facilities to be located behind the contributing building.
3. New storefront parking is discouraged. However, if such parking is necessary to meet parking requirements, storefront parking should be set back from the contributing building as much as possible to create a visual break between automobiles and storefronts.
4. New parking lots within the district are discouraged. However, if a new parking lot within or adjacent to the district is proposed, it should be designed in a way that is visually compatible with the district. This may be accomplished through the use of gravel surfacing, native plant materials, and gravel or dirt pathways defined by stone or wood borders.
5. Lighting should comply with the guidelines in Section 3.9.

3.11: GARAGES AND ACCESSORY STRUCTURES

Since most of the contributors within the district are commercial properties, historic garages and accessory structures are not particularly common. There are a few historic garages associated with residential properties, and, where they exist, they should be maintained and preserved. Like other historic site features, they contribute to the character of a district. In some cases, a commercial property is composed of multiple buildings (such as a retail complex or an inn with detached cottages; Figures 38 and 39). Any changes to accessory buildings should take into consideration the character of the contributing property as a whole, as well as address alterations to the historical design, material, and workmanship of the specific building.

New garages or accessory buildings within the district should be located behind the contributing buildings. If they will be visible from the public right-of-way, their design should be compatible with the design and materials that characterize the contributing building and the overall district. The new building should be subordinate in scale and design details so that the contributing building(s) remain the focus.



Figure 38: Retail store and inn



Figure 39: Accessory structures

3.11.1: Guidelines

1. Whenever possible, retain historic-period garages and accessory buildings that contribute to the significance of the individual property or district.
2. Exterior repairs to historic-period garages and accessory buildings should use materials that are as similar to the historic-period materials as possible.
3. Preferably, new garages and accessory buildings should be located behind the contributing building. At a minimum, new garages and accessory buildings should have a greater setback from the public right-of-way than the contributing building.
4. New garages and accessory buildings should be subordinate to the contributing building in scale, massing, and overall design so they do not detract from the visual prominence of the contributing building.
5. New garages and accessory buildings should utilize finishes, materials, and architectural details (including windows and doors) that are compatible with the contributing building and/or other historic-period buildings on the property.
6. New garages and accessory buildings should not create a false sense of history. There should be a clear, but compatible distinction between new and old construction.
7. Reconstruction of missing accessory buildings should follow the Secretary of the Interior's Standards for Reconstruction to the extent feasible (Appendix C).

3.12: MECHANICAL EQUIPMENT AND ACCESSORIES

Installation of new mechanical equipment and accessories are often necessary for the continued use of a property or the benefit of the area as a whole. Examples might include updated heating, cooling, and sanitation equipment, freestanding automatic teller machines (ATMs), mailboxes, directional aids, cellular towers, and/or public facilities such as restrooms. However, these elements can disrupt the historic character of the district if their placement and visibility is not approached with some sensitivity. The most common type of mechanical equipment in the district is the propane tank, which supplies fuel for heating and cooking to both residential and commercial properties in the district (Figures 40 and 41).



Figure 40: Exposed propane tank

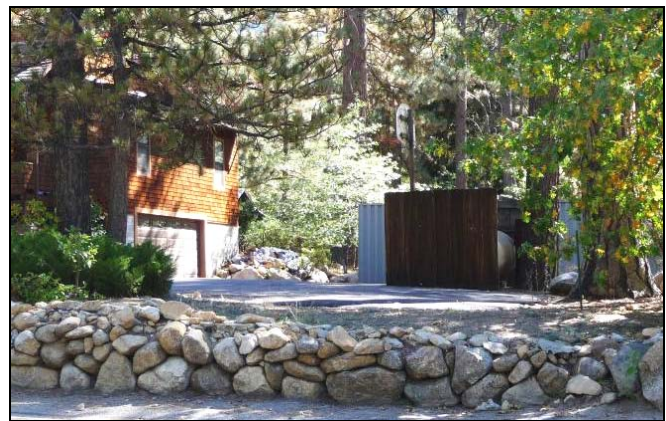


Figure 41: Screened propane tank

3.12.1: Guidelines

1. Mechanical systems and accessory uses that allow the continued use of a contributing property should be encouraged.

2. New mechanical equipment, such as solar panels, heating and air conditioning systems, propane tanks, etc., should be located out of view from the public right-of-way.
3. New accessory uses, such as ATMs, cellular towers, mailboxes, and public restrooms and/or other facilities should be designed and situated in a manner that does not disrupt the Historic District or detract from its historic character.
4. Screening of mechanical equipment that is visible from the public right-of-way is encouraged. This may be accomplished with vegetation or simple wooden structures, and/or may include painting the equipment a neutral color that blends in with the surroundings.
5. Mechanical equipment that is visible from the public right-of-way and is part of the historical function of a contributing building should be retained even if it is replaced by a modern system.
6. Obsolete, non-historic systems should be removed when they are replaced by newer systems.

