



Community & Economic Development Department

Planning Division

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

CULTURAL HERITAGE BOARD MEETING DATE: MAY 17, 2017

AGENDA ITEM NO.: 3

CERTIFICATE OF APPROPRIATENESS

I. CASE NUMBER(S): P17-0116

II. PROJECT SUMMARY:

- 1) **Proposal:** After the fact Certificate of Appropriateness request for the replacement of windows and driveway, installation of wood fencing, tubular steel balustrade, and tubular steel gate at a single-family residence
- 2) **Location:** 4226 Oakwood Place
- 3) **Ward:** 1
- 4) **Applicant:** Aline Kangas
- 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 P17-0116 is exempt from the California Environmental Quality Act (CEQA) per Sections 15331 of the CEQA Guidelines; and
2. **APPROVE** Planning Case P17-0116, 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.

FINDING: The application proposal is consistent or compatible with the architectural period and the character-defining elements of the historic building.

FACTS: The project is consistent with this finding. The residence is a Minimal Traditional style residence which are typically small, one-story massing with low-pitched roofs, shallow eaves, and attached or detached garages. Houses in the Minimal Traditional style reflect the forms of eclectic and traditional styles popular in the previous decades such as Tudor Revival, but lack of decorative detailing demonstrate an economy of materials and design typical of the post war "frugal" style. As such, the simple design of the balustrade and gate, with small decorative embellishments, are compatible with the architectural period of the residence. The simply concrete driveway and wood fence are also compatible with the architectural period. The new windows are simple design single-hung windows which closely resemble the look of the original windows in both depth (shadow) and operation.

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

FACTS: The project is consistent with this finding. Adjacent Cultural Resources vary in architectural style, including Craftsman, Tudor, Colonial Revival, and Spanish Colonial Revival, as well as Minimal Traditional houses like the project house. With the mix of architectural styles, the compatibility of the installed fencing, gates, balustrades, driveway, and windows to adjacent Cultural Resources relies on its compatibility with its associated residence.

FINDING: 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 project is consistent with this finding. While the material of the new windows is not compatible with the architectural period, the white color of the material does not hinder the windows' compatibility with the residence, which is aided by the size, function, and recess or installation depth. The extended fence is wood, which is consistent with the historic period. New balustrades and gates are black tubular steel which resembles wrought iron, common in the architectural period of the residence. The new concrete driveway matches the style of the original driveway.

FINDING: 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 project is consistent with the relevant aspects of this finding. Fencing, gates, and balustrade are installed in locations which do not change or adversely impact the residence's relationship to its surroundings.
- FINDING:** The proposed change does not adversely affect an important architectural, historical, cultural or archaeological feature or features.
- FACTS:** The project is consistent with this finding. The new fence will not be attached to the residence, is low in scale and impact on the site. Its installation does not adversely affect the district. Balustrades and the gate are minimally attached to the residence. The original windows now longer remain and new windows were installed in the original openings and match the architectural style, function, dimension, proportion, and recessed installation of the original windows.
- FINDING:** 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 finding. Vinyl windows are not recommended in the guidelines. However, with a Minimal Traditional style residence, which by nature has minimal and traditional detailing, this specific window change does not alter the contributor enough to impact its status in the district. The other project components follow the guidelines in terms of compatibility of design, location, and material.
- FINDING:** 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 finding. It is important to note that the historic resource associated with this project is the Neighborhood Conservation Area, and as such the Standards analysis reviews potential impacts to the district as a whole. The fence, balustrades, gate, and driveways are compatible with the residence in terms of style and material. Minimal changes are made to the historic material which embodies the concept of reversibility. Therefore, they will have minimal impact to the district. The new windows are compatible with the Minimal Traditional Style of the historic residence in terms of dimension, function, installation recess, and design. Therefore, this specific window replacement is harmonious with the feel of the district.

