



Community & Economic Development Department

Planning Division

3900 Main Street, Riverside, CA 92522 | Phone: (951) 826-5371 | RiversideCA.gov

CULTURAL HERITAGE BOARD MEETING DATE: JUNE 15, 2016

AGENDA ITEM NO.: 2

CERTIFICATE OF APPROPRIATENESS

I. CASE NUMBER(S): P16-0243

II. PROJECT SUMMARY:

- 1) Proposal:** Proposed Certificate of Appropriateness request for construction of an approximately 1,570 sq.ft. attached three-car garage with porte cochere, fitness room, and craft room, a 5,000 sq.ft. two-story detached specialty garage and wine cellar, and site improvements, including landscaping, fencing, gates, and driveways, at a single-family residence.
- 2) Location:** 3261 Strong Street
- 3) Ward:** 1
- 4) Applicant:** Hudson Pruitt Architecture for Dain and Rocela Miller
- 5) Case Planner:** Scott Watson, Assistant Planner
(951) 826-5507
swatson@riversideca.gov

III. RECOMMENDATION:

That the Cultural Heritage Board:

1. **DETERMINE** that Planning Case P16-0243 is exempt from the California Environmental Quality Act (CEQA) per Sections 15301 and 15332 of the CEQA Guidelines; and
2. **APPROVE** Planning Case P16-0243, 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 following standards when applicable to approving or denying a Certificate of Appropriateness.

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 findings. Both the garage addition and accessory structure are designed to be consistent with the character-defining elements of the historic building, including battered bases, medium pitch hipped roofs, open eaves, grouped windows, and wood trellises.

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 findings. The addition and accessory structure uses materials that match the existing residence, including red tile roofing and textured stucco cladding. Additionally, they have wood casement windows similar to existing fenestration but simplified in design. Both structures are similar in height to the existing residence. Even though the accessory structure is two stories, it makes use of the slope of the site, which places the wine cellar partially below grade and allows the structure to appear as a single story with similar massing to the existing residence

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 this findings. The existing residence is orientated with the façade facing southeast (perpendicular to Strong Street). When the residence was originally built, La Cadena Drive was the main street and as such it was oriented in this direction, with the main portion of the U-shaped residence running on a northeast/southwest axis. The addition is connected to the existing residence via the porte cochere so that it does not change the southeast facing orientation. The addition is also set back toward the rear of the residence allowing the historic building to remain the prominent feature. The accessory structure is placed at the northeast corner of the property allowing the historic residence to be the center of the site. Site improvements such as the pool are placed as not to adversely affect the piano-shaped court yard of the historic residence. No historic landscaping is proposed to be removed.

- FINDINGS:** The proposed change does not adversely affect an important architectural, historical, cultural or archaeological feature or features.
- FACTS:** The proposed project is consistent with this findings. The garage addition is connected to the existing residence via a porte cochere, allowing minimal material removal or alteration at points of connection that avoid important features.
- FINDINGS:** The application proposal is consistent with the Citywide Residential Historic District Design Guidelines and the separate guidelines for each Historic District.
- FACTS:** The proposed project is consistent with this findings. Applicable design guidelines specify that an addition must be located at the rear of the residence to minimize the view of the addition from the public right-of-way. Even though the garage addition is placed between the historic residence and the public right-of-way, the addition is placed as such to be at the rear of the residence, due to its orientation. The orientation of the residence makes the placement of the addition consistent with the intent of the guidelines, to not adversely affect the façade of the building.
- 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 findings. The project utilizes materials and design details compatible with the historic structure. Small changes in the design, such as simplified windows and different roof styles allow the new construction to be differentiated from the historic structure. The roof of the existing residence does not retain its historic material, as such no historic fabric will be removed to connect the porte cochere to the residence.

IV. BACKGROUND/HISTORY:

Located at 3261 Strong Street, this single family residence was designated as City Landmark # 91 on August 21, 1991. The complex was named Ridgescourt because of its location and unusually designed courtyard. The residence is an excellent example of the Mission Revival style of architecture, a style significant in Riverside because of the influence of the well-known local landmark, the Mission Inn. It was built in 1913 for piano dealer, Clinton Hickock, and designed by architect G. Stanley Wilson. Wilson is known as one of Riverside's most important designers during the 1910s-1930s. His other notable works in Riverside include the Aurea Vista Hotel, rotunda addition to the Mission Inn, County Courthouse, Grant School, Palm School, and the former Sherman Institute. Ridgescourt also had a brief association with a future motion picture and television personality, William Boyd, who purchased the house and ten acres of land from Hickock in 1917, and resided here for about two years. Boyd is most known for his role as Hopalong Cassidy in film and television.

This one-story residence is a fine example of the Mission Revival style. It combines hipped-, gabled-, and flat-roofed units covered with red tiles. The wide eaves overhanging the structure cast shadows on the facade. Two interior, stuccoed chimneys add dimension to the roof. There are three additional Rough-textured stucco covers the exterior wall surface. Two projecting porches run along the façade and feature a stucco wall with flattened arched opening, which supports round poles and a flat tile roof in front of the main entry. The primary façade window type is a ribbon of four casement windows with a transom. The imposing, rectangular-shaped structure is set on a slight knoll with an array of rare trees and shrubs, paths, and a field stone driveway completing the setting. There is a garage and attached gardener's cottage located on west side of the property. Clinton Hickock, being a piano dealer, had the patio designed in the shape of a grand piano. A servant's cottage is also associated with the property, located at the southwest corner.