3.13: LANDSCAPING AND RELATED FEATURES

Landscaping and related features, such as walkways, trails, benches, and garden walls, contribute to the character and feel of the setting within the Historic District. Incompatible elements can “stick out like a sore thumb” and affect the visual character of several contiguous properties. In general, the intended effect of landscaping in the Historic District is to evoke a natural, forested environment that reads like a continuation of the forest that surrounds it (Figure 42). Formal gardening is uncommon, although some site landscaping may in reality be carefully planned. Mature pine, oak, and cedar trees create a canopy above the native brush and the ground that is littered with pine needles, acorns, and granite boulders. To preserve and enhance the natural, informal feel of the landscaping within the Historic District, use of non-native plants should be minimized. Although concrete is acceptable where it is necessary to provide a permanent surface for frequent pedestrian traffic or handicap access, in general dirt or gravel trails are preferred (Figure 43). Sites that work creatively with existing natural features are a delight to visitors and maintain ties between the district and the surrounding forest (Figure 44).



Figure 42: Informal, native landscaping



Figure 43: Rock-lined, gravel pathway



Figure 44: Incorporation of natural features (boulder)

3.13.1: Guidelines

1. Retain and preserve the landscape and hardscape features that contribute to the overall character of the district, including native landscaping, locally-sourced granite retaining walls and walkways, and existing natural features.
2. Use of native plants in an informal arrangement is preferred, but accent plantings that use non-native ornamentals may be acceptable.
3. Primary pathways may be concrete if necessary, but dirt or gravel pathways are preferred, especially for secondary pathways.
4. Removal of healthy, native trees is discouraged. If a tree must be removed, it should be replaced in-kind or with a native tree of a similar species. Where appropriate, the County's Oak Tree Management Guidelines should be utilized.
5. New construction should be sensitive to and make every effort to preserve and protect mature trees and other features of the landscape that contribute to the character of the district.
6. Sculpture and other types of outdoor artwork are acceptable site features, but should be in scale with its surroundings and not detract from the historic character of the contributing building of the district.

3.14: PUBLIC RIGHTS-OF-WAY

Many of the Historic District's character-defining features are present within the public right-of-way. These features include street signs, lights, sidewalks, paving patterns, roadways, and utility poles (Figure 45). Because changes to these features can contribute to or detract from the Historic District's overall setting and character, the public agencies responsible for these features should use these Design Guidelines when designing projects in the Historic District. Routine maintenance and repair of the public rights-of-way should be undertaken in a way that preserves and enhances the Historic District's character. Preferred treatments would avoid the addition of intrusive street improvements such as concrete curbs and gutters, metal light poles, and ornamental landscaping.



Figure 45: State Route 243 streetscape

The improvement of pedestrian circulation within the Historic District is needed (Figures 46 and 47). Preferred methods of enhancing pedestrian access and safety while maintaining a rural, informal feel to the streetscape include creating pedestrian walkways that are delineated on the roadway itself (as they are on Village Center Drive; Figure 46) or creating level dirt or gravel walkways adjacent to the road, but separated from it by a rolled asphalt edge.

An important aspect of circulation, whether pedestrian or vehicular, is the signage used as part of the way finding plan. In many communities, street signs may incorporate features that alert the public that they are in a historic district. This can be in the form of a logo or symbol that is part of a street sign (Figure 48) or its support structure. It could also be in the form of signs at the entry and exit points of the district (Figure 49). Identifying the Historic District as part of the way finding system can engender community pride and work as a marketing tool that lets people know they have arrived somewhere special.



Figure 46: Pedestrian on Village Center Drive



Figure 47: Pedestrians on blind curve



Figure 48: Street sign

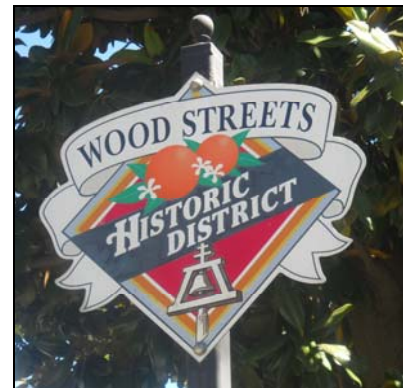


Figure 49: Historic District
Identification Sign

3.14.1: Guidelines

1. Do not introduce new features such as concrete curbs, gutters, or sidewalks; metal, concrete, or composite light poles; or ornamental landscaping.
2. If possible, install new lighting on existing support structures. If new light poles are required, install wood poles that are similar in materials and design to the existing wooden poles. Replacement lights should be shielded and directed downward to reduce light pollution (refer to Section 3.9).
3. If possible, install new utilities underground or utilize existing support structures. If new structures are required, design and locate them in way that minimizes their potential to intrude physically and visually on the historic setting. This could be achieved by painting them to blend in with their surroundings, designing them to look like the surrounding vegetation, or by screening them with native vegetation.
4. When necessary, trees should be pruned in a manner that retains their natural growth pattern and appearance and preserves the existing canopy.
5. If a tree within the public right-of-way needs to be removed or relocated, if possible, it should be replaced with a tree that is the same species or at least native to the area.
6. Whenever possible, improvements proposed in conjunction with traffic or pedestrian access or safety should preserve the existing road widths and vertical and horizontal road alignments.
7. Repairs to character-defining features should be made in-kind using the same or similar materials and designs as the existing feature.
8. Do not install features that create a false historical appearance.
9. Street signs and way finding elements should be designed through a collaborative effort among the County Transportation, Planning, and Parks departments, as well as the LRB. Typically, way finding elements should be compatible with the human scale and placed on wooden posts or other support structures that are compatible with the rustic character of the Historic District.

