



Community & Economic Development Department

Planning Division

3900 Main Street, Riverside, CA 92522 | Phone: (951) 826-5371 | [RiversideCA.gov](http://RiversideCA.gov)

CULTURAL HERITAGE BOARD MEETING DATE: NOVEMBER 15, 2017

AGENDA ITEM NO.: 4

**CERTIFICATE OF APPROPRIATENESS**

**I. CASE NUMBER(S): P17-0791**

**II. PROJECT SUMMARY:**

- 1) **Proposal:** Proposed Certificate of Appropriateness request to install a new fence at Grant School (City Landmark #38)
- 2) **Location:** 4011 Fourteenth Street
- 3) **Ward:** 1
- 4) **Applicant:** Gaby Adame, of the Riverside Unified School District
- 5) **Case Planner:** Scott Watson, Assistant Planner

**III. RECOMMENDATION:**

**That the Cultural Heritage Board:**

1. **DETERMINE** that Planning Case P17-0791 is exempt from the California Environmental Quality Act (CEQA) per Sections 15301 of the CEQA; and
2. **APPROVE** Planning Case P17-0791, based on the findings summarized below, and subject to the attached conditions, thereby issuing a Certificate of Appropriateness for the project.

#### IV. BACKGROUND/HISTORY:

##### *History:*

Grant School was constructed in 1933. This Mission Revival style school was designed by architects G. Stanley Wilson and Albert Haight. It exhibits the typical plain white stucco walls and simple detailing of the Mission Revival Style. It is composed of a one-story entrance block which is flanked by a larger two-story block which runs perpendicular to Fourteenth Street. The smaller block has a porch which faces Brockton Avenue and is approached by two formal concrete walks. The fountain located in front of this porch is the only remaining element of the original 1889 school that was located on this site. The porch is covered by a gently pitched clay tile shed roof which is supported by three flattened arches. The arches spring from two squat Doric columns in the center of the porch. Two heavily emphasized square columns support the ends of the arches and terminate either side of the arcade. The front facade has a simple double door flanked by two plain rectilinear windows. Four large flattened arch windows occur on both sides of this block, and spring from pilaster strips. The two-story block has an octagonal tower which bisects the block as it projects above the major roof form. The school was designated as City Landmark #38 on March 15, 1978.

#### V. DETAILED PROJECT DESCRIPTION:

The proposed project is to install a new decorative tubular steel fence in front the former school, along Fourteenth Street and Brockton Avenue. The proposed fence will be six feet in height with a double gate entry off of Fourteenth Street. The fence will be setback five feet from the sidewalk along Fourteenth Street. Staff is recommending landscaping within the setback area, to be approved by staff as a Condition of Approval. The fence will be installed on the edge of the sidewalk along Brockton Avenue. This portion of Brockton Avenue slopes up from Fourteenth Street. Because of this, the fence will have segmental steps that will range from six to seven feet in height. The fence will be embellished with die-cut metal Raincross symbols. The finish material is proposed to be exposed galvanized metal. Staff is recommending the fence be painted a dark, neutral color as a Condition of Approval.

#### VI. PROJECT ANALYSIS:

- **Compliance with section 20.25.050 of the City of Riverside Municipal Code:**

Staff has analyzed the proposed project in accordance with Title 20 of the Municipal Code, and the project was found to be in compliance because the proposed fencing has the visual quality of wrought iron fencing which is compatibility with the time period of the historic building. The fencing will not adversely affect historic fabric, site development, nor the character as it will not be attached to any historic structure and will be open in design.

- **Zoning Conformance:**

**Zoning:** Section 19.550 of the Riverside Municipal Code specifies fencing within the front yard setback shall not exceed 4 feet in height provided that the openwork portion of the fence. The applicant has applied for a height variance, P17-0790, which is currently being reviewed administratively.

## VII. PUBLIC NOTICE AND COMMENTS:

Public notices were mailed to property owners adjacent to the site. As of the writing this report, no comments have been received.

## IX. EXHIBITS:

1. Staff Recommended Findings
2. Staff Recommended Conditions of Approval
3. Aerial Map
4. Project Plans and Examples
5. Site Photos



*EXHIBIT 1 – STAFF RECOMMENDED FINDINGS*

**CASE NUMBER:** P17-0791

**MEETING DATE:** November 15, 2017

**FACTS FOR FINDINGS:** (From Section 20.25.050 of the Riverside Municipal Code)

The Board and Historic Preservation Officer shall make findings of the following standards when applicable to approving or denying a Certificate of Appropriateness.

**FINDINGS:** The application proposal is consistent or compatible with the architectural period and the character-defining elements of the historic building.

**FACTS:** It was quite common for a Mission Revival style building to have wrought or cast iron elements and fencing. Although the proposed fencing is not wrought iron, tubular steel fencing when painted a compatible detailing, as conditioned by staff, can exhibit similar visual qualities as wrought iron fencing, thus making it compatible with the architectural period.