IV. BACKGROUND/HISTORY:

The subject residence located at 4226 Oakwood Place was constructed in 1939 and is an approximately 1,367 square-foot single-story Minimal Traditional style residence featuring a rectangular ground plan. The residence is located on a single lot that measures approximately 6,194 square feet, located in the R-1-7000 Single Family Residence in Ward 1. It is designated as a Contributor to the Wood Streets Neighborhood Conservation Area. Character-defining features of the property include an asymmetrical façade; a moderately-pitched, side gable roof with narrow open eaves and fascia boards; stucco siding; single-hung windows with wood

trim; a partial width recessed porch with a simple wood post support; and a detached single-car garage.

In August of 2016, Certificate of Appropriateness (COA) application P16-0599, was submitted by the property owner for two alumawood patio covers on the rear of the residence. While processing the application, the case planner became aware that other projects had been completed without a COA. Staff communicated with the property owner explaining that the property was located within a Neighborhood Conservation Area and would require an after-the-fact COA for the projects that have already been completed. Consequently, staff required as a Condition of Approval, "A Certificate of Appropriateness shall be submitted for the review of previous unapproved/unpermitted modifications to the property, including the replacement of all windows, the "tex coat" re-stuccoing of the property, construction of a new driveway, removal of a chain link fence/gate, kitchen and bath remodel, and installation of wrought iron front and rear porch railing and driveway gate." The kitchen and bathroom remodel was later determined to be interior only, and as a COA was not required. A COA application, P16-0753, was submitted in October of 2016 for the "tex coat" re-stuccoing, which staff has approved as it is in compliance with Title 20 of the Riverside Municipal Code.

Separately, in August of 2016, the Code Enforcement Division received a complaint that work at the residence was being completed without a COA. Code Enforcement officers confirmed with CHB staff which projects required a COA. Following the Notice of Violation from Code Enforcement, the property owner contacted CHB Staff to remedy the situation. Staff worked with the property owner to complete a COA application for the remaining modifications, which was submitted on February 22, 2017. Following the submittal CHB staff reviewed the application and determined that the case should be referred to the board.

V. DETAILED PROJECT DESCRIPTION:

The project at 4226 Oakwood Place included the replacement of windows; a like-for-like replacement of the driveway; installation of wood fencing on east property line; installation wrought iron balustrade on the front and rear porches; and installation of a wrought iron gate across the driveway.

The original windows were replaced by a previous owner, with vinyl frame window. While the vinyl windows are not an appropriate replacement for historic windows, the new windows are the same size and function of the original windows, slightly recessed to match the original, and have not altered the original openings or trim. Overall the general feel of the original windows is expressed in the new windows. The original concrete driveway was replaced with a new concrete driveway without modern finishes. Additionally, the driveway was widened by approximately 18 inches. On the east property line the existing wood fence was extended in a northerly direction by approximately 15 feet and covered the existing chain link fence. This fence is approximately 6 feet in height.

A new arched metal gate with decorative elements was installed across the driveway at the northeast corner of the residence. To address safety concerns the property owner also installed metal balustrade on the front and rear porches. The style of the balustrade matches that of the new gate. Both the gate and the balustrade are painted black in color.

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 for the following reasons:

- The driveway is consistent with the size and material of the historic period as specified in the Design Guidelines.
- New balustrades and gates exhibit open work which is visually non-intrusive and is compatible with the Minimal Traditional design of the historic residence in terms of color, scale, material, and design.
- The new wood fence is an extension of the existing fence which complies with Title 20 in terms of material, location, design, and height.
- Windows are in compliance in terms of size, function, recess, dimension, pane configuration, and design.

- **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 meets all applicable zoning code requirements such as fence heights and setbacks.

