

Exhibit 1 - P16-0824, Aerial

0 40 80 160 240 320 Feet



Exhibit 2 - P16-0824, Zoning

EXISTING COLOR PHOTO'S OF ELEVATIONS



FRONT EXISTING ELEVATION



REAR-LEFT ELEVATION



REAR EXISTING ELEVATION



FRONT-RIGHT ELEVATION

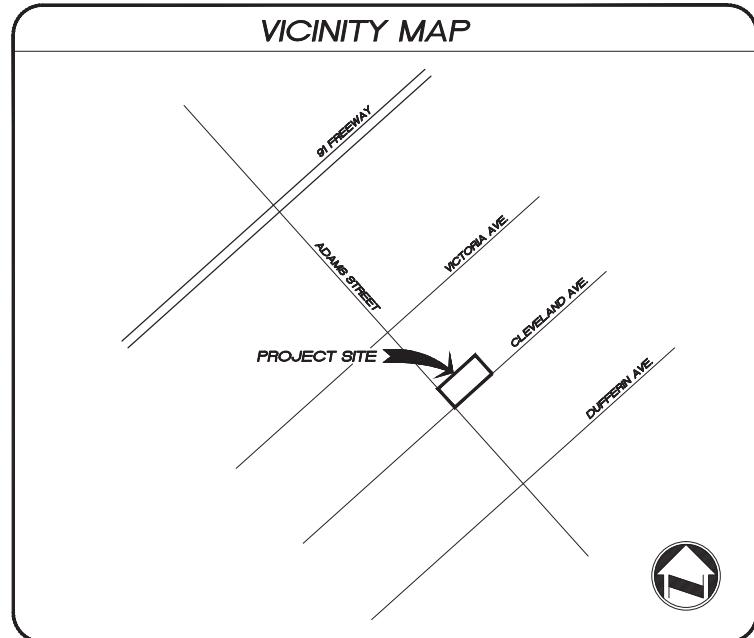
GARAGE ADDITION TO THE RESIDENCE OF:
MR. AND MRS. MITCHELL ADKISON
2523 ADAMS STREET, RIVERSIDE, CA

REVISIONS	
MARK	DESCRIPTION

JOB NO: XXXX
PERMIT NO: 16-X000C
DATE: Nov. 12, 16
EX. ELEVATIONS



GARAGE ADDITION FOR:
ADKISON RESIDENCE
2523 ADAMS STREET
RIVERSIDE CA, 92504



CODE REVIEW

- APPLICABLE CODES:
 ALL WORK UNDER THIS CONTRACT SHALL COMPLY WITH THE PROVISIONS OF THE SPECIFICATIONS AND DRAWINGS, AND SHALL SATISFY ALL APPLICABLE CODES, ORDINANCES, AND REGULATIONS OF ALL GOVERNING BODIES INVOLVED. ANY MODIFICATIONS TO THE CONTRACT WORK REQUIRED BY SUCH AUTHORITIES SHALL BE AT THE EXPENSE OF THE GENERAL CONTRACTOR. ALL PERMITS AND LICENSES NECESSARY FOR PROPER EXECUTION OF THE WORK SHALL BE SECURED AND PAID FOR BY THE CONTRACTOR INVOLVED. APPLICABLE CODES INCLUDE, BUT ARE NOT LIMITED TO:
 - 1.1. BUILDING AND STRUCTURAL 2013 CALIFORNIA BUILDING CODE BASED UPON 2012 IBC
 - 1.2. RESIDENTIAL CODE 2013 CALIFORNIA RESIDENTIAL CODE BASED UPON THE 2012 IRC
 - 1.3. PLUMBING 2013 CALIFORNIA PLUMBING CODE BASED UPON 2012 IPC
 - 1.4. MECHANICAL 2013 CALIFORNIA MECHANICAL CODE BASED UPON 2012 UMC
 - 1.5. ELECTRICAL 2013 CALIFORNIA ELECTRICAL CODE BASED UPON 2011 NEC
 - 1.6. FIRE 2013 CALIFORNIA FIRE CODE BASED UPON 2012 IFC
 - 1.7. ENERGY 2013 CALIFORNIA ENERGY CODE
 - 1.8. GREEN BUILDING STANDARDS 2013 CALIFORNIA GREEN STANDARDS BUILDING CODE
- BUILDING DEPARTMENT: RIVERSIDE, CA
- BUILDING DATA: APN 237-030-017
- CLASSIFICATION

