CITY OF RIVERSIDE

Cultural Heritage Board Memorandum

Community & Economic Development Department **Planning Division**
3900 Main Street, Riverside, CA 92522 | Phone: (951) 826-5371 | RiversideCA.gov

CONTINUED FROM JUNE 18, 2025
CULTURAL HERITAGE BOARD MEETING DATE: OCTOBER 15, 2025
AGENDA ITEM NO.: 4

PROPOSED PROJECT

Case Numbers	**DP-2025-00269**(Certificate of Appropriateness)
Request	To consider a Certificate of Appropriateness to demolish an existing fire damaged residential office structure.
Applicant	Belen Bobadilla on behalf the Riverside County Office of Education
Project Location	4472 Orange Street, situated on the east side of Orange Street, between Fourteenth Street and Prospect Avenue
APN	219-023-028
Ward	1
Neighborhood	Downtown
Historic District	Prospect Place Historic District
Historic Designation	District Contributor; Structure of Merit #313
Staff Planner	Scott Watson, Historic Preservation Officer 951-826-5507 swatson@riversideca.gov

RECOMMENDATIONS

Staff recommends that the Cultural Heritage Board:

1. **DETERMINE** whether the proposed request meets the Principles and Standards of Site Development and Design findings, provided in Section 20.25.050.A of the Riverside Municipal Code.

If the Cultural Heritage Board determines the request meets the required Principles and Standards of Site Development and Design:

1. **DETERMINE** that the project is exempt from the California Environmental Quality

Act (CEQA) review pursuant to Sections 15061(b)(3) (General Rule) and 15301 (Existing Facilities); and

2. **APPROVE** Planning Case DP-2025-00269 (Certificate of Appropriateness), based on the facts for findings outlined and summarized in the staff report, and subject to the recommended conditions of approval (Exhibit 1).

BACKGROUND

The Cultural Heritage Board reviewed the Certificate of Appropriateness request June 18, 2025 meeting (Exhibit 1 & 2). The Board expressed concerns related to the salvageability of the structure and potential replacement project. Following discussion, the Board continued the item for 90 days, with the direction that the applicant provided information including options for a replacement project, feasibility of a restoration consistent with the California Historic Building Code, and salvage opportunities.

Additional information on the proposed project and the project background can be found in the attached staff report from the June 18, 2025 meeting.

PROJECT DESCRIPTION

The applicant has prepared and submitted supplemental information, including a cost estimate for reconstruction, a peer review of the previous submitted Historic Resources Assessment, and a sample rendering of the replacement. (Exhibit 3) The cost estimate indicates that the cost of reconstruction would be approximately $1.5 million.

The peer review was completed by Bill Wilkman of Wilkman Historical Services, dated September 24, 2025. The Wilkman concurred with the findings by Casey Tibbet that "the 4472 Orange Street property as not significant as a contributor to the Prospect Place Historic District or as a Structure of Merit." Wilkman also concurred with recommendation to modify the Prospect Place Historic District Boundary.

A conceptual rendering of a pavilion with bell cast hipped roof, similar to the residence, was provided by the applicant as a potential replacement on the site. Should the applicant move forward with this project prior to the submission of a dedesignation application, as specified in the recommended Condition of Approval, an administrative Certificate of Approval would be required for the construction an accessory structure within a historic district.

The Cultural Heritage Board will review all previous and supplemental information and determine whether or not the property at 4472 Orange Street meets Structure of Merit and District Contributor criteria. If the property does not, it is not considered a historical resource and a Certificate of Appropropriateness can be issued for the demolition request.

The findings and analysis of the proposed project are found in the attached staff report from the June 18, 2025 meeting.

PUBLIC NOTICE AND COMMENTS

Public notices were mailed to property owners within 300-feet of the site and a Notice of Demolition was posted on site at least 30-days prior to the Cultural Heritage Board

meeting. As of the writing this report, Staff received 1 public comment letters in opposition to the proposed project. The letters do not provide any substantial information that is not addressed in the staff report and primarily expresses disappointment in the demolition.

APPEAL INFORMATION

Actions by the CHB, including any environmental findings, may be appealed to City Council within ten calendar days after the decision. Appeal filing and processing information may be obtained from the Planning Division by calling 951-826-5371.

EXHIBITS LIST

1. Cultural Heritage Board Staff Report – June 18, 2025
2. Cultural Heritage Board Minutes – Jun 18, 2025
3. Supplemental Information by Applicant
4. Public Comment

Prepared by: Scott Watson, Historic Preservation Officer
Approved by: Maribeth Tinio, City Planner