



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: MAY 17, 2017

AGENDA ITEM NO.: 4

CERTIFICATE OF APPROPRIATENESS

I. CASE NUMBER(S): P17-0249

II. PROJECT SUMMARY:

- 1) **Proposal:** After the fact Certificate of Appropriateness request for a vinyl picket fence and new landscaping to reduce water usage in the front yard of a single-family residence
- 2) **Location:** 3693 Larchwood Place
- 3) **Ward:** 1
- 4) **Applicant:** Dennis & Gloria Cates
- 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 P17-0249 is exempt from the California Environmental Quality Act (CEQA) per Sections 15331 of the CEQA Guidelines; and
2. **APPROVE** Planning Case P17-0249, 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.
3. **DIRECT** staff to review the *Citywide Residential Historic District Design Guidelines*, and provide suggested changes to the Cultural Heritage Board.

**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 finding. The residence is a Colonial Revival Style cottage, which commonly had white picket fences, as proposed in this project. Additionally, the scalloped design of the fence and the "New England" style fence post caps further reference the colonial design 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 finding. 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 installed fencing to adjacent Cultural Resources relies on its compatibility with its associated residence an overall mix of styles in 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 finding. The fencing is an open picket design, white in color, low in height, and exhibits horizontality, which is consistent with the design of the residence and the architectural period, While the vinyl fencing material did not exist during the historic period and is not listed in the guidelines, the white material aides the compatibility of the fence rather than distract from it.

**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 of this findings. The fencing is designed to be open, which reduces its impact on the residence's relationship to the public right-of-way.

**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, is low in scale and impact on the site. Its installation does not adversely affect the district.

- 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 Citywide Residential Historic District Design Guidelines allows for fencing in the front yard, provided it is compatible with the historic residence and architectural period. While the guidelines specify that a fence should be 3-foot in height, the fence is 4-foot in height at the highest point, which is allowed for in the City Zoning Code, and the scalloped design allows the fence to be approximately 3'-6" at its lowest point. The guidelines, do specify wood as an appropriate material for picket style fence, but does not reference vinyl either as appropriate or inappropriate.
- 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. No historic material or landscaping was removed as part of this project. Because of this, the project is reversible. The installed fence is compatible with the Colonial Revival Style of the residence, yet differentiated through the use of vinyl material and method of constructions.

#### IV. BACKGROUND/HISTORY:

The subject residence located at 3693 Larchwood Place was constructed in 1937 and is an approximately 1,689 square-foot single-story Colonial Revival Cottage featuring an L-shaped ground plan. The single-story home is located on a single lot that measures approximately 9,525 square feet, located in the R-1-7000 Single Family Residence in Ward 1. It is designated as City Structure of Merit #815 and as a Contributor to the Wood Streets Historic District. Character-defining features of the property include: an asymmetrical façade; a moderately-pitched, side gable roof with narrow boxed eaves and fascia boards; clapboard siding; single-hung windows with wood trim and shutters; and an elevated off-centered primary entrance with a brick stoop and colonial surrounds.

In November 2016, the property owner removed non-historic landscaping and installed a new fence along the front of the property. In January 2017, the owner received a Code Enforcement violation for installation of the fence without a Certificate of Appropriateness. Upon meeting with the property owner, staff reviewed the case and determined that although the style of the fence was appropriate for the residence, the vinyl material is not listed in the *Citywide Residential Historic District Design Guidelines* (completed in 2003) as either an appropriate or inappropriate fencing material, and as such could not be approved administratively. Therefore, staff determined that the case would require Cultural Heritage Board approval, and advised the applicant that a Board Certificate of Appropriateness to address modern materials methods and construction.

Staff further determined that the guidelines are over fourteen years old and need to be revised, therefore staff is requesting direction from CHB to review the current guidelines.

## V. DETAILED PROJECT DESCRIPTION:

The project at 3693 Larchwood Place included the installation of a 4-foot tall vinyl fence and the replacement of some landscaping. The fence was installed along the front of the property with a 3-foot setback from the sidewalk. It is a picket style fence with colonial detailing that reflects the residence. Portions of grass and hedges were removed and replaced with water conserving plants. The chosen plants will provided hierarchy in height and a variety of 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 because the design of the fencing allows compatibility with the historic residence. The fencing will not adversely affect historic fabric, site development, or the character of the Wood Streets 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. Site Plan
4. Photos



# CITY OF RIVERSIDE

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

PLANNING DIVISION

## *RECOMMENDED CONDITIONS OF APPROVAL*

Case Number: P17-0249

MEETING DATE: May 17, 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 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.

