




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

Planning Division

CULTURAL HERITAGE BOARD MEETING DATE: AUGUST 17, 2022
AGENDA ITEM NO.: 4

PROPOSED PROJECT

Case Numbers	DP-2022-01027 (Certificate of Appropriateness)	
Request	To consider a Certificate of Appropriateness for modifications to the existing garage, including an approximately 236 square foot first floor addition for a workshop and an approximately 670 square foot second story addition for an accessory dwelling unit.	
Applicant	Melissa and William Harman	
Project Location	4392 Twelfth Street, at the southeast corner of Twelfth and Pine Streets	
APN	215-172-001	
Ward	1	
Neighborhood	Downtown	
Historic District	Evergreen Quarter Historic District	
Historic Designation	Structure of Merit # 30; Historic District Contributor	
Staff Planner	Scott Watson, Historic Preservation Officer 951-826-5507 swatson@riversideca.gov	

RECOMMENDATIONS

Staff recommends that the Cultural Heritage Board:

1. **DETERMINE** that the project is exempt from the California Environmental Quality Act (CEQA) review pursuant to Sections 15301 (Existing Facilities) and 15331 (Historic Resource Restoration/Rehabilitation), as it constitutes rehabilitation of a historic resource that is consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties; and
2. **APPROVE** Planning Case DP-2022-01027 (Certificate of Appropriateness), based on the findings outlined and summarized in the staff report and subject to the recommended conditions of approval (Exhibit 1).

BACKGROUND

The 7,405 square foot subject property was developed as a two-story Craftsman style residence in 1910. A 500 square foot two-car garage was constructed at an unknown date prior to 1948, according to historic aerial.

Character-defining features of the residence include: a square ground plan; a symmetrical façade; asphalt shingle topped, moderately pitched crossed gable roof with exposed rafter tails and brackets; two hipped roof dormers on the north (front) elevation; wide shingle siding; a partial-width projecting porch with shingle clad square columns; wood fixed and casement windows with divided light transoms and wood trim; and a wood panel door with sidelights at the entry. The garage is utilitarian in design with a flat roof, stucco cladding, and a metal panel roll-up vehicular door.

The residence is listed as a contributor to the Evergreen Quarter Historic District and is designated as City Structure of Merit #30.

PROJECT DESCRIPTION

The applicant is requesting approval of a Certificate of Appropriateness for modifications to the existing, non-original, garage, including an approximately 236 square foot first floor addition for a workshop and an approximately 670 square foot second story addition for an Accessory Dwelling Unit (ADU). The project consists of:

1. Removal of the flat roof and north elevation of the garage.
2. Construction of:
 - a. An 8-foot by 29-foot 5-inch addition to the north of the garage.
 - b. A 20-foot 10-inch by 23-foot 11-inch, second story, generally matching the footprint of the existing garage and proposed addition.
 - c. A moderately pitched gable roof with exposed rafter tails and brackets.
 - d. An exterior wood staircase.
3. Materials include:
 - a. Fiberglass-framed single-hung windows with wood trim.
 - b. Shingle siding matching the existing residence.
 - c. Asphalt shingle roofing matching the residence.

In August 2020, the City Council adopted ADU requirements based on Section 65852.2 of the State Government Code. Title 19 allows ADUs in all residential and mixed-use zones in the City. Title 19 also requires that ADUs in an historic district comply with the State requirements and Title 20 of the Riverside Municipal Code as it relates to properties on the California Registry. While this property is not on the California Registry, the ADU addition complies with State Government Code and Title 20.

PROJECT ANALYSIS

FACTS FOR FINDINGS

Pursuant to Chapter 20.25.050 of Title 20 (Cultural Resources) of the Riverside Municipal Code, the Cultural Heritage Board and Historic Preservation Officer must make applicable findings of specific standards when approving or denying a Certificate of Appropriateness.