A. OCCUPANCY	R-3 SINGLE FAMILY RESIDENCE
	U GARAGE
- TYPE OF CONSTRUCTION

B. TYPE OF CONSTRUCTION	TYPE V-B
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- FIRE SPRINKLERS

C. FIRE SPRINKLERS	NO
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- SETBACKS

D.A. FRONT	72'-4"
D.B. REAR	475'
D.D. LEFT	127'
- ALLOWABLE AREA

E. ALLOWABLE AREA	UNLIMITED
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- MAXIMUM HEIGHT AND STORIES

F. MAXIMUM HEIGHT AND STORIES	35' - 3 STORIES
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- BUILDING AREA

3.2. BUILDING AREA	
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- EXISTING RESIDENCE

A. EXISTING RESIDENCE	
1ST FLOOR	1,801 SF
2ND FLOOR	1,567 SF
- PROPOSED ADDITION

B. PROPOSED ADDITION	
1ST FLOOR	1,242 SF (1,158 SF GARAGE / 84 SF LIVING AREA)
2ND FLOOR	802 SF

**GARAGE ADDITION TO THE RESIDENCE OF:
MR. AND MRS. MITCHELL ADKISON
2523 ADAMS STREET, RIVERSIDE, CA**

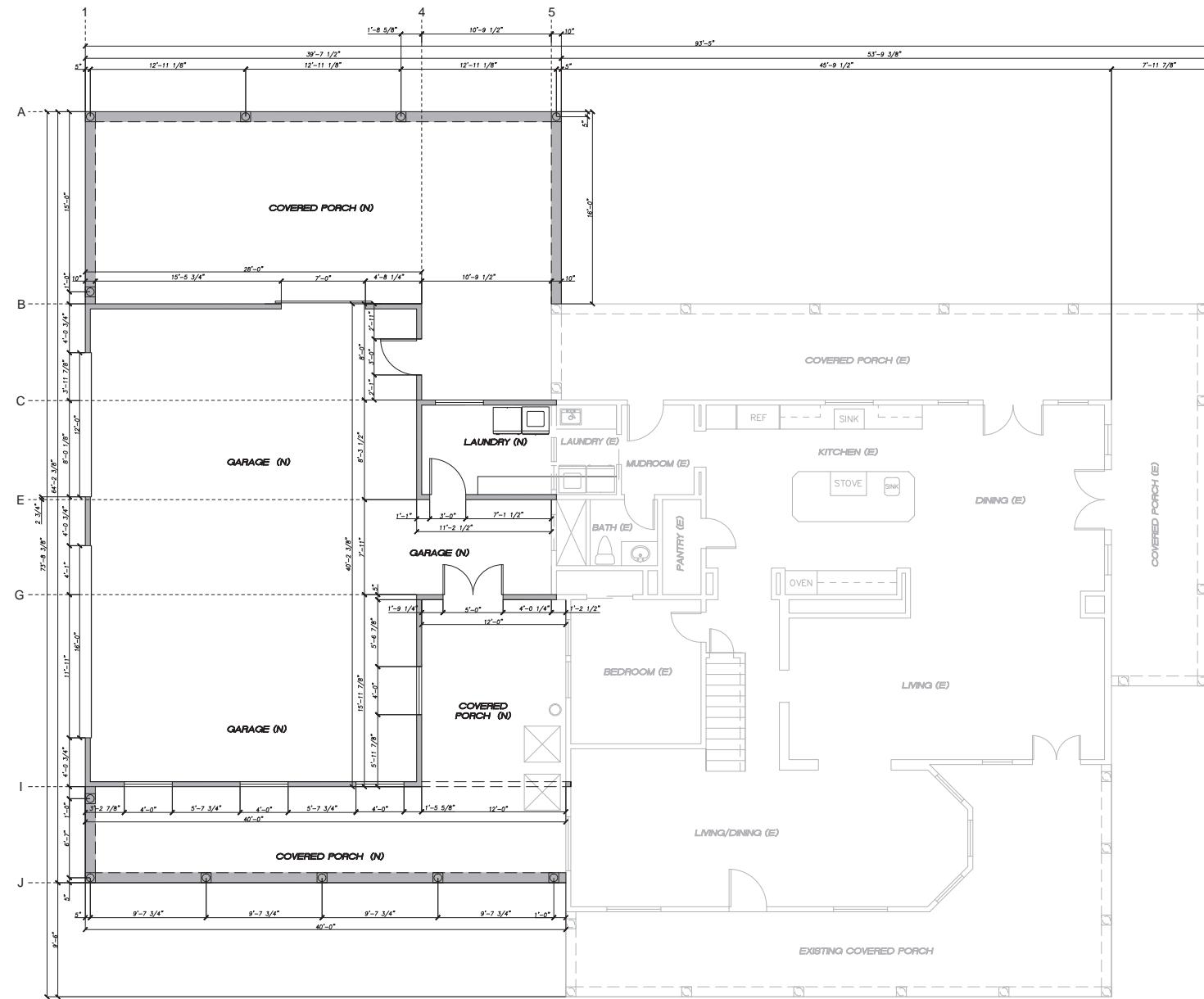
REVISIONS

MARK	DESCRIPTION

JOB NO: XXXX
PERMIT NO: 16-XXXXC
DATE: Nov. 12, 16
TITLE SHEET

T-1





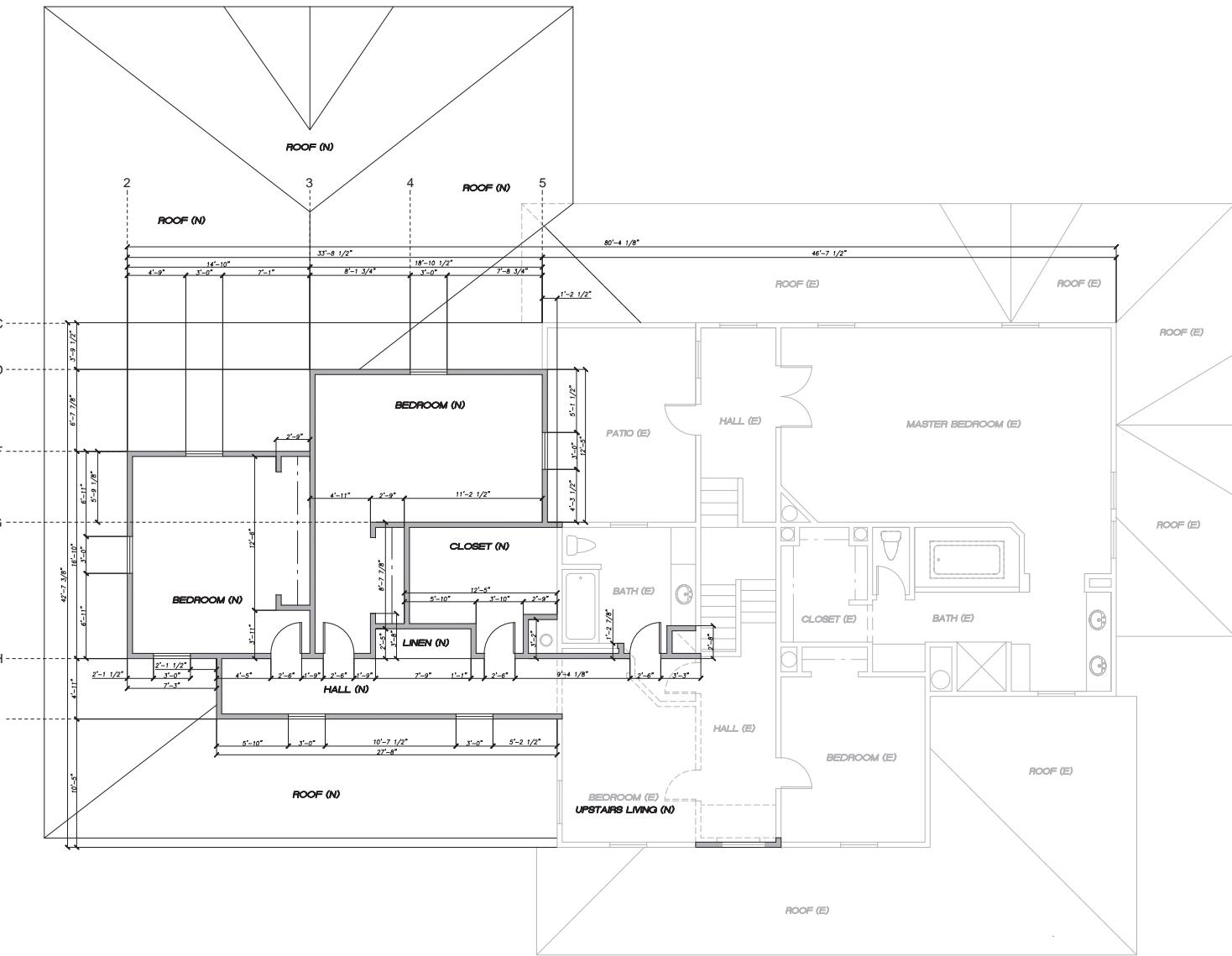
GARAGE ADDITION TO THE RESIDENCE OF:
MR. AND MRS. MITCHELL ADKISON
2523 ADAMS STREET, RIVERSIDE, CA