**FINDING:** The application proposal is compatible with existing adjacent or nearby Cultural Resources and their character-defining elements.

**FACTS:** This finding is not applicable as the property is not located within a historic district, thereby having no adjacent Cultural Resources other than the designated Landmark. Therefore, the project only needs to be compatible with the designated Landmark and its existing context, as it will not impact other nearby Cultural Resources.

**FINDING:** The colors, textures, materials, fenestration, decorative features and details, height, scale, massing and methods of construction proposed are consistent with the period and/or compatible with adjacent Cultural Resources.

**FACTS:** Non-original tubular steel and chain-link fencing can be found throughout the site. The addition of this fence will not impact the Cultural Resource, as the type of fencing is already present. Additionally, the fencing type will give the appearance of wrought iron fencing which is compatible with the period. Furthermore, the windows of the school are made of steel, demonstrating that this material is compatible with the time period.

**FINDING:** The proposed change does not adversely affect the context considering the following factors: grading; site development; orientation of buildings; off-street parking; landscaping; signs; street furniture; public areas; relationship of the project to its surroundings.

**FACTS:** The fencing is designed to be open, which reduces its impact on the historic school's relationship to the public right-of-way. The proposed five-foot setback along Fourteenth Street, openness to the fencing, and landscaping, as

conditioned by staff, will help to maintain the feel of the existing front plaza that currently extends from the building to the sidewalks.

**FINDING:** The proposed change does not adversely affect an important architectural, historical, cultural or archaeological feature or features.

**FACTS:** The new fence will not be attached to the school and can be easily removed in the future.

**FINDING:** The application proposal is consistent with the Citywide Residential Historic District Design Guidelines and the separate guidelines for each Historic District.

**FACT:** This finding is not applicable as the property is not located within a historic district and the Citywide Residential Historic District Design Guidelines only apply to historic districts. However, the project matches the principles of the guidelines, which suggests that simple or elaborate wrought-iron fencing might be appropriate for Spanish Colonial Revival style structures, which is similar in design and period to the Mission Revival Styles. While the fence is not wrought iron, it will have a similar visual quality to that of wrought iron.

**FINDING:** The application proposal is consistent with the Principles of the Secretary of the Interior's Standards for the Treatment of Historic Properties.

**FACTs:** The new fencing is similar to other metal fencing already found at the property. When painted a dark neutral color, as conditioned by staff, the fence will have a compatible design and visual appear, but will be differentiated in terms of construction method. Also, the fence can be easily removed in the future, demonstrating the principal of reversibility.



# CITY OF RIVERSIDE

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

PLANNING DIVISION

## *EXHIBIT 2 – STAFF RECOMMENDED CONDITIONS OF APPROVAL*

**CASE NUMBER:** P17-0791

**MEETING DATE:** November 15, 2017

### **General Conditions**

1. The project must be complete per the Cultural Heritage Board's approval, including all conditions listed below. Any subsequent changes to the project must be approved by the Cultural Heritage Board or the Cultural Heritage Board staff. Upon completion of the project, a Cultural Heritage Board staff inspection must be requested to ensure that the approved plans have been executed and that all conditions have been implemented.
2. Actions by the Cultural Heritage Board, including any environmental finding may be appealed. There is a ten day appeal period that will lapse at 5:00 p.m. on November 27, 2017. Appeals of the Board's action will not be accepted after this time. The appeal fee is \$2,529.00. Appeal processing information may be obtained from the Community & Economic Development Department, Planning Division, Public Information Section, 3rd Floor, City Hall, 3900 Main Street, Riverside, CA 92522.
3. This approval will expire in one year on November 15, 2018.
5. The granting of this request shall in no way exclude or excuse compliance with all other applicable rules and regulations in effect at the time this permit is exercised.

### **Specific Conditions of Approval**

6. The applicant shall submit a landscaping plan to Cultural Heritage Board staff for review and approval
7. The new fencing shall be painted a dark neutral color.

### **APPEAL INFORMATION:**

The staff's decision or any condition of approval can be appealed by the applicant or any interested person. To appeal this decision, submit a letter stating what you wish to appeal and why, the General Application form and the corresponding appeal fee. The Community & Economic Development Department offers a packet on filing an appeal that you might find helpful. Appeals may be delivered in person or mailed, but they must be received by on November 27, 2017 at 5:00 p.m. twelve days following approval of this case. The Community & Economic Development Department's address is:

City of Riverside  
Community & Economic Development Department  
Planning Division

3900 Main Street, 3rd Floor  
Riverside, CA 92522

Appeals will be considered by the Land Use Committee of the City Council at their next available meeting.

G:\CHB\2017 CHB\11-15-17\04\_P17-0791 - Grant School  
Scott Watson