



Design Guidelines for ADU on Historic Properties

City of Riverside

Draft 2

HISTORIC RESOURCES GROUP
November 13, 2024

Historic Resources Group

- Founded 1989
- Historic preservation planning, architectural consultation, and development services
- Historical resources evaluations and surveys, environmental review, and Secretary of the Interior's Standards compliance



Project Background

- Chapter 19.442 of the Riverside Municipal Code allows construction of Accessory Dwelling Units (ADU) on residential properties in compliance with State law
- Includes properties that are individually designated or identified as Cultural Resources, or located within historic districts



Project Background

- State law requires applications for ADU to be reviewed and approved ministerially, without discretionary review or hearing
- Jurisdictions may impose objective standards on ADU including height, setback, architectural review, maximum size, and prevention of adverse impacts



Project Background

- In 2023 the City of Riverside was awarded a grant from the State's Certified Local Government (CLG) Program to develop design guidelines for ADU on historic properties
- RFP issued in October 2023 and HRG engaged in December 2023



Initial Tasks

- Kickoff meeting with City staff and Advisory Board (January 22, 2024)
- Research and field observation (February-April, 2024)
- Community Workshop #1, Riverside Main Library (April 10, 2024)
- Draft #1 submitted for review and comment (July 2024)



Outline and Organization

- Introduction
- Statement of Purpose
- Regulatory Framework
- Historic Architectural Styles
- ADU Design Guidelines
- Bibliography
- Glossary



Statement of Purpose

Objective direction to ensure compatibility with Cultural Resources and historic districts, based on the Secretary of the Interior's Standards for Rehabilitation

- What is an ADU?
- What is a JADU?
- Application
- Review and Approval Findings



Regulatory Framework

- Historic Designations
 - National Register
 - California Register
 - City of Riverside Cultural Resources Ordinance
- The Secretary of the Interior's Standards
- Additional Guidance
 - Guidelines for Rehabilitating Historic Buildings
 - Preservation Brief 14
- California Historical Building Code



Historic Architectural Styles



ADU Design Guidelines

- General Design Principles
 - Preservation
 - Compatibility and Differentiation
 - Subordination
- New Detached ADU
- New Attached ADU
- ADU Conversions of Historic Accessory Structures
- Junior ADU



ADU Design Guidelines

- Location and Visibility
- Size, Height and Massing
- Roof
- Exterior Walls
- Entrances, Porches and Doors
- Windows
- MEP Systems



Glossary



Questions