PRINT PREPARED BY:
**adikan
ENGINEERS**
Civil Engineering • Surveying • Planning
6879 Airport Drive, Riverside, CA 92504
Tel (951) 688-0241 Fax (951) 688-0599

on the
Department of
Michael Jay Aaron RCE 75537 Exp. 08/31/38 _____ Date

REVISIONS	
MARK	DESCRIPTION

JOB NO.: X00X
 PERMIT NO.: 16-X00X
 DATE: Nov. 12, 18
 1ST FLOOR PLAN



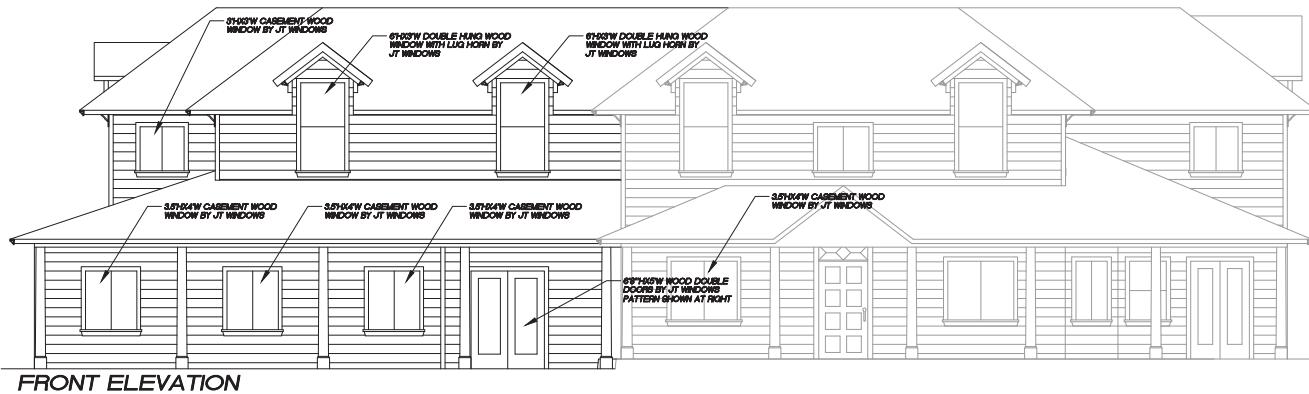
GARAGE ADDITION TO THE RESIDENCE OF:
MR. AND MRS. MITCHELL ADKISON
2523 ADAMS STREET, RIVERSIDE, CA



