



**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: JULY 