

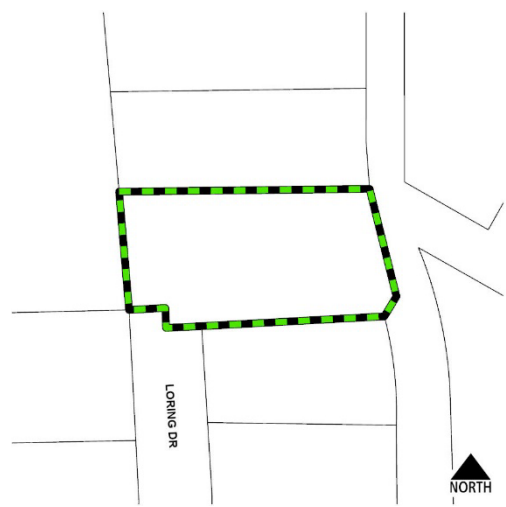


Community & Economic Development Department
3900 Main Street, Riverside, CA 92522 | Phone: (951) 826-5371 | RiversideCA.gov

Planning Division

CULTURAL HERITAGE BOARD MEETING DATE: NOVEMBER 16, 2022
AGENDA ITEM NO.: 5

PROPOSED PROJECT

Case Numbers	DP-2022-01719 (Certificate of Appropriateness)	
Request	To consider a Certificate of Appropriateness for the construction of the following: 1) a two-story, 162-square-foot addition to the residence; 2) a pool in the rear yard; 3) new hardscape and landscaping in the front and rear yard.	
Applicant	Anthony Bennett of IS Architecture, on behalf of Steven Fretwell	
Project Location	3811 Mount Rubidoux Drive, on the west side of Mount Rubidoux Drive between University Avenue and Ninth Street	
APN	187-032-005	
Ward	1	
Neighborhood	Downtown	
Historic District	Mount Rubidoux Historic District	
Historic Designation	Structure of Merit #354; 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-2022-01719 (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 subject property is located at 3811 Mount Rubidoux Drive (Exhibit 2). The 19,602-square-foot subject property was developed with a two-story Prairie Style residence and a two-car garage in 1930. No major alterations have been made to the property.

Character-defining features of the residence include: a square ground plan with a raised foundation; a symmetrical façade; an asphalt shingle-topped mansard roof with wide boxed eaves; stucco cladding; a projecting wrap-around porch with a second-story balcony supported by stucco-clad columns; a stucco-clad chimney on the north elevation; and wood fixed and casement windows with wood trim, generally paired or in groups of three.

The residence is designated as City Structure of Merit #354 and is listed as a Contributor to the Mount Rubidoux Historic District.

PROJECT DESCRIPTION

The applicant is requesting a Certificate of Appropriateness for the construction of: 1) a two-story, 162-square-foot addition to the residence to expand the existing kitchen on the first floor and a second floor bathroom; 2) a pool in the rear yard; 3) new hardscape and landscape in the front and rear yard. (Exhibit 3).

The proposed project includes:

1. Construction of a 13-foot 9-inch by 3-foot 5-inch two-story addition and 11-foot 8-inch by 4-foot 9-inch single-story addition, consisting of:
 - a. Flat roofs;
 - b. Smooth stucco cladding, similar in texture to the existing;
 - c. A projecting rear porch, similar in design to the facade porch;
 - d. Aluminum-clad fixed, casement, and single-hung wood windows with wood trim; and
 - e. Fully glazed, wood-framed doors.
2. Construction of new pool, consisting of:
 - a. A new retaining wall to expand and level the backyard;
 - b. A pool and hot tub; and,
 - c. Concrete decks.
3. New hardscape and landscaping, consisting of:
 - a. New concrete walkways in the front, rear, and side yards;
 - b. New planters;
 - c. Concrete paver seat areas; and
 - d. A variety of water efficient foliage.

As a matter of information, the applicant has submitted a separate Certificate of Appropriateness application for the replacement of the garage and construction of an Accessory Dwelling Unit (ADU). The separate application will be reviewed administratively in accordance with Titles 19 and 20 of the Riverside Municipal Code (RMC). In August 2020, the City Council adopted ADU regulations in compliance with Section 65852.2 of the California Government Code. Title 19 allows ADUs in all residential and mixed-use zones in the City, and also requires that ADUs in historic districts comply with the State requirements and Title 20 of the RMC.

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 Principles and Standards when approving or denying a Certificate of Appropriateness. Staff is able to make the applicable findings for the proposed 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 is consistent with the character-defining features of the historic residence, including roof forms, cladding material, window types, and decorative elements.• The proposed project incorporates the character-defining features of the Prairie style of architecture as exhibited by stucco cladding, flat roofs, and 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 Mount Rubidoux Historic District consists of a variety of architectural styles, including Mediterranean Revival, Spanish-Colonial Revival, Tudor Revival, Prairie, and Craftsman.• Because of the varied architectural styles in the district, compatibility with the character-defining element of nearby Cultural Resources is obtained through compatibility with the existing residence.• The proposed project will match the character-defining features of the existing residence and those of the Prairie style of architecture.• The proposed project will not impact common character-defining features of the historic district, including residences setback on the property, retaining walls along the street, and one to two story height residences.			