REVISIONS	
MARK	DESCRIPTION

JOB NO.: XXXX
 PERMIT NO.: 16-XXXX
 DATE: Nov. 12, 16
2ND FLOOR PLAN

2.1



FRONT ELEVATION



DOUBLE DOORS
WOOD MATERIAL
BUILT BY JT WINDOWS AS SHOWN



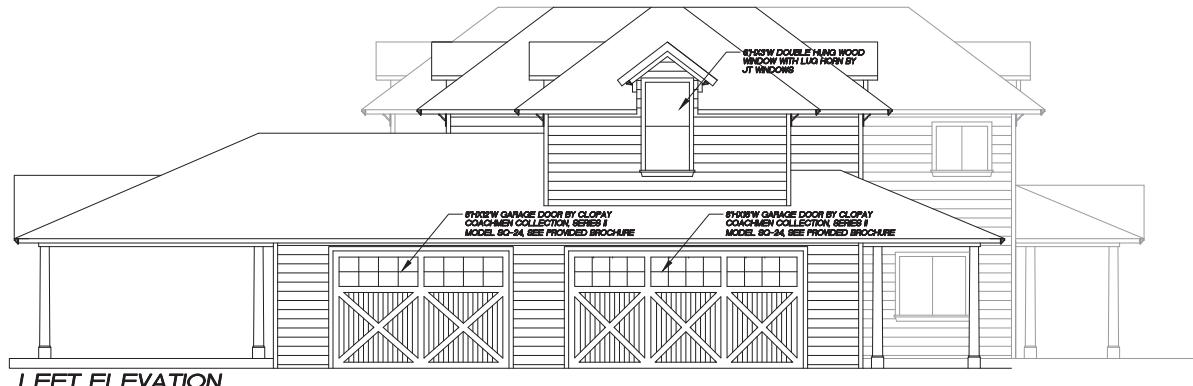
CASEMENT WINDOW
WOOD MATERIAL
BUILT BY JT WINDOWS AS SHOWN



REAR ELEVATION



DOUBLE HUNG WINDOW
WOOD MATERIAL WITH LUG HORN
BUILT BY JT WINDOWS AS SHOWN



LEFT ELEVATION

GARAGE ADDITION TO THE RESIDENCE OF:
MR. AND MRS. MITCHELL ADKISON
2523 ADAMS STREET, RIVERSIDE, CA

R E V I S I O N S

MARK	DESCRIPTION

JOB NO: XXXX

PERMIT NO: 16-X000C

DATE: Nov. 12, 16

E L E V A T I O N S



RIGHT ELEVATION



HALF LITE DOOR
WOOD MATERIAL
BUILT BY JT WINDOWS AS SHOWN

GARAGE ADDITION TO THE RESIDENCE OF:
MR. AND MRS. MITCHELL ADKISON
2523 ADAMS STREET, RIVERSIDE, CA

ANSWERED BY:
adkan
ENGINEERS
Civil Engineering • Surveying • Planning
1657 Airport Drive, Riverdale, CA 92304
(760) 658-0241 Fax (760) 658-0559
Under the aegis of
Aerospace Air Advisors, Inc. D/B/A 757/Erie 05/05/05

REVISIONS	
MARK	DESCRIPTION

JOB NO: XXXX

PERMIT NO: 16-XXXX

DATE: Nov. 12, 16

ELEVATIONS

4

4

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # 33-18076

HRI #

Trinomial

NRHP Status Code: 5S3

Other Listings

Review Code

Reviewer

Date

*Resource Name or #:

Adkison -1

Caltrans Map Reference No.: N/A

P1. Other Identifier:

A-1

*P2. Location: *a. County

Riverside

County/Route/Postmile: N/A

b. Address

2523 Adams Street

City

Riverside

Zip 92504

*c. UTM: USGS Quad:

Riverside West 7.5'

d. UTM: Zone 11, 462300 mE/ 3752598 mN

*e. Other Locational Data (APN #) APN 237-030-017; northeast of the intersection of Adams St. and Cleveland St. NW 1/4 of the NE 1/4 of Section 16, Township 3 South, Range 5 West, SBBM.

*P3a. Description: (Briefly describe resource below)

This two-story, single-family residence fronts on the east side of Adams Street and is irregular in plan. It is wood-framed, and has a steeply-pitched, truncated hip roof with a gable extension on the south. Brick interior ridge chimney removed from gable due to safety hazard. The original cedar shake roof is covered with composition shingles and has boxed eaves. The building exterior is sheathed with horizontal, beveled shiplap siding. The facade (west elevation) of the house is symmetrical with a central main entry and two gable roof dormers extending from the roof. The entry porch is sheltered by a pediment supported by four Roman Doric columns; two in front and two engaged into the wall on the rear. The eight panel wooden door is surmounted by a horizontal, diamond pattern multi-pane transom light. (see continuation sheet for further description)

*P3b. Resource Attributes: HP2. --Single-family property

**P4. Resources Present: Building Structure Object Site District
Elements of District Other

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:

Looking east at west elevation.

