



**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: SEPTEMBER 21, 2016**

**AGENDA ITEM NO.: 3**

**CERTIFICATE OF APPROPRIATENESS**

**I. CASE NUMBER(S): P16-0446**

**II. PROJECT SUMMARY:**

- 1) Proposal:** Proposed Certificate of Appropriateness to construct a metal fence and gate enclosing the front yard of a single-family residence.
- 2) Location:** 4570 University Avenue
- 3) Ward:** 1
- 4) Applicant:** Ivan Ramirez, IRV Design and Construction
- 5) Case Planner:** Scott Watson, Assistant Planner  
(951) 826-5507  
[swatson@riversideca.gov](mailto:swatson@riversideca.gov)

**III. RECOMMENDATION:**

**That the Cultural Heritage Board:**

1. **DETERMINE** that Planning Case P16-0446 is exempt from the California Environmental Quality Act (CEQA) per Sections 15301 of the CEQA Guidelines; and
2. **APPROVE** Planning Case P16-0446, 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. The design of the residence makes use of post and beam elements, which stress the relationship between horizontal and vertical. Additionally, the pitch of the prominent front-facing gabled dormer, decorative brackets, and full-width porch support members introduce triangular elements to the design. The proposed fencing matches the existing non-historic gates and fencing, which mimics the horizontality and decorative triangular features of the residence.

**FINDINGS:** The application proposal is compatible with existing adjacent or nearby Cultural Resources and their character-defining elements.

**FACTS:** The proposed project is consistent with this findings. Adjacent Cultural Resources vary in architectural style, including Craftsman, Tudor, Colonial Revival, and Spanish Colonial Revival. With the mix of architectural styles, the compatibility of the proposed fencing to adjacent Cultural Resources relies on its compatibility with the residence. Additionally, the new fencing will match the existing non-historic fence, which has already been incorporated into the feel of the district.

**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. Metal fencing can be found in properties across the street from this residence. This demonstrates that the proposed fencing is compatible with adjacent Cultural Resources. These fences are low in height and makes use of decorative features found at their associated historic residences. The proposed fencing continues this design methodology.

**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 fencing is designed to be open, which reduces its impact on the residences relationship to the public right-of-way. With the conditions proposed by staff, the relatively low height of the fence will also reduce this impact.

**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 new fence will not be attached to the residence or existing low stone wall, which is a compatible reconstruction of an original feature, as it will be constructed behind the existing wall and can be easily removed in the future.

**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. The design guidelines for the Mount Rubidoux Historic district allows for fencing in the front yard. The guidelines specify that metal fencing is acceptable provided it has decorative features compatible with the residence. Although tubular metal is not typically encouraged, this form not only matches the existing fencing, its three-dimensional quality also allows for the fencing to capture the arts and crafts quality of the residence using metal rather than wood posts. The fencing also makes use of the relationship between of horizontal and vertical elements found in the residence, as well as prominent triangular design 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 findings. The project utilizes design details found in the historic residence. The fences will be dark gray in color making in compatible with the dark color tones of the residence. The metal construction matches the existing gates while allowing it to be differentiated from the historic residence, and the fence can be easily removed in the future.

#### IV. BACKGROUND/HISTORY:

Located at 4570 University Avenue, this single family residence was designated as City Landmark #70 on February 19, 1986. The residence is also designated as City Structure of Merit #21 and as a Contributor to the Mount Rubidoux Historic District. It was originally owned and occupied by Harwood Hall, first superintendent of Riverside's Sherman Indian School, (1902-1908). This home is locally considered a fine example of the California Bungalow style. It was at this home that Hall kept his famous collection of Native American baskets and artifacts. The wooden porch swing originally hung in the courtyard of the Mission Inn. The house was also occupied at one time by the locally prominent Bonnett family. Seeley L. Pillar, architect for this home, was locally prominent--designing several downtown commercial buildings, the Arlington branch library, and Hemet's Carnegie Library.

This two-story, frame, California Bungalow is rectangular in plan and has a shingled, four-gabled roof. There are upper and lower porches. Some of the exterior details include cobblestone buttresses at the front steps, heavily cased double and triple porch posts and exposed rafters on the lower porch. This structure also features a cobblestone fireplace and cobblestone porch

piers and low step columns. A non-original, yet compatible, low stone wall has been constructed along the sidewalk. This wall mimics the original stone wall that was at this location. This home has a Swiss Chalet feeling.

The current owners of the property recently purchased the home. In the months since moving in they have been experiencing vandalism and petty theft such as plants being removed and items being stolen off the porch. The owners are proposing this project to create an added barrier against trespassing, while still desiring the openness of the front yard.

## **V. DETAILED PROJECT DESCRIPTION:**

The proposed project at 4570 University Avenue is to construct a fence enclosing the front lawn and, thereby, securing the front porch. The fence will be constructed of metal powder coated in a dark gray to match the existing side gates. A gate will be constructed at the central walk with decorative features that match the existing gate. The portion of the fencing along to front of the property will be 4 feet in height and setback from the stone wall by 2 feet. Foliage will be planted between the wall and the fence. The applicant is proposing to construct the fencing along the sides of the property to be 4 feet in height within the 20 feet front yard setback and 6 feet in height beyond. Staff is recommendation a condition limiting the height of the fencing to 4 feet.

## **VI. PROJECT ANALYSIS:**

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

Staff has analyzed the proposed project in accordance with Title 20 of the Municipal Code, and the project was found to be in compliance because the proposed fencing matches the design of the existing gates, and its material and design allows compatibility with the historic residence. The fencing will not adversely affect historic fabric, site development, or the character of the Mount Rubidoux Historic District as it will not be attached to any historic structure and will be open in design and low in scale.

- **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:** Section 19.550 of the Riverside Municipal Code specifies fencing within the front yard setback shall not exceed 4 feet in height provided that the openwork portion of the fence. Fencing in the rear and side yard may be up to 6 feet in height. The proposal conforms with this section of the RMC.

## **VII. 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.

## X. EXHIBITS:

1. Aerial Map
2. Zone Map
3. Project Plans
4. Photos



*RECOMMENDED CONDITIONS OF APPROVAL*

Case Number: P16-0446

MEETING DATE: September 21, 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.
2. There is a ten day appeal period that will lapse at 5:00 p.m. on October 3, 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 one year on September 21, 2017.

**Specific Conditions of Approval**

4. The fencing shall be constructed with a maximum height of 4-feet on all segments.
5. The powder coating of the fence segments shall be done so that all metal and welds are coated to reduce deterioration of the metal.
6. 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.

**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 October 3, 2016 at 5:00 p.m. twelve calendar 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