3.15: SUSTAINABILITY AND ENERGY RETROFIT

Historic preservation is an important part of any sustainability effort. According to the National Trust for Historic Preservation, the construction, operation, and demolition of buildings accounts for over 40 percent of the carbon dioxide emissions in the United States. Whenever possible, contributing buildings in the district should be preserved and reused. For more information regarding how to improve energy efficiency in older buildings without damaging the historic materials or design visit the National Trust for Historic Preservation website at <http://www.preservationnation.org/issues/sustainability>.

3.15.1: Guidelines

1. Retain existing energy conserving features such as shade trees, porches, operable windows, and storm windows.
2. Increase the thermal efficiency of historic-period buildings through non-invasive measures such as weather-stripping, caulking, and insulating the attic, walls, and floor.
3. Use of solar panels is encouraged, but they should be located out of view of the public right-of-way whenever possible.
4. Narrow-profile exterior or interior storm windows that increase the thermal efficiency of a contributing building are acceptable. The windows should be installed in a way that does not damage

historic windows or frames, window dividers should align with historic divisions, and the color should blend in or be compatible with the existing trim and sash.

5. Complete replacement of historic windows with incompatible new windows is discouraged (refer to Section 3.3).

3.16: RELOCATION OR DEMOLITION

Relocation or demolition of contributors is strongly discouraged. Relocating a contributor (even within its current lot) diminishes its historical setting and disrupts its spatial ties to adjacent properties. Relocation beyond a building's historic property has the added potential to erase historical associations that play an important role in the significance of the resource.

Unless there are overriding health and safety issues as determined by the Building Official or other appropriate person, demolition of contributors is not recommended. In most cases, demolition of a contributor would, according to the California Environmental Quality Act (CEQA), constitute a substantial adverse change in the significance of the resource. This means that the County, which is the Lead Agency under CEQA, must conduct an environmental assessment for the project in order to consider the potential impacts the project may have on cultural resources and to identify possible project alternatives and appropriate mitigation measures. If the project cannot be mitigated to a level that is less than significant (i.e., the project will not adversely affect the historic significance of the resource), the County would need to adopt a Statement of Overriding Considerations before the project could move forward. Typical mitigation measures include, but are not limited to, photographic documentation, scaled drawings, a detailed narrative history of the resource, and salvage of historic-period features that could be reused or included in a display. For more information on the CEQA process, contact the County Planning Department or review the CEQA Guidelines online at <http://ceres.ca.gov/ceqa/guidelines/>.

PART 4: OTHER CONSIDERATIONS

There are several types of projects that may occur within the district that do not require Alteration Permits. These include any projects involving non-contributors or brand new construction. Owners of non-contributors or new infill developments are encouraged to consult with the General Manager and to use these guidelines to develop projects that will complement the Historic District. Similarly, owners of projects on properties adjacent to the Historic District are also encouraged to use these Design Guidelines.

4.1: RESTORATION AND RECONSTRUCTION

Currently, the Alteration Permit process applies only to contributors; however, there is ample opportunity in the district for restoration and/or reconstruction that would transform non-contributors into contributors and further enhance the historic character of the district and community as a whole. Owners of buildings that date to the period of significance for the Historic District (1915–1965) who are interested in pursuing restoration or reconstruction projects with the goal of returning their building to its original state are strongly encouraged to work with the General Manager during the design phase of the project.

One of the keys to designing a successful restoration or reconstruction project is having clear documentation, such as a historic photograph or narrative description, of how the subject property looked during the period of significance. Such documentation may exist at the public library, in the archives of the Idyllwild Area Historical Society, or in newspaper archives. The documentation should depict or describe the original and/or missing element(s) with enough detail to develop plans that accurately represent the original building or missing element's scale, design, proportion, placement, or material.

In the absence of clear documentation, it may be impossible to complete a faithful restoration or reconstruction project. In those cases, it is important to avoid creating a false or anachronistic historical appearance in an attempt to invoke a historical feeling.

In general, restoration or reconstruction work should be identified as such in a subtle, but clear way so that a false sense of history is not created.

4.1.1: Guidelines

1. Encourage faithful restorations and reconstructions of non-contributors within the district to enhance the district's character and integrity.
2. Use clear documentation from the period of significance (1915–1965) such as historic photographs or detailed narrative descriptions to assist with the design phase of the project.
3. If clear documentation cannot be found, do not use conjecture or unreliable information to design the restoration or reconstruction and create a false sense of history.
4. Prior to construction, the property should be photographically documented in its current condition, with particular attention paid to elements that will be removed as part of the work.
5. Deteriorated features from the period of significance should be repaired rather than replaced.
6. Clearly identify all restoration and/or reconstruction work as new construction, using signage or other means.
7. If appropriate, the County should recognize successful restoration and/or reconstruction projects by formally designating them as contributors.

4.2: INFILL CONSTRUCTION

Infill construction can have a profound impact on the character of the district. The following factors should be carefully considered when designing an infill development within or adjacent to the district.

4.2.1: Height, Mass, and Scale

Height, mass, and scale are important considerations for infill construction and are largely governed by the Zoning Code. Buildings that are more than two stories in height are at odds with the low-density, one to two-story small-scale properties in the Historic District. While complying with Zoning Code requirements, new construction should respect the existing “mom-and-pop” character of the commercial buildings and modest residences. One of the best ways to do this is to refrain from overshadowing them with out-of-scale (i.e. much larger) development.