### **Specific Conditions of Approval**

5. The fencing shall be constructed with a maximum height of 4-feet on all segments.

### **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, 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

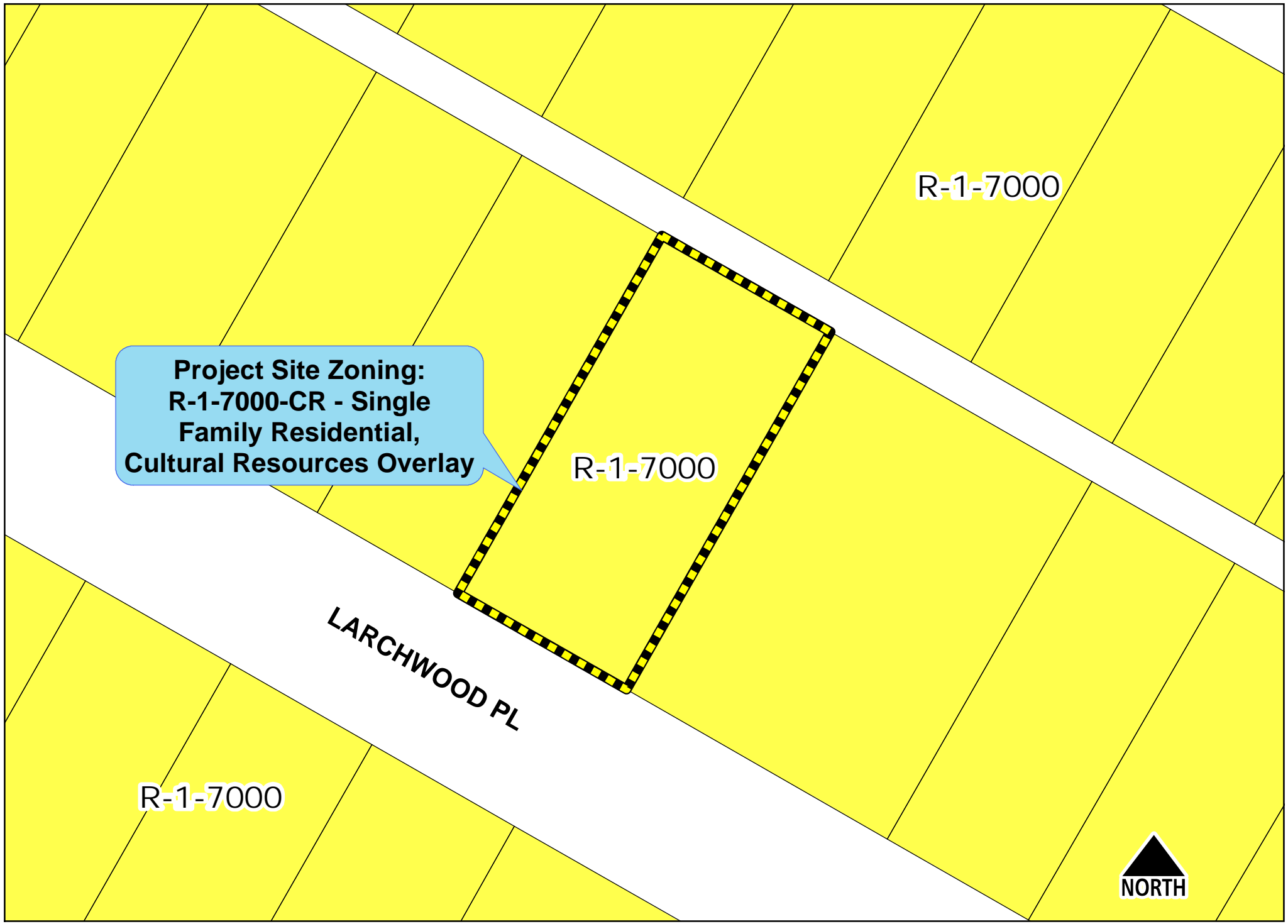