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. Photos



CITY OF RIVERSIDE

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

PLANNING DIVISION

RECOMMENDED CONDITIONS OF APPROVAL

Case Number: P17-0116

MEETING DATE: May 17, 2017

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 May 29, 2017. Appeals of the Board's action will not be accepted after this time. The appeal fee is \$2,529.00. 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 May 17, 2018.
4. 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 May 29, 2017 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



**Project Site:
4226 Oakwood Place**

OAKWOOD PL

ROSEWOOD PL

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, AeroGRID, IGN, IGP, swisstopo, and the GIS User Community



0 12.5 25 50 75 100 Feet

Exhibit 1 - P17-0116, Aerial

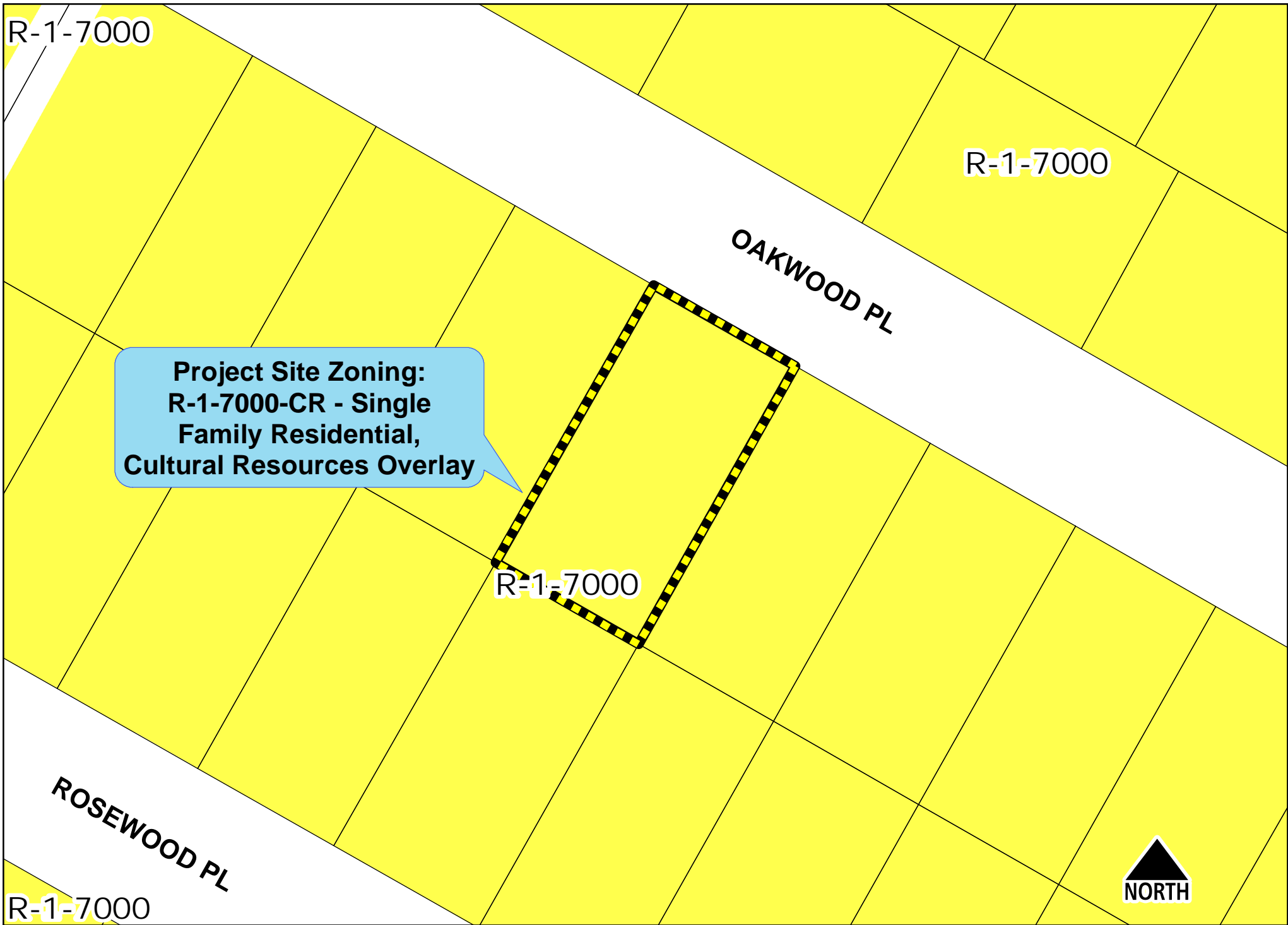




Exhibit 3 - P17-0116, Photos

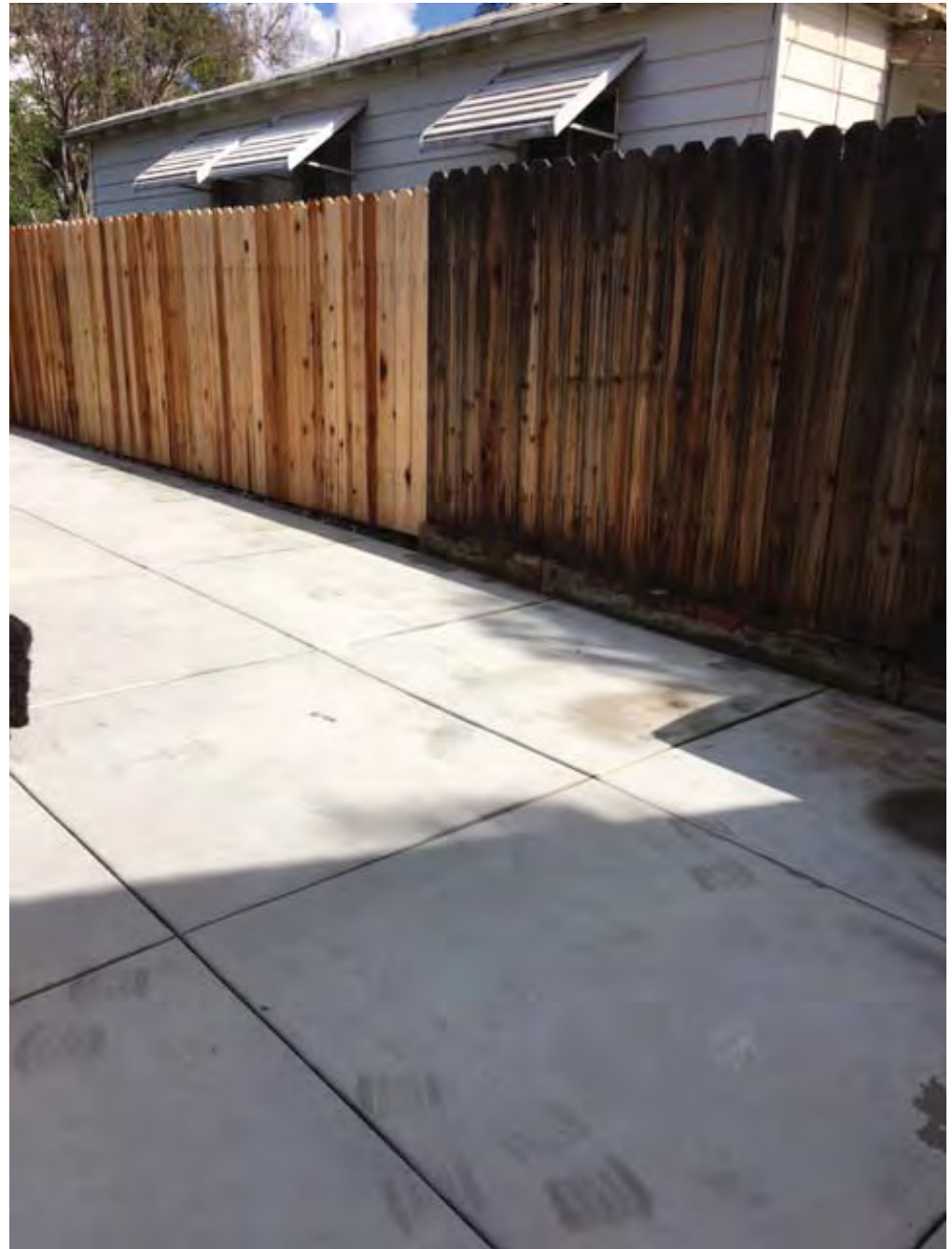


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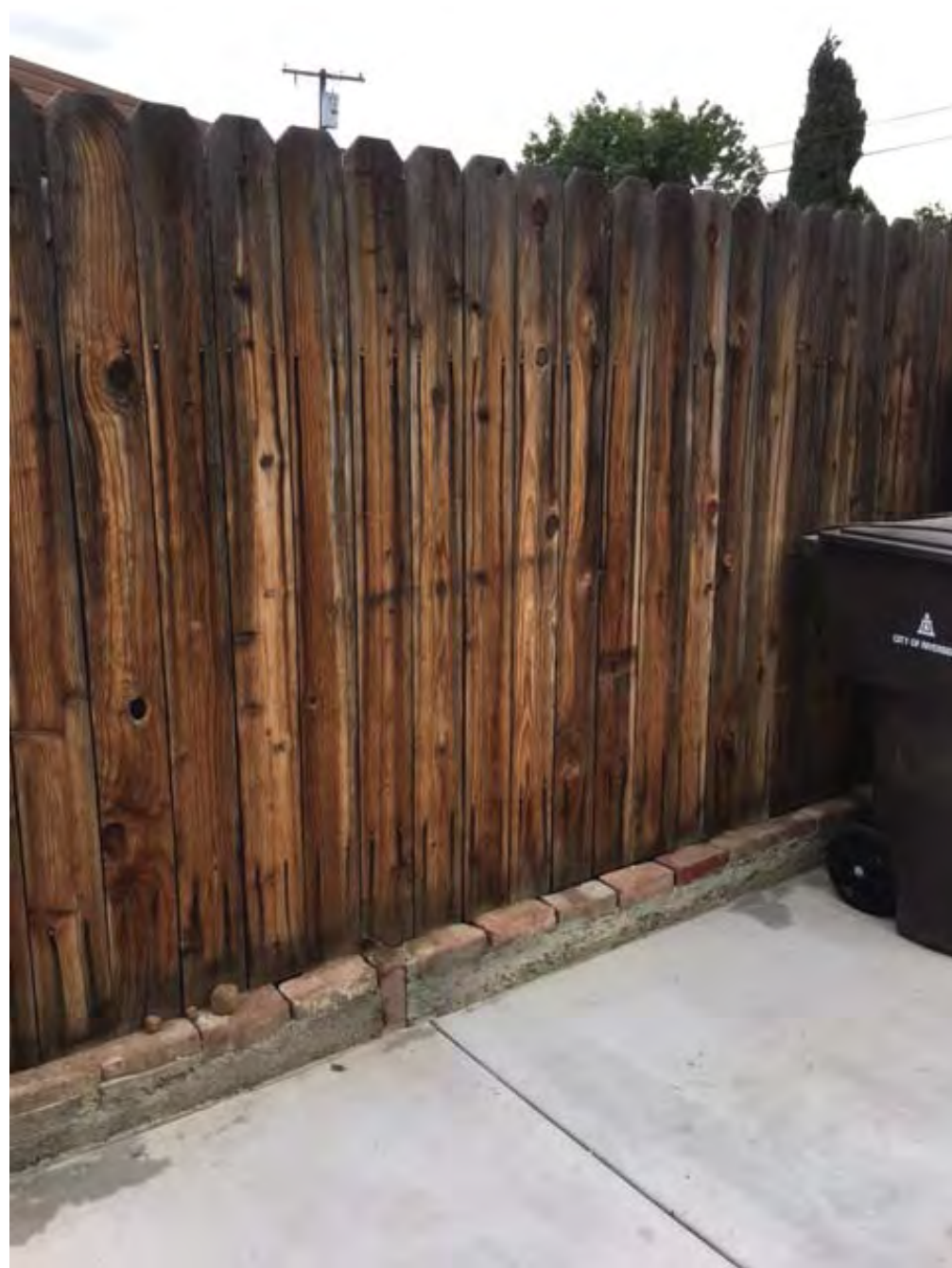
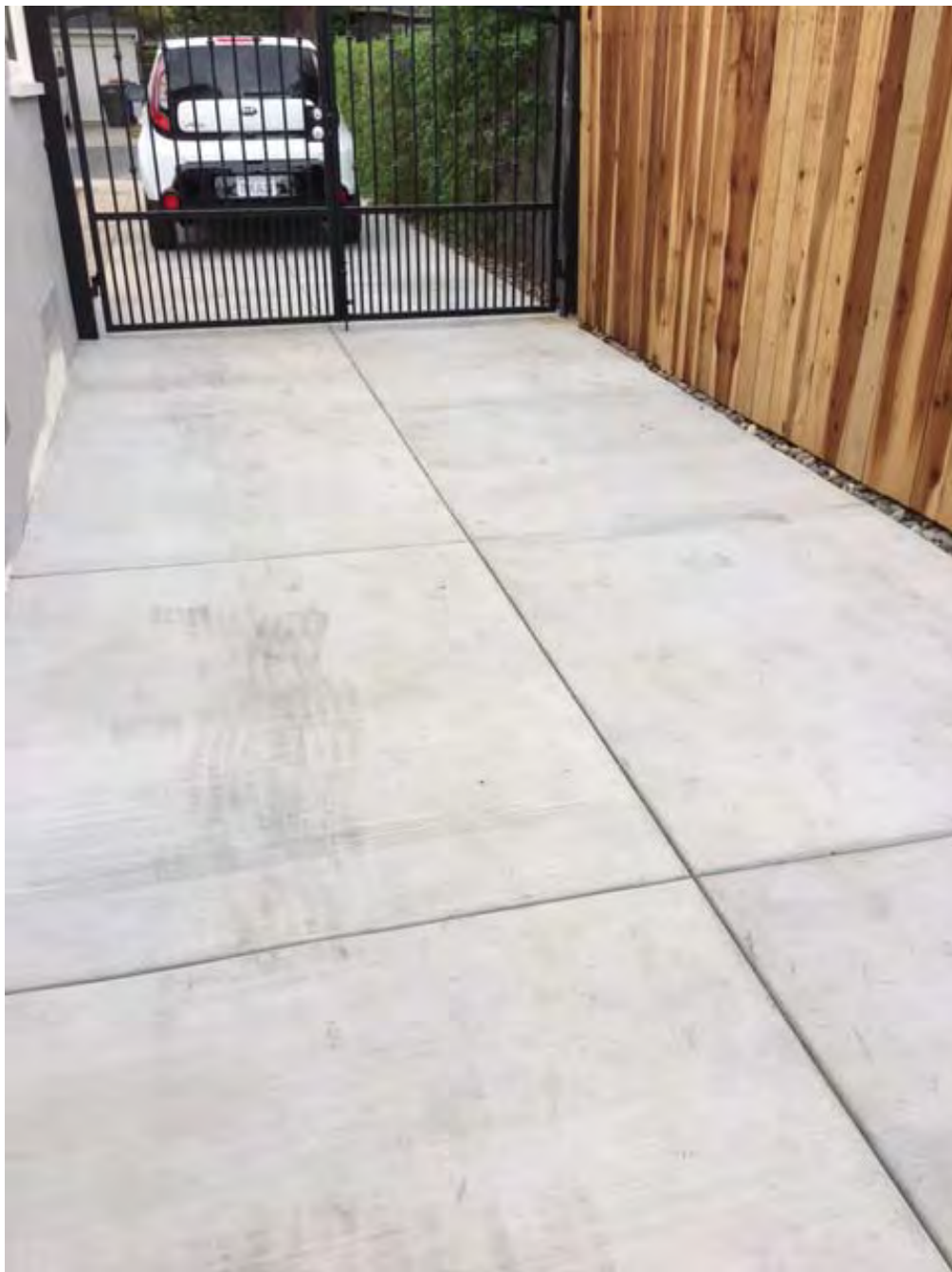