Staff was able to make the applicable findings for the project as follows:

Chapter 20.25.050 – Principles and Standards of Site Development and Design Review			
<i>The application proposal is consistent or compatible with the architectural period and the character-defining elements of the historic building.</i>	N/A	Consistent	Inconsistent
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Facts: <ul style="list-style-type: none"> The proposed project will match the character defining elements of the existing residence, including a moderately pitched gabled roof with exposed rafter tails and brackets, shingle siding, and single-hung windows with wood trim. 			
<i>The application proposal is compatible with existing adjacent or nearby Cultural Resources and their character-defining elements.</i>	N/A	Consistent	Inconsistent
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Facts: <ul style="list-style-type: none"> The Evergreen Quarter Historic District consists of a variety of architectural styles, including Queen Anne, American Foursquare, Craftsman, Spanish Colonial Revival, Mission Revival, and Classical Revival. Because of the varied architectural styles in the District, compatibility with Cultural Resources is obtained through compatibility with the existing residence. The proposed project will match the character defining feature of the existing residence; therefore, the proposed project will be compatible with nearby and adjacent Cultural Resources. 			
<i>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.</i>	N/A	Consistent	Inconsistent
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Facts: <ul style="list-style-type: none"> The proposed project will be compatible with the height, scale, and massing of the existing residence and adjacent Cultural Resources as follows: <ul style="list-style-type: none"> The height of the residence is approximately 27 feet 7 inches, and proposed height of the two-story accessory building is 26 feet 3 inches; therefore, the proposed two-story accessory structure will be one foot and 4 inches lower in height than the residence. The proposed structure will have a rectangular box-like massing, similar to that of the existing residence. Two-story accessory buildings are common in the historic period and can be found in the historic district, including several nearby on Twelfth Street. The projects proposed materials, such shingle siding and asphalt shingle roofing will match the materials of the existing residence. The proposed roof will have exposed rafter tails and gable end brackets to match the residence. The proposed windows and doors have wood trim to match the existing residence. 			

Chapter 20.25.050 – Principles and Standards of Site Development and Design Review			
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.	N/A	Consistent	Inconsistent
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Facts: <ul style="list-style-type: none"> The proposed project consists of a second-story addition to an existing accessory building and is not altering the site development or its relationship to the surrounding neighborhood. The proposed project is located at the rear of the property and will on be visible from Pine Street. 			
The proposed change does not adversely affect an important architectural, historical, cultural or archaeological feature or features.	N/A	Consistent	Inconsistent
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Facts: <ul style="list-style-type: none"> The existing garage is not original and has no important architectural features; therefore, there will be no impact to important historic or architectural features. No grading will occur. There will be no potential for impact to archaeological features. 			
The application proposal is consistent with the Citywide Residential Historic District Design Guidelines and the separate guidelines for each Historic District.	N/A	Consistent	Inconsistent
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Facts: <ul style="list-style-type: none"> The Citywide Residential Historic District Design Guidelines discourages second-story additions. The residence is two-stories in height and the proposed project will remain subordinate as suggested by the guidelines. Two-story accessory building can be found throughout the historic district. The proposed project will be consistent with other accessory building in the historic district. 			
The application proposal is consistent with the Principles of the Secretary of the Interior's Standards for the Treatment of Historic Properties.	N/A	Consistent	Inconsistent
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Facts: <ul style="list-style-type: none"> The Secretary of the Interior Standards for Rehabilitation specify: <ul style="list-style-type: none"> New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new construction 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. 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. 			

Chapter 20.25.050 – Principles and Standards of Site Development and Design Review

- The proposed project is consistent with the Standard as follows:
 - The garage is not original and contains no historic material.
 - The second-story addition will not alter the special relationships of the garage to the residence.
 - The proposed accessory dwelling will be smaller in scale, height, and massing than the existing residence.
 - The proposed materials and architectural features will be similar to the existing residence.
 - The accessory building is detached from the residence, so if removed there will be no impact to the residence,

AUTHORIZATION AND COMPLIANCE SUMMARY

Regulatory Codes	Consistent	Inconsistent
<p><i>Historic Preservation Code Consistency (Title 20)</i></p> <p>The proposed project is consistent with Section 20.25.050 of the City of Riverside Municipal Code because the proposed accessory building is compatible with the massing, size, scale, materials, and use of architectural features of the residence.</p> <ul style="list-style-type: none">• Two story accessory buildings can be found throughout the historic district.• The accessory building will remain subordinate to the main residence.• Proposed materials such as shingle siding and windows with wood trim will match the existing residence.• The moderately pitched gable roof of the proposed addition, with exposed rafter tails and brackets, will match the residence,	<input checked="" type="checkbox"/>	<input type="checkbox"/>

ENVIRONMENTAL REVIEW

The second-story addition to an existing accessory building is consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties and therefore is categorically exempt from the provisions of the California Environmental Quality Act (CEQA), pursuant to Sections 15301 (Existing Facilities) and 15331 (Historic Resource Restoration/Rehabilitation) of the CEQA Guidelines.