4.2.2: Style

Prevalent architectural styles and types in the district include Craftsman, Ranch, and Mid-Century Modern. Within these broad categories, contributors have adopted specific design elements that represent the natural mountain environment as well as the community’s role as a tourist destination. Some of these style variations are:

- Rustic design elements such as unpainted wood, peeled logs, and mortared granite.
- Programmatic elements such as Alpine/Swiss chalet features including scalloped bargeboards and patterned shutters, railings, and window surrounds.
- Environment-related elements such as steeply-pitched roofs, A-frame plans, decks, balconies, porches, and prominent chimneys/hearths.
- Commercial elements such as outdoor dining areas.

4.2.3: Materials, Texture, and Color

New construction should reference the historic-period materials used in the district. This will help create a cohesive feel in the district as well as connect the new construction with the natural environment. Rustic textures, unpainted surfaces, dark brown and green colors, and use of wood and stone are encouraged (refer to Section 3.2 Exterior Wall Siding).

4.2.4: Roof Shapes and Materials

The prevailing environmental conditions will largely dictate the shape and material of roofing for infill construction. Moderate and steep gable and hipped roof pitches are preferred because they are common in the district and also because they can withstand heavy snowfall. Roofing materials should meet applicable fire codes and should use colors that blend in with the district and surrounding natural environment.

4.2.5: Spacing, Setback, and Location

The cohesiveness of any given block is in part dependent on the spacing, setback, and location of its buildings. These siting requirements are typically governed by the Zoning Code. However, to the extent possible, it is important to maintain consistent siting. This may vary throughout the district. For example, the siting of buildings at the southern corner of North Circle Drive near State Route 243 is unique in the district because of the compact arrangement of the commercial buildings, their relative proximity to the

street, and their overall uniformity of scale and small-town commercial character. What is appropriate here may not be appropriate elsewhere in the district, therefore each project should be considered on a case-by case basis.

4.2.6: Site Features and Landscape

Infill properties may have built-in site features such as mature trees, large boulders, historical perimeter walls and walkways, or accessory structures. New construction should avoid intact site features and landscape that helps to characterize the district. Preferred designs would recognize, protect, and incorporate these features in place (refer to Section 3.13 Landscaping and Related Features).

4.3: DUTY TO MAINTAIN

Section 3.4 of Riverside County Ordinance 578 identifies the property owner's duty to maintain the property in a good state of repair. In part this section states: "The owner, lessee or other person legally in possession of any building, structure or façade within a Historic Preservation District...shall not permit such building, structure or façade to fall into a state of disrepair which may result in the deterioration of any exterior appurtenance or architectural feature so as to produce or tend to produce a detrimental effect upon the character of the Historic Preservation District as a whole or the building, structure or façade in question..."

Examples of poor maintenance that detracts from the Historic District include:

- Deterioration of exterior walls, columns, roofs, chimneys such that they are sagging, leaning, splitting, listing, or buckling;
- Deteriorated siding, including broken and checked boards or shingles;
- Broken windows, doors, or architectural features;
- Lack of protection for walls and roofs from weather;
- Deterioration of exterior stairs, porches, decks, and handrails;
- Hazardous or unsafe conditions from rotted and missing architectural elements; and
- Failure to secure a vacant building sufficient to keep out vandals.

APPENDIX A

HISTORICAL OVERVIEW¹

Idyllwild is located in the San Jacinto Mountains, a range of mountains that separates the western portions of Riverside County from the eastern desert regions of the Coachella Valley. Early Native Americans, the Desert and Mountain Cahuilla, used the mountain valleys as a summer home. Several sites of bedrock mortars are located in the area as well as pictographs and remnants of ancient Indian footpaths that, for the most part, evolved into trails used by ranchers and miners in the early 1860s.²

Nestled between higher elevations, Idyllwild was first known by the name “Strawberry Valley,” for the proliferation of its native, wild strawberries. Richard Garrett, one of the earliest visitors to the Strawberry Valley/Idyllwild area wrote in a letter to the *Los Angeles Star* on December 16, 1871, that “several families had taken up homestead grants in the valley, all of them happy to be living in this forest paradise.”³

For approximately 30 years, from 1875 to 1905, the lumber industry was a major economic enterprise in the San Jacinto Mountains. During this period, Amasa Saunders, for whom Saunders Meadow is named, operated a sawmill in Strawberry Valley as did George B. Hannahs. Hannahs started the community of Raynetta in the area currently occupied by the IdyllwildArts campus. By the mid-1880s, Strawberry Valley began to be recognized for its recreational possibilities. Crawford’s toll road from Hemet was declared free in 1889, which prompted waves of intrepid campers to make the all-day trek up the mountain. Hotels were soon built to accommodate less-hardy vacationers. John and Mary Keen established Keen House just south of present-day Idyllwild in 1890 on the site of the present-day Idyllwild School.⁴

The influx of vacationers and full-time residents helped bring about the end of lumbering operations. In 1897, President Glover Cleveland created the San Jacinto Forest Reserve, which gave protection to the majority of forests in the San Jacinto Mountains. This action also helped to replace the local lumber economy with a tourist economy.⁵

Known initially as Strawberry Valley, the name Idyllwild evolved over a nine-year period beginning with Idylwood, Idylwilde, and Idlewild. In 1899, the post office officially renamed the Raynetta post office Idyllwild and in 1901 relocated the office to a site in the center of the present-day town.