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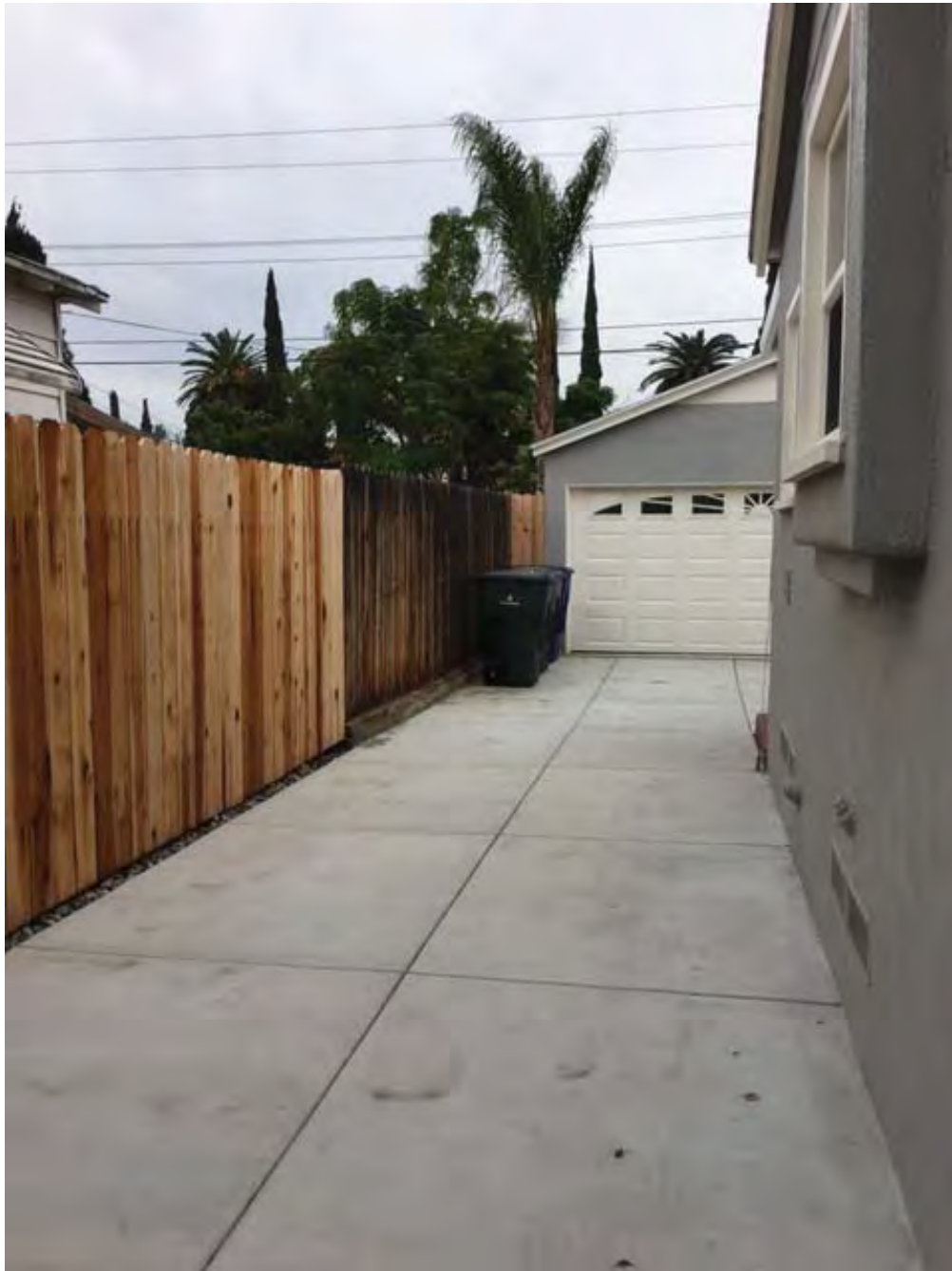


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