PUBLIC NOTICE AND COMMENTS

Public notices were mailed to property owners adjacent to the site. As of the writing this report, staff received one phone call in opposition and one email in support of the project.

APPEAL INFORMATION

Actions by the Cultural Heritage Board, including any environmental finding, may be appealed to the Land Use, Sustainability and Resilience Committee (formerly the Land Use Committee) within ten calendar days after the decision. Appeal filing and processing information may be obtained from the Planning Division by calling 951-826-5371.

STRATEGIC PLAN

This item contributes to the Envision Riverside 2025 City Council Strategic Priority 2 – Community Well-Being (Goal 2.1 – Facilitate the development of a quality and diverse housing supply that is available and affordable to a wide range of income levels) and Priority 5 – High Performing Government (Goal 5.3 – Enhance communication and collaboration with community members to improve transparency, build public trust, and encourage shared decision-making).

This item aligns with the following Cross-Cutting Threads:

1. Community Trust: The application for a Certificate of Appropriateness is being reviewed at a public meeting of the Cultural Heritage Board and notices were sent to adjacent property owners, providing an opportunity to comment on the project.
2. Equity: The application for a Certificate of Appropriateness will be discussed at a Cultural Heritage Board meeting which is available to all residents and can be viewed both in person and virtually.
3. Fiscal Responsibility: The application for a Certificate of Appropriateness has no impact on City General Funds.
4. Innovation: The application for a Certificate of Appropriateness makes use of historic design principle with new construction to eliminate potential impacts to the historic resource.
5. Sustainability and Resiliency: The application for a Certificate of Appropriateness provides new housing while being appropriate for the historic property.

EXHIBITS LIST

1. Staff Recommended Conditions of Approval
2. Aerial Photo/Location
3. Project Plans (Site Plan, Floor Plan, Roof Plan, Proposed Elevations)
4. Site Photos

Prepared by: Scott Watson, Historic Preservation Officer

Approved by: Mary Kopaskie-Brown, City Planner



CITY OF RIVERSIDE

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT PLANNING DIVISION

EXHIBIT 1 – STAFF RECOMMENDED CONDITIONS OF APPROVAL

PLANNING CASE: DP-2022-01027

MEETING DATE: August 17, 2022

CASE SPECIFIC CONDITIONS

Prior to Release of Occupancy:

1. Upon completion of the project, a Historic Preservation (HP) staff inspection must be requested to ensure that the approved plans have been executed and that all conditions have been implemented. Contact Scott Watson at (951) 826-5507 or swatson@riversideca.gov.

Prior to Release of Issuance of Building:

2. Revise windows on the west elevation to show single hung windows, as is consistent with the proposed floor plan.
3. Provided example of proposed sectional garage door for review and approval be HP staff.

GENERAL CONDITIONS

4. There is a one-year time limit in which to secure the necessary building permits required by this Certificate of Appropriateness. If unable to obtain necessary permits, a time extension request letter stating the reasons for the extension of time shall be submitted to the Planning Division. HP staff may administratively extend the term of a Certificate of Appropriateness for one year, no more than twice.

PLEASE BE ADVISED THAT THE APPLICANT WILL NOT BE NOTIFIED BY THE PLANNING DIVISION ABOUT THE PENDING EXPIRATION OF THE CERTIFICATE OF APPROPRIATENESS.

5. The project must be completed in accordance with the Cultural Heritage Board's (CHB) Certificate of Appropriateness approval, including all conditions listed. Any subsequent changes to the project must be approved by the CHB or HP staff.
6. This approval for the Certificate of Appropriateness is for design concept only and does not indicate the project has been thoroughly checked for compliance with all requirements of law. As such, it is not a substitute for the formal building permit plan check process, and other changes may be required during the plan check process.
7. Granting this Certificate of Appropriateness shall in no way exclude or excuse compliance with all other applicable rules and regulations in effect at the time this permit is exercised.