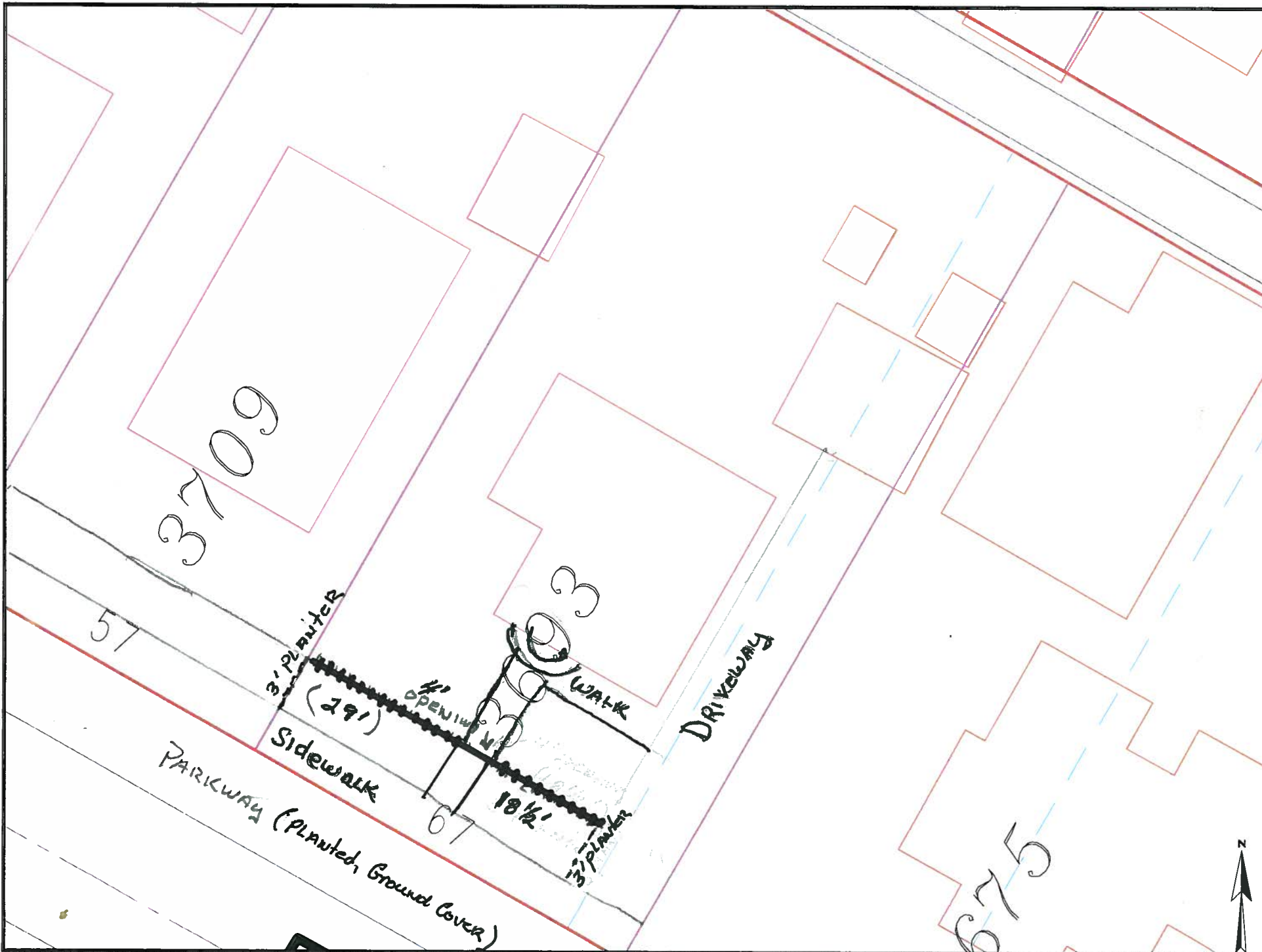
Exhibit 1 - P17-0249, Aerial



**Project Site Zoning:  
R-1-7000-CR - Single  
Family Residential,  
Cultural Resources Overlay**







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Scale 1" = 20'