Throughout the first half of the 20th century, the unique beauty of the Strawberry Valley area attracted visitors from all over southern California and beyond. Improved roads made travel easier for stagecoach lines that connected with train stations in communities at lower elevations and, more importantly, increased trips by personal automobile. An extensive article on recreational driving routes from 1910 suggested that readers ascend the newly-opened Banning-Idyllwild road, enjoy the “little streams of clear cold water ... affectionately overhung with ferns, spearmint, snapdragons, and other mountain flora” and descend into Hemet using newly re-graded control road.⁶ Newspaper advertisements and ever-present

¹ A detailed historic context for Idyllwild is provided in the Historic Resources Survey for the Idyllwild Commercial Corridor, which was prepared by LSA in 2009 and is on file at the County of Riverside Regional Park and Open-Space District.

² Robinson, John W., and Bruce D. Risher. *The San Jacintos: The Mountain Country from Banning to Borrego Valley*. Big Santa Anita Publishing, 1993

³ Ibid.

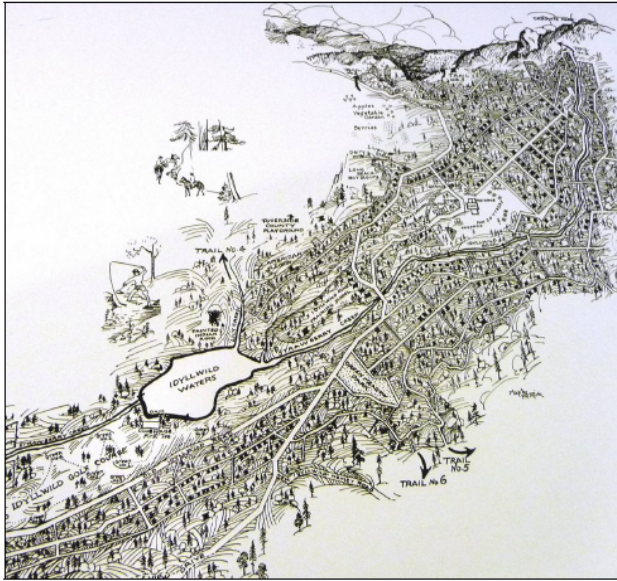
⁴ Smith, Robert. *Idyllwild and the High San Jacintos*. San Francisco, California: Arcadia Publishing, 2009.

⁵ Lech.

⁶ *Los Angeles Times*, 10/23/1910. “Rare Mountain Views from the Automobile.” Evelyn McDowell.

“resort notes” penned by hotel proprietors touted Idyllwild as the “Alps of Southern California” and “the Yosemite of the Southland.”¹

Encouraged by the popularity of the Idyllwild Inn and the glowing media interest focused on the area, Frank Strong and George Dickinson increased their holdings in 1911 through the purchase of 4,200 acres of land that included much of Idyllwild, Pine Cove, and Saunders Meadow. In 1913, they recorded a tract map that laid out approximately 200 lots in 4 subdivisions around the Idyllwild Inn. By the time Strong and Dickinson had sold 1,000 acres around and including the Idyllwild Inn in 1917, these holdings consisted of a large amusement and dining hall, a bowling alley, billiard hall, electric lighting plant, steam laundry, ice plant, store building, merchandise building, several cottages, saddle livery, dairy, livestock barns, and furnishings for the accommodations of several hundred people.²



Claudius Lee Emerson headed Idyllwild Incorporated, a San Jacinto-based syndicate that purchased the Idyllwild Inn and surrounding acreage from Strong and Dickinson. Emerson quickly started implementing his vision for Idyllwild as shown in the figure to the left. Through Emerson’s efforts, Idyllwild took part in the building boom that affected much of southern California throughout the 1920s. Emerson started a newspaper, christened *Idyllwild Breezes* to chronicle the valley’s growth and the activities of visitors. Emerson was successful in drawing long-term visitors and a few permanent residents to Idyllwild. Throughout the 1920s boom, Idyllwild prospered, adding dozens of new vacation homes to its stock every year, although commercial growth was slower to develop.

Between 1930 and the mid-1940s, Idyllwild suffered the fate of many small American towns due to the effects of the Great Depression and World War II. The Depression years were not kind to Claudius Emerson and his new investments in the Idyllwild area led to the family’s loss of the Idyllwild Inn, forcing them to leave the community in 1938.³

Through World War II, the Idyllwild economy was supported by military personnel from local bases who used Idyllwild as a resort on weekends. Unfortunately, during this period several devastating fires took their toll on the mountain community. A 1943 blaze destroyed the Keen Camp resort and on May 4, 1945, the 40-year old Idyllwild Inn was destroyed by fire. However, in 1946 things began to turn around for the community. The Idyllwild All-Year Company acquired the newly rebuilt Idyllwild Inn, numerous commercial properties in the village, 1,500 subdivided lots, and 320 unsubdivided acres, becoming the largest landowner in town. Around the same time, Ernie and Betty Maxwell moved to Idyllwild and founded *The Town Crier*, the first local newspaper since *Idyllwild Breezes* had quit publishing in 1929. These two energetic local forces combined with a growing Chamber of Commerce to shape the town’s priorities and preserve Idyllwild’s character through the expansion period of the post-World War II era.

