



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: FEBRUARY 15, 2017**

**AGENDA ITEM NO.: 2**

**CERTIFICATE OF APPROPRIATENESS**

**I. CASE NUMBER(S): P16-0824**

**II. PROJECT SUMMARY:**

- 1) **Proposal:** Proposed Certificate of Appropriateness request for a two-story addition to a single-family residence that will consist of a 1,158 square-foot garage and 82 square-feet of living area on the first floor and 802 square-feet of living area on the second floor.
- 2) **Location:** 2523 Adams Street (APN 237-030-017)
- 3) **Ward:** 5
- 4) **Applicant:** Adkan Engineers
- 5) **Case Planner:** Casey Tibbet, Historic Preservation Contract Planner  
(951) 781-9310  
casey.tibbet@lsa.net

**III. RECOMMENDATION:**

**That the Cultural Heritage Board:**

1. **DETERMINE** that Planning Case P16-0824 is exempt from the California Environmental Quality Act (CEQA) per Section 15331 of the CEQA Guidelines; and
2. **APPROVE** Planning Case P16-0824, based on the findings outlined in the staff report and summarized below, and subject to the attached conditions, thereby issuing a Certificate of Appropriateness for the project.

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

The Board and Historic Preservation Officer shall make findings of the standards when applicable to approving or denying a Certificate of Appropriateness. Of the seven findings, only the ones relevant to this project are listed below.

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

**FACTS:** The proposed project is consistent with this finding. The proposed addition's roof forms, siding, and window and door placements and styles are all consistent and compatible with the architectural period and character-defining features of the existing residence.

**FINDINGS:** 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:** The proposed project is consistent with this finding. The colors, textures, materials, fenestration, decorative features and details, height, scale, massing and methods of construction are consistent with the existing residence, which is the only historical resource in the immediate vicinity.

**FINDINGS:** 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 proposed project is consistent with the relevant aspects of this finding. The proposed addition will not change the orientation of the residence or its relationship to its surroundings. Although a few trees will be removed to accommodate the proposed project, the bulk of the citrus grove will remain and the semi-rural/agricultural context will not be noticeably diminished.

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

**FACTS:** The proposed project is consistent with this finding. The proposed addition will not destroy or diminish the significance of the residence or any of its important architectural features.

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

**FACTS:** The proposed project is consistent with this finding. The project will not change the historic use or character of the property or create a false sense of historical development. It will utilize materials and design details

that are compatible with the existing residence. If the proposed addition is removed in the future, it will result in some damage to a small portion of the northwest elevation of the residence, but it will not change the essential form of the residence.

#### IV. BACKGROUND/HISTORY:

Located at 2523 Adams Street, this 1893 vernacular, two-story residence is approximately 3,370 square-feet in size and located on approximately 4.8 acres that also includes a citrus grove and a detached garage. The residence is somewhat unique in that it includes a basement. In 2010, as part of an application to rehabilitate and enlarge the residence, Archaeological Associates prepared a cultural resources study that evaluated the residence as eligible for designation as a Structure of Merit. The report also concluded that the modifications proposed at that time met the Secretary of the Interior's Standards for the Treatment of Historic Properties (Rehabilitation). In 2012, building permits were finalized for a 2,147 square-foot, two-story addition that included 1,131 square-feet of living area and 1,016 square-feet of patio covers.

#### V. DETAILED PROJECT DESCRIPTION:

The proposed project at 2523 Adams Street includes the construction of an approximately 25-foot high, two-story addition on the northwest side of the house. The addition is set back from the existing house and consists of:

- A hip and gable roof with narrow eaves, and four gable-roofed dormers (two facing Adams and two facing the rear of the property)
- Fenestration consisting of new wood-framed casement and double-hung windows with wood trim and one wood casement window relocated from the north elevation to the rear of the proposed garage;
- A 1,158 square-foot garage that features:
  - Two barn-style doors on the northwest side of the garage facing the grove. One door has two full crossbuck panels and the other has three full crossbuck panels. Two rows of four square windows are above each panel; and
  - A pair of custom made barn doors oriented to the northeast (rear). Each door has a full crossbuck lower panel and a solid upper panel and is on an overhead rail; and
- An L-shaped covered porch with five square support posts along the southwest elevation facing Adams Street;
- An L-shaped covered porch along the northeast elevation at the back of the house;
- An 82 square-foot laundry room on the first floor; and
- Two bedrooms, a walk-in closet, a linen closet, and a hallway on the second floor (802 square-feet).

As part of the project some of the front lawn and three rows of trees on the northwest side of the house will be removed to accommodate the proposed circular driveway and the expansion of the existing driveway. The plans also indicate that trees will be removed on the southeast side of the house to accommodate additional paving and lawn areas.

The project plans do not specify the exterior siding or roofing material, but the applicant has indicated that they will be composition shingles and wood shiplap siding that will match the materials and colors on the existing residence.

## VI. PROJECT ANALYSIS:

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

The proposed addition is designed and located in a manner that will not adversely affect the site or orientation of the existing residence. The addition will be complimentary to the residence in size, scale, and massing and will utilize materials, colors, and textures that are similar to or the same as those used on the existing residence. Although some of the landscaping will be removed to accommodate the addition and driveway alterations, the setting will not be significantly changed.

- **General Plan/Specific Plan/Zoning Conformance:**

**General Plan:** The General Plan land use designation for this property is Agricultural/Rural Residential. The proposed project is consistent with the land use designation because it maintains the existing, permitted use of the property.

**Zoning:** The zoning for the property is RA-5 (Residential Agriculture), which was established to provide areas where general agricultural uses can occur independently or in conjunction with a single-family residence that preserves the agricultural character of the area. The project is in conformance with the zoning because it is a single-family residence in an agricultural setting. The addition will maintain an 82 foot front setback from Adams Street, a 129 foot setback from the northwest property line, and a 510 foot setback from the rear property, all of which exceed the minimum required setbacks. The addition, which will be approximately 25 feet in height, is less than the maximum height allowed in the RA-5 Zone.

## VII. PUBLIC NOTICE AND COMMENTS:

In February 2017, 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. Aerial Map
2. Zoning Map
3. Current Site Photos
4. Project Plans
5. 2010 DPR Forms



*RECOMMENDED CONDITIONS OF APPROVAL*

Case Number: P16-0824

MEETING DATE: February 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.
2. There is a ten day appeal period that will lapse at 5:00 p.m. on February 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.
3. This approval will expire in one year on February 15, 2018.

**Specific Conditions of Approval**

4. The exterior wall cladding and roofing material for the addition shall be compatible with the existing residence subject to review and approval by Cultural Heritage Board staff.
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. A building permit may be required. Contact the Building and Safety Division for submission requirements.

**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 February 27, 2017 at 5:00 p.m. ten 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.

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Casey Tibbet