V. DETAILED PROJECT DESCRIPTION:

The proposed project at 3261 Strong Street includes the construction of an approximately 1,570 sq.ft. three-car garage addition, a 5,000 sq.ft. two-story detached car collector's garage and wine cellar, and various site improvements. The garage addition also includes a craft room/laundry room, and a gym and is attached to the main residence via a new porte cochere. The proposed garage addition is located on the south elevation of the residence on the westernmost edge. The new garage will not affect any exterior openings, original materials, or interior spaces. The proposed addition is designed with similar features to the existing residence, including red tile hipped roof with open eaves and fascia boards; textured stucco wall cladding; a sweeping base on some walls; and wood casement windows. The porte cochere allows the addition to be separated from the historic residences.

In addition to the three-car garage addition, the applicant is proposing the construction of an accessory structure, which will serve as a collector garage and wine cellar. This structure will be located in the north-easternmost corner of the site. It will be located in an area that is currently open lawn and will not require the removal of any historic trees. The proposed accessory is designed with similar features to the existing residence, including red tile roof; textured stucco wall cladding; a sweeping base on some walls; wood casement windows; and wood trellises. The accessory structure is differentiated from the historic residence through the design of the roofs, using hipped, gabled, and shed style roofs. Unlike the historic residence, the eaves of the accessory structure have exposed rafter tails

Additional work on the site will include enhancements to the existing walking paths, a new pool and spa, paved drives to allow for access on the site, a new motor-court, new perimeter stucco wall, and new gates to enhance street appeal, control site access, and improve security. The proposed site improvement are designed to match the existing when applicable, such as stucco walls and concrete driveways to match existing. A minimal amount of existing landscape will be removed for the proposed site additions.

VI. LOCATION/SURROUNDING LAND USES:

| | Existing Land Use | General Plan Designation | Zoning Designation |
|--------------|---------------------------------|----------------------------------|--|
| Project Site | Single Family Residential (SFR) | Medium Density Residential (MDR) | R-1-7000 CR, Single Family Residential and Cultural Resources Overlay Zone |
| North | SFR | MDR | R-1-7000 |
| East | SFR | MDR | R-1-7000 |
| South | SFR | MDR | R-1-7000 |
| West | SFR | MDR | R-1-7000 |

VII. PROJECT ANALYSIS:

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

The garage addition and the accessory structure are located as to not adversely affect the site or orientation of the existing building. The new structures will be constructed with similar massing. The roof design of the addition will match the existing residence in type and pitch. The accessory structure will have a roof design that is compatible with the historic residence. All new materials will match the existing residence in color, size, and texture. Wood casement windows will be used to match the existing residence, but the windows will not match in pane configuration as to differentiate the new construction from the historic residence. Doors will be wood construction, and either fully glazed or French-style to match existing. Garage doors will be made of wood and have a period appropriate design. Fences and gates will have a compatible design with appropriate materials.

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

General Plan: The proposed project is consistent with the existing General Plan land use designation for the project site because it maintains the existing use of the property.

Zoning: The project will require a zoning variance as the square footage of the accessory structure is larger than allowed by Title 19. Per current planning interpretation of the zoning code, the three-car garage is considered attached and an addition, because it is connected to the existing residence with a fully integrated solid-roofed porte cochere. Therefore, a zoning variance is not required for the garage addition. The garage addition and fence meet all setback and height requirements of the zoning code.

VIII. 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.

IX. EXHIBITS:

1. Aerial Map
2. Zone Map
3. Project Plans
4. Current Site Photos
5. Historic Photos
6. Landmark Designation Staff Report



RECOMMENDED CONDITIONS OF APPROVAL

Case Number: P16-0243

MEETING DATE: June 15, 2016

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. Upon completion of the project, a Cultural Heritage Board staff inspection must be requested to ensure that the approved plans have been executed and that all conditions have been implemented before **FINAL INSPECTION** hold can be released.
2. There is a ten day appeal period that will lapse at 5:00 p.m. on June 25, 2016. Appeals of the Board's action will not be accepted after this time. The appeal fee is \$1,531.20. 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 two years on June 15, 2018.

Specific Conditions of Approval

4. Applicant shall obtain Zoning Variance and other Planning related permits that are required.
5. Prior to issuance of building permits, the applicant shall revise the plans to indicate type, material and function of all windows and doors, or indicate to match existing.
7. Gate design shall be appropriate to the building's age and architecture. The applicant shall submit gate design to the Cultural Heritage Board staff for approval prior to fabrication or purchase and installation.
8. Walkways, patios, and driveways shall be gray concrete without any modern finishes.
9. Proposed lighting fixtures shall be appropriate to the building's age and architecture. The applicant shall submit a product information sheet or manufacturer's brochure showing the proposed outdoor lighting fixtures to Cultural Heritage Board staff for approval prior to purchase and installation.
10. 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.

11. All external electrical material shall be removed from the exterior of the building. Any additional electrical, cable, phone, etc. (wiring in general) must be installed within the building.

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 June 25, 2016 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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Scott Watson