Map Produced on March 23, 2017 by plan2

Exhibit 3 - P17-0249, Site Plan



Exhibit 4 - P17-0249, Photos





Exhibit 4 - P17-0249, Photos



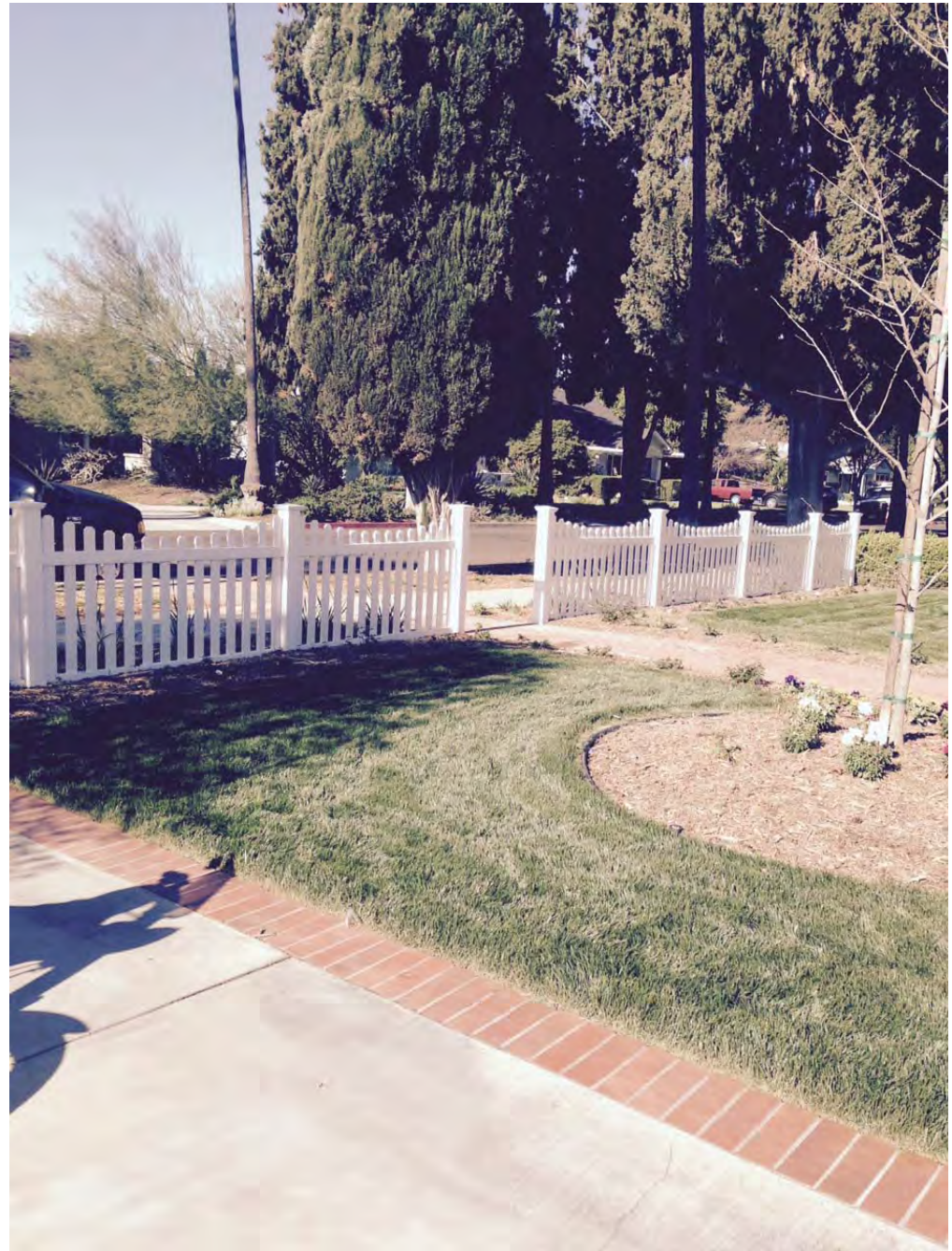


Exhibit 4 - P17-0249, Photos