*P6. Date Constructed/Age:

1893 (factual)

 Historic Prehistoric Both

*P7. Owner and Address:

Mitch and Amanda Adkison

2523 Adams Street

Riverside, CA 92504

*P8. Recorded by:

Laura S. White

Archaeological Associates

P.O. Box 180

Sun City, CA 92586

*P9. Date Recorded:

04/21/2010

*P10. Type of Survey: IntensiveReconnaissance Other

Describe:

*P11. Report Citation: A Cultural Resources Study: Architectural and Historical Evaluation of the residence located at 2523 Adams Street, Arlington Heights, City of Riverside, California by White, White & Van Horn 2010.

*Attachments: NONE Map Sheet Continuation Sheet Building, Structure and Object Record
 Linear Resource Record Archaeological Record District Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

See [Office of Historic Preservation Recording Historical Resources](#) for instructions.

*Resource Identifier:	Adkison-1		*NRHP Status Code:	5S3
B1. Historic Name:	None			
B2. Common Name:	None		County/Route/Postmile:	N/A
B3. Original Use:	Residential	B4. Present Use:	Residential	
*B5. Architectural Style:	Folk Victorian			
*B6. Construction History:	No original building permits available. Multiple alterations over the decades but only 2 permits on file with City (1943 and 1957). Aluminum framed casements, brick footing encased in concrete.			
*B7. Moved?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> Unknown	Date: _____ Original Location: _____
*B8. Related Features (describe below):	Detached, wood-framed garage behind (east) of residence. This simple, two-bay garage has two, low-pitched, front-facing gables. Surrounding citrus grove, two large Campfor trees at entrance, and an expansive front lawn.			

B9a. Architect: Unknown **B9b. Builder:** Unknown
***B10. Significance: Theme:** Residential Agricultural (Citrus Grove) **Area:** Arlington Heights, Riverside
Period of Significance: 1893-1930s **Property Type:** Residence **Applicable Criteria:** N/A

The residence does not meet any of the criteria for listing in the National Register of Historic Place (NRHP) or the California Register of Historical Resources (CRHR). It is not associated with any historic event (Criterion A) or prominent person (Criterion B). While architecturally interesting, the residence is not architecturally significant as it is composed of elements borrowed from several architectural styles. During the late Victorian period in the United States (1870-1900), various architectural styles were in vogue. Examples include Queen Anne, Italianate, Stick style, and Second Empire to name some of the most familiar. All are regarded as "Victorian" because the term really designates an historical era as opposed to a single architectural style (see continuation sheet for further discussion).

B11. Additional Resource Attributes: (HP 2)—Single family property

B12. References:

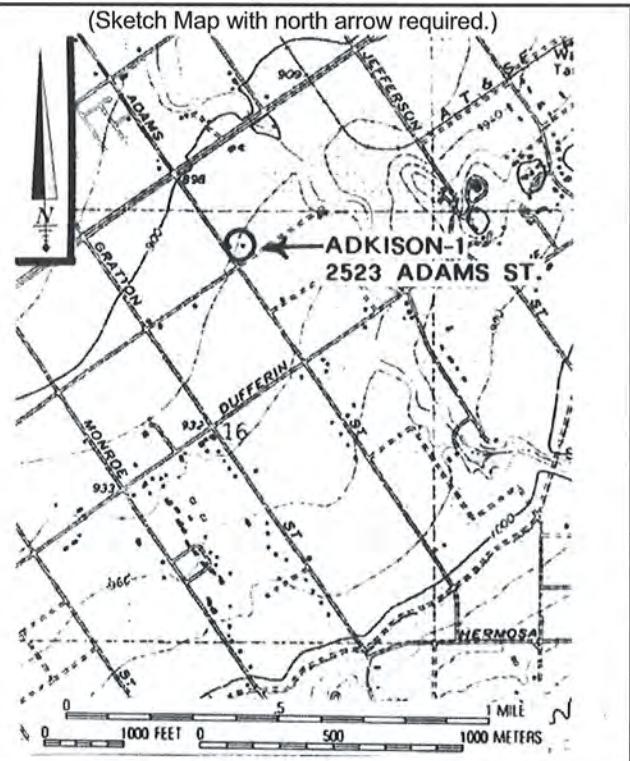
1943 and 1957 building permits on file with the City. McAlester & McAlester (1984), Adkison 2010:pers. com.

B13. Remarks:

House slated for remodeling.