The late 1940s brought an expansion to education and camping in the area. In 1946, a group of University of Southern California (USC) professors bought land on Domenigoni Flat and established the Idyllwild

¹ Smith; *Los Angeles Times*, 8/25/1923 advertisement.

² *Los Angeles Times*, 12/23/1917.

³ Robinson.

School of Music and the Arts (ISOMATA), now IdyllwildArts, which opened in 1950. ISOMATA became one of Idyllwild's claims to fame.¹

In 1947, the local postmaster estimated that about 300 families lived in Idyllwild, which was a substantial increase over the 25 resident families reported in 1937. The Chamber boasted 463 members that year, representing a majority of the adult population.² The youth in the community started a Junior Chamber of Commerce as well.³ Several new businesses opened in the late 1940s, including the Fern Valley Bakery (now the Creekstone Inn), the Hillbilly Variety Store, a new post office next to the Log Cabin Realty building, and the Rustic Theater.

By 1956, the area had an estimated 800 residents. A year later, growth in Idyllwild merited the town its own full-time building inspector.⁴ The increase in seasonal traffic and visitation was even more dramatic. In 1957, the permanent population topped 1,000 residents and the newspaper reported that over 1 million visitors came to Idyllwild.⁵ In addition to becoming more numerous, homes in the area were beginning to get larger. In 1958 and 1959, there were 120 new residences, and 37 were larger than 1,000 square feet. This was a definite shift away from the tiny log cabins built in the 1920s and 30s, though smaller buildings continued to be popular for vacation homes. The A-frame, a newly-popular kind of small home, first came to notice in Idyllwild in 1960, when Idyllwild Pines built a 900-square foot A-frame residence on its grounds that was extensively profiled in the *Town Crier* and helped popularize the style in residential and commercial properties through the 1960s.

In the 1960s, Idyllwild continued to expand. Several commercial property owners reinvested their profits into additions and extensive remodels of their stores, including the Red Kettle (which was then a barber shop and pharmacy), the Village Market, and the Fern Valley Market. The Woodland Craft building expanded over the 1950s and 1960s to become a retail "arcade" with a narrow lane of small shops connected by a boardwalk.⁶ One of the last great commercial buildings from the post-WW II era in Idyllwild was the Security First National Bank, which was completed in 1964.

Over the subsequent 45 years, Idyllwild continued to grow, although not at the considerable rate sustained in the post-WW II era. Businesses have come and gone from the commercial building stock and many newer commercial buildings have been constructed. The ISOMATA has become IdyllwildArts, but continues to offer world-renowned music and arts instruction. The Desert Sun School became the Desert Sun Science Center and is now best known for Astrocamp. Though the Maxwells are long gone, their impact on the community is still palpable with the continued publication of *The Town Crier*. Hundreds of thousands of tourists continue to visit Idyllwild, enjoying the same stunning natural beauty and quiet, reflective activities that have come to characterize the area for more than a century.

¹ Smith.

² *Town Crier*, 1/28/1947.

³ *Town Crier*, 5/3/1947.

⁴ *Town Crier*, 7/26/1957.

⁵ *Town Crier*, 2/7/1958, 2/14/1958.

⁶ *Town Crier*, 6/3/1956, 8/23/1957, 2/2/1962.

APPENDIX B

IDYLLWILD DOWNTOWN HISTORIC DISTRICT¹

SUMMARY STATEMENT OF SIGNIFICANCE

The Idyllwild Downtown Historic District is composed of 103 total properties, 57 of which are contributors and 46 of which are non-contributors. The district is significant under California Register of Historical Resources Criterion 1 because it reflects significant aspects of the social and economic history of Riverside County through the development of Idyllwild as one of the County's earliest and most distinctive mountain resort communities. The majority of properties in the district come from the post-World War II commercial era that helped to establish Idyllwild as a permanent community and a widely popular tourist destination. Some of the properties also reflect an earlier pattern of residential development from the town's initial establishment as a seasonal vacation community. The district's period of significance is 1915 to 1965.

It should be noted that properties within the potential district that are non-contributors are not "historical resources" under CEQA, but they warrant special consideration in local planning efforts because changes to these properties have the potential to affect the district as a whole.

SUMMARY ARCHITECTURAL DESCRIPTION

The built environment that characterizes Idyllwild bears the unmistakable marks of a mountain community. Regardless of stylistic influence, residential, commercial, and institutional buildings alike bear steeply-pitched roofs to deal with snowfall, rough-hewn wood as a primary material, river rock for hardscape, and attention to the surrounding forest in landscaping. This continual return to a rustic and rugged aesthetic has affected the architectural styles of the community's buildings, the nature of landscaped areas, and the overall setting that defines Idyllwild in the visitor's experience. Over the course of two major eras of community development, three architectural styles had the greatest influence on architecture in Idyllwild: Craftsman, California Ranch (specifically Chalet Style), and A-frame modern.

CHARACTER-DEFINING FEATURES

The Idyllwild Downtown Historic District draws its unique historic character from its bucolic wooded setting, natural landscaping, small scale commercial buildings, local workmanship, and rustic materials. In general, the General Manager, LRB, and property owners should seek to preserve and maintain the specific character-defining features listed below.