<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"> Proposed two-story addition will be box-like massing, similar in design to the main residence. The addition will be slightly lower in height to the residence. The project's proposed materials, such as smooth stucco cladding and wood trim around the windows will match the materials of the existing residence. The proposed aluminum-clad windows are similar in design to the existing windows and exhibit the look and feel of the original wood windows. Aluminum clad windows are constructed of wood with aluminum cladding on the exterior for protection; therefore, they maintain the overall profile of wood windows. Additionally, the proposed windows will not be visible from the public right of way. The flat roof of the addition is consistent with the design of the residence, which features several flat roof window pop-outs from the main structure. Additionally, the addition is similar in feel to the projecting wrap-around porch with a balcony. The proposed concrete walkways and paver seating areas are consistent with the architectural period. 			
<i>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.</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 components are primarily located in the rear of the property and will not alter the site's relationship to the surrounding neighborhood. The construction of the pool in the rear yard is consistent with the architectural period. The proposed water efficient landscaping will include a variety of material to create visual interest through balance and hierarchy, as specified the design guidelines. 			

<i>The proposed change does not adversely affect an important architectural, historical, cultural, or archaeological feature or features.</i>	N/A	Consistent	Inconsistent
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Facts: <ul style="list-style-type: none"> Only a small portion of historic material will be removed from the rear of the residence to facilitate the addition. As the material to be removed is not located on the façade and has limited visibility from the public right-of-way, there will be no adverse impact on important architectural features. There are no known archaeological features within or nearby the project site. There will be a less than significant impact to archaeological features. 			
<i>The application proposal is consistent with the Citywide Residential Historic District Design Guidelines and the separate guidelines for each Historic District.</i>	N/A	Consistent	Inconsistent
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Facts: <ul style="list-style-type: none"> The Mount Rubidoux Historic District Design Guidelines provide two approaches for architectural compatibility for new addition. These approaches are as follows: <ul style="list-style-type: none"> Approach A – the addition should complement the original design in mass and scale but should not try to replicate the exact historical appearance. Approach B – the addition should try to match the existing as closely as possible to blend in with the original house. The proposed project is consistent with Approach A as follows: <ul style="list-style-type: none"> The flat roof of the addition is similar in design and feel to the projecting porch and various window pop-outs. The massing of the two-story addition is consistent with the block-like massing of the residence. The stucco cladding be similar the existing stucco on the residence. The proposed windows will be differentiated by modern materials but will be consistent with the overall character and fenestration pattern of the existing. 			

<i>The application proposal is consistent with the Principles of the Secretary of the Interior's Standards for the Treatment of Historic Properties.</i>	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"> Standard #9 - New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work 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. Standard #10 - 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. The proposed project is consistent with the Standard as follows: <ul style="list-style-type: none"> The proposed addition will not alter the spatial relationship of the residence to its surroundings. As previously discussed, the proposed addition is consistent with the materials, size, scale, and massing of the residence. Only a portion of material will be removed from the side of the original residence to facilitate the addition. If the addition were to be removed in the future, the essential form and integrity of the historic property will not be impaired. 			

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 project is compatible with the massing, size, scale, materials, and use of architectural features of the residence.</p> <ul style="list-style-type: none">• The existing residence is two stories in height and the proposed addition will be one and two stories in height, yet slightly lower than that of the original residence.• Proposed materials such as stucco cladding and windows with wood trim will match the existing residence.• The roof forms of the proposed addition are consistent with the design of the existing residence.• The proposed pool will be located in the rear of the lot.• New hardscape is consistent with the architectural period of the residence.• Proposed water efficient landscaping will be balanced and have hierarchy, creating visual interest that will not impede the view of the residence from the public right-of-way	<input checked="" type="checkbox"/>	<input type="checkbox"/>

ENVIRONMENTAL REVIEW

The proposed project 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, no comments have been received by Staff.

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 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 meetings 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 (Existing Site Plan, Proposed Site Plan, Existing and Proposed Floor Plans, Existing and Proposed Roof Plan, Proposed Elevations, Windows and Door Schedule, Exterior Perspectives, Materials Sheet, Preliminary Landscape Plans)
4. Site and Context Photos

Prepared by: Scott Watson, Historic Preservation Officer
Reviewed by: Matthew Taylor, Principal Planner



CITY OF RIVERSIDE

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT PLANNING DIVISION

EXHIBIT 1 – STAFF RECOMMENDED CONDITIONS OF APPROVAL

PLANNING CASE: DP-2022-01719

MEETING DATE: November 16, 2022

CASE SPECIFIC CONDITIONS OF APPROVAL

Prior to Release of Occupancy:

1. Upon completion of the project, an 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.

GENERAL CONDITIONS

2. 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.

3. 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.
4. 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.
5. 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.