B14. Evaluator: David M. Van Horn, Ph.D., Archaeological
Associates, P.O. Box 180, Sun City, CA 92586

Date of Evaluation: April 22, 2010



CONTINUATION SHEET

See [Office of Historic Preservation Recording Historical Resources](#) for instructions. Continuation Update

Caltrans Map Reference No.: N/A

Resource Identifier: Adkison-1

County/Route/Postmile: N/A

The porch is flanked on either side by a pair of Tudor style wooden casement sashes. These feature diamond pattern panes over two vertical panes. Dormer windows on the second story consist of simple, wood frame one-over-one single-hung sashes. A small horizontal, rectangular two-pane fixed sash is centered directly above the porch pediment. The concrete entry porch is raised by one step.

On the rear of the house (east elevation), only the second -story of the original house is preserved. This is because a single-story, hip roofed wing (the "east wing") was built to extend out from the first-story wall at some relatively early date in the house's history. The original second-story of the rear of the house is characterized by two gable roofed dormers with one-over-one single-hung wooden sashes. Recently demolished, the single-story frame east wing extended from the rear of the house. It was not centered on the elevation but rather was offset slightly southward. This allowed for a shed roof to extend north from the northern edge of the hip roof that covered most of the wing. The east wing was sheathed with horizontal, beveled shiplap siding so that its exterior resembled that of the original building. The east elevation of the east wing comprised the first-story rear of the house; the rear entry being placed to the north under the shed-roofed portion of the wing. It consisted of a two-paneled wooden door containing a single rectangular fixed pane. Fenestration of the east elevation of the east wing consisted of a pair of single-hung wooden sashes separated by a narrow mullion. This arrangement was in the center of the elevation. A slightly narrower and longer single-hung window was placed to the south. The appearances of the northern and southern elevations of the former east wing are also recorded. The north elevation contained a ribbon window of three single-hung wooden sashes. Below the ribbon lights was a corresponding strip of vertical board siding. A two-pane wooden horizontal rectangular hopper sash was placed to the west of the ribbon window. The south elevation of the east wing consisted of a pair of single-hung wooden sashes. A slightly narrower single-hung sash was placed to the east.

The original first story of the southern elevation of the house is partly obscured by an added wing (the "south wing"). The remainder of the elevation remains original and is arguably the most architecturally interesting. This is because a wide, dormer-like gable roof extends from the main, truncated hip roof and spans much of the elevation. Fenestration consists of pairs of multi-pane vertical diamond pattern wooden casement sashes. The second-story exhibits two pairs of these casements placed symmetrically under the gable roof extension. The remaining three pairs of casement windows are located in a hipped-roofed first-story bay which comprises one of the house's most attractive architectural features.

The hip-roofed south wing with exposed rafter tails extends from the east side of the southern elevation of the house. Like the former east wing, the south wing is sided with horizontal, beveled shiplap siding to match the remainder of the house. However, the resemblance ends there for fenestration of the southern elevation of the south wing comprises a large horizontal rectangular fixed "picture window." The window on the west side of the south wing is equally incongruous with the original architecture of the house. It consists of a pair of single-pane vertical aluminum frame casements. The opening on the east (rear) elevation of the south wing consists of a set of aluminum frame sliding glass doors.

The north elevation of the original house appears to be unaltered. It lacks dormers or entries. Fenestration consists of a pair of Tudor style casement windows which match those on the first story of the façade. These are placed on the west side of the first story where they light the living room. The windows on the east side consist of an adjacent pair of tall, narrow one-over-one single hung sashes separated by a mullion which is somewhat broader than those found elsewhere. A pair of single-pane vertical wood-framed casement sashes comprise the only fenestration on the second story of this elevation. A narrow stovepipe chimney stands adjacent to the exterior of the north wall. It extends from a conical basement kerosene heating unit up along side the dwelling and up through the eave of the roof (Adkison 2010:pers. com.).

The residence has a 200 sq. ft. basement accessible from the interior of the house on the northeast corner. The walls and floor are formed and poured concrete. The basement is not an original feature to the house. The original footings comprise multiple courses of mortared red brick. Subsequently, the original brick footings have been encapsulated in concrete and supplemented with a concrete slab foundation that extends under the entire house.

CONTINUATION SHEET

See [Office of Historic Preservation Recording Historical Resources](#) for instructions.