District Setting and Overall Character

- Natural, forested site that is minimally disturbed by development.
- Rural streetscape with minimal street improvements and lighting.
- Pedestrian-scale (1–2-story) buildings with similar (though not identical) setbacks.

¹ For more detailed information regarding the process leading up to the identification of the Historic District, refer to the Historic Resources Survey for the Idyllwild Commercial Corridor, which was prepared by LSA in 2009 and is on file at the County of Riverside Regional Park and Open-Space District.

- Overall rhythm of properties demonstrates organic development by individuals over a century rather than centralized and heavily planned.
- Mid-20th century small-town character created by historic storefronts and architectural styles.
- Artistic flair and community spirit of local residents demonstrated in public art, decorative features, and signage.

Characteristics of Contributors

- Modest adaptations of mid-20th century architectural styles for both commercial and residential properties.
- Use of rustic materials such as unpainted shake, peeled logs, and river rock.
- Historical windows and doors (materials and openings).
- Open, natural landscaping.
- Minimally-lit commercial signage usually made of wood.

APPENDIX C

SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES

The Secretary of the Interior's Standards for the Treatment of Historic Properties (1995) is a collection of standards that were originally developed by the Department of the Interior to regulate projects affecting historic properties (CFR Part 67, Historic Preservation Certifications). They include standards for the following treatments: preservation, rehabilitation, restoration, and reconstruction. Although the standards for rehabilitation are the most commonly used because they allow for more flexibility when a property is adapted for a compatible reuse, all four sets of standards have been included here.

Additional guidance is available in several freely-available documents developed by the National Parks Service and can be accessed online at <http://www.nps.gov/hps/tps/standguide/>.

STANDARDS FOR PRESERVATION

1. A property will be used as it was historically, or be given a new use that maximizes the retention of distinctive materials, features, spaces, and spatial relationships. Where a treatment and use have not been identified, a property will be protected and, if necessary, stabilized until additional work may be undertaken.
2. The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate, and conserve existing historic materials and features will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old in composition, design, color, and texture.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

STANDARDS FOR REHABILITATION

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STANDARDS FOR RESTORATION

1. A property will be used as it was historically or be given a new use which reflects the property's restoration period.
2. Materials and features from the restoration period will be retained and preserved. The removal of materials or alteration of features, spaces, and spatial relationships that characterize the period will not be undertaken.
3. Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate, and conserve materials and features from the restoration period will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.
4. Materials, features, spaces, and finishes that characterize other historical periods will be documented prior to their alteration or removal.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize the restoration period will be preserved.
6. Deteriorated features from the restoration period will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials.

7. Replacement of missing features from the restoration period will be substantiated by documentary and physical evidence. A false sense of history will not be created by adding conjectural features, features from other properties, or by combining features that never existed together historically.
8. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
9. Archaeological resources affected by a project will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
10. Designs that were never executed historically will not be constructed.

STANDARDS FOR RECONSTRUCTION

1. Reconstruction will be used to depict vanished or non-surviving portions of a property when documentary and physical evidence is available to permit accurate reconstruction with minimal conjecture, and such reconstruction is essential to the public understanding of the property.
2. Reconstruction of a landscape, building, structure, or object in its historic location will be preceded by a thorough archaeological investigation to identify and evaluate those features and artifacts which are essential to an accurate reconstruction. If such resources must be disturbed, mitigation measures will be undertaken.
3. Reconstruction will include measures to preserve any remaining historic materials, features, and spatial relationships.
4. Reconstruction will be based on the accurate duplication of historic features and elements substantiated by documentary or physical evidence rather than on conjectural designs or the availability of different features from other historic properties. A reconstructed property will recreate the appearance of the non-surviving historic property in materials, design, color, and texture.
5. A reconstruction will be clearly identified as a contemporary re-creation.
6. Designs that were never executed historically will not be constructed.

APPENDIX D

ACCESSIBILITY CONSIDERATIONS

A change or expansion in the public use of a contributing building may necessitate compliance with current standards for life safety and accessibility. The California State Historic Building Code of 2010 (CHBC) and the Americans with Disabilities Act of 1991 as amended in 2010 (ADA) provide some flexibility when a historic building is involved. Compliance with the ADA Standards for Accessible Design (including historical exceptions under the CHBC) form a body of “rebuttable evidence” that shields property owners and businesses from ADA-related lawsuits.

The majority of the contributors in the Idyllwild Downtown Historic District fall under the definition of a Title III property for the purposes of ADA requirements. Essentially, any part of a property that makes a public accommodation, such as a retail store, a doctor’s office, a restaurant, or an inn, is required under Title III of the ADA to remove barriers where it is “readily achievable” or in other words relatively easy to do so without much difficulty or expense. If barrier removal is not readily achievable, then alternative accommodations for people with disabilities must be made. This is an ongoing requirement that businesses and property owners must observe.

In addition to barrier removal, additional compliance under the ADA is triggered when alterations are made to a property. The CHBC allows historic buildings (including contributors to historic districts) to use alternative minimum standards for ADA compliance on a case-by-case basis when full compliance would threaten or destroy the historic significance of the building or district. In practice, historical exceptions to regular ADA requirements are determined by the County Building Official or his designee, who is also responsible for interpreting the CHBC.¹

Additional information regarding ADA compliance may be found in the ADA Title III Technical Assistance Manual Covering Public Accommodations and Commercial Facilities provided online at <http://www.ada.gov/taman3.html>.