Continuation

Update

Caltrans Map Reference No.: N/A

Resource Identifier: Adkison-1

County/Route/Postmile: N/A

P3a. Description (Continued)

Historically, the subject property has been identified as Block 43, Lot 3 as shown on the 1890 Map of Arlington Heights in San Bernardino County by W. Irving, C.E. The original 9.6 acre parcel was conveyed by the Riverside Trust Company to Daniel Nicoll in 1893. A deed between Lizzie Nicoll (Daniel's wife) and the Riverside Trust Company dated August 21, 1897 indicates that the purchase price was \$4,400 and included 20 shares of the capital stock of "The Gage Canal Company". The amount of said of such water rights being the continuous flow of the one-tenth of an inch of water, measured under a four-inch pressure at the "Gage Canal." to each share of stock.

Daniel Nicoll is listed in the Riverside City Directory for 1893-4 as a nurseryman and horticulturist on Adams Street in Arlington Heights. He was born in Scotland in 1844 and married Susan Elizabeth Taylor (Lizzie) of Massachusetts in Canada in 1870. They lived in Canada for about twelve years and had 4 children. Their 5th child (Jessie) was born in Riverside in 1884. The Nicoll family resided at the Adams Street residence between 1893-1899. Subsequently, they sold the property to John Lester Sherrin of London, England. Within two years Sherrin had conveyed the property to Samuel and Louisa Carson (farmer). The Carsons occupied the house between 1901-1908. Numerous other family names associated with the property included: Clancy, Schoepf, Mayer, Spreng, Gustafson, Casaudoumecq, Browning, Applegate, McDonald, Weinstein, Dubravshy, and Adkison.

B10. Significance (Continued)

Thanks to the wide dissemination of pattern books and newfound availability of mass produced trim work, elements of the various Victorian architectural styles could easily be integrated into otherwise ordinary frame houses. Such residences, which essentially represent vernacular designs but exhibit Victorian decoration, are sometimes referred to as "Folk Victorian." The Adkinson house is an example of such a residence. Its steeply pitched, truncated hip roof combined with its symmetrically placed dormers to convey the feel of Second Empire style while the Roman Doric columns supporting the gable porch roof are pure Classical Revival. The Tudor style casement windows on the first story façade and small bay are taken from yet a third architectural style.

Yet it cannot be said that these different style elements work together to create a single overall effect in the way that Classical Revival architecture is monumental or Second Empire is urbanely sophisticated. Rather, the Adkinson house appears to be a simple frame residence to which certain identifiable design elements have been added. For this reason, we do not think that the house embodies the kind of architectural distinction which would qualify it for inclusion into the NRHP or CRHR under Criterion C.

The 1890 Arlington Heights tract was originally developed with citrus groves and isolated dwellings. Irrigation water was provided by the Gage Canal. Victoria Avenue (oriented on a northeast/southwest axis) bisected the tract and was Arlington Heights' main access road to downtown Riverside. Lot sizes in the region range between 7 - 17 acres with secondary roads intersecting at 1/4-mile intervals. Since the turn of the century, Arlington Heights has continued to be a citrus producing area. Presently, it lies within the Arlington Heights Greenbelt Area that was defined by the passage of Measure R in 1979. Today, the residence at 2523 Adams Street retains its orange grove setting and historic feel for the area along Victoria Avenue and the Arrlington Heights area in general. It has retained its historical integrity in setting, location, feeling, and association which relates it to the time of construction and its heyday (1893-1930s), a time frame that is consistent to the period of significance of Victoria Avenue (a local historic landmark and National Register listed property). Therefore, it appears eligible for designation as a "structure of merit" by the City of Riverside pursuant to the City's historic preservation ordinance.

CONTINUATION SHEET

See [Office of Historic Preservation Recording Historical Resources](#) for instructions.

Continuation

Update

Caltrans Map Reference No.: N/A

Resource Identifier: Adkison-1

County/Route/Postmile: N/A



East elevation (rear of house). Addition recently removed.



South elevation

CONTINUATION SHEET

See [Office of Historic Preservation Recording Historical Resources](#) for instructions. Continuation Update
Caltrans Map Reference No.: N/A
Resource Identifier: Adkison-1
County/Route/Postmile: N/A



Oblique view of north elevation.



East elevation of garage located to rear of residence.