SUMMARY OF ADA MINIMUM REQUIREMENTS

- At least one accessible route to an accessible entrance. EXCEPTION: A ramp with a slope no greater than 1:6 for a run not to exceed 2 feet may be used as part of an accessible route to an entrance.
- At least one accessible entrance which is used by the public. EXCEPTION: If it is determined that no entrance used by the public can comply, then access at any entrance not used by the general public but open (unlocked) with directional signage at the primary entrance may be used. The accessible entrance shall also have a notification system. Where security is a problem, remote monitoring may be used.
- If toilets are provided, then at least one accessible toilet facility shall be provided along an accessible route. Such toilet facility may be unisex in design.
- Accessible routes from an accessible entrance to all publicly used spaces on at least the level of the accessible entrance shall be provided. Access shall be provided to all levels of a building or facility whenever practical.

¹ Officially, Section 4.1.7 of the 1991 ADA Standards (and Section 202.5 of the 2010 ADA Standards) for Accessible Design identify the State Historic Preservation Officer (SHPO) or the Advisory Council on Historic Preservation as the ruling organization for historical exceptions to ADA, but the SHPO delegates that authority to local governments in practice.

- Displays and written information, documents, etc., should be located where they can be seen by a seated person. Exhibits and signage displayed horizontally (e.g., open books) should be no higher than 44 inches above the floor.

When complying with ADA requirements, contributors in the Historic District should consider the following:

1. Barrier removal that would destroy or alter historic materials or spaces in a contributing building may not meet the ADA definition of “readily achievable.”
2. Consultation with historic preservation specialists, local disability groups, and appropriate County staff such as the Building Official, may be beneficial when trying to address accessibility issues.
3. Locate fire doors, exterior fire stairs, or elevator additions on less visible elevations, preferably the rear elevation. Design such elements to be compatible in character, materials, scale, proportion, and finish with the contributing building.

APPENDIX E

DUTY TO MAINTAIN

Section 3.4 of Riverside County Ordinance 578 identifies the property owner's duty to maintain the property in a good state of repair. "The owner, lessee or other person legally in possession of any building, structure or façade within a Historic Preservation District, regardless of whether or not it is a Contributing Resource, shall comply with all applicable laws and regulations governing the maintenance of such building, structure or facade. Additionally, the owner, lessee or other person legally in possession of such building, structure or façade shall not permit such building, structure or façade to fall into a state of disrepair which may result in the deterioration of any exterior appurtenance or architectural feature so as to produce or tend to produce a detrimental effect upon the character of the Historic Preservation District as a whole or the building, structure or façade in question..."

Examples of poor maintenance that detracts from the whole Historic District include:

- Deterioration of exterior walls, columns, roofs, chimneys such that they are sagging, leaning, splitting, listing, or buckling;
- Deteriorated siding, including broken and checked boards or shingles;
- Broken windows, doors, or architectural features;
- Lack of protection for walls and roofs from weather;
- Deterioration of exterior stairs, porches, decks, and handrails;
- Hazardous or unsafe conditions from rotted and missing architectural elements; and
- Failure to secure a vacant building sufficient to keep out vandals.

APPENDIX F

BENEFITS OF PRESERVATION

There are many reasons for a property owner to choose preservation beyond simply being in compliance with the local rules and regulations. Studies throughout the United States indicate that when properties are included in a historic district they often enjoy improved property values and other financial benefits. Businesses in historic districts often receive financial boosts from tourism and are granted flexibility under local zoning and building codes. Being recognized as a historic district can often stimulate a “house proud” reaction in residential neighborhoods that results in improved property maintenance and attention to historic-period details.

The preservation of a historic district’s indelible sense of place starts with conserving the historical appearance of the buildings and features that contribute to its significance. While the alteration (or even loss) of one contributing building or feature may not jeopardize the integrity of the entire district, small material alterations can eat away at the authentic character that makes visitors and residents feel connected to the community and its history. Design guidelines generally recommend the best and, in some cases, the most cost-effective methods of maintaining or improving a historic structure while maintaining or enhancing its historic character.

The Idyllwild community has an opportunity to preserve, enhance, and even restore historical character that has been lost over the years through the use of these guidelines.

There are numerous online resources that can provide preservation assistance to home and business owners including the following:

- **Resources for Commercial Property Owners:**
 - o California State Parks Office of Historic Preservation – California Main Street Program
 - o http://ohp.parks.ca.gov/?page_id=23484
- **Resources for Homeowners:**
 - o National Trust for Historic Preservation – Resources for Homeowners
 - o <http://www.preservationnation.org/resources/homeowners/>
- **Preservation Grants and Funding Opportunities:**
 - o National Trust for Historic Preservation – Find Funding
 - o http://www.preservationnation.org/resources/find-funding/?gclid=CPSx_7yxta4CFeUaQgodLhnbrg
- **California State Parks Office of Historic Preservation – Historic Preservation Grants**
 - o http://ohp.parks.ca.gov/?page_id=1073
- **Preservation Contacts:**
 - o National Trust for Historic Preservation – Preservation Contacts
 - o <http://www.preservationnation.org/contacts/preservation-contacts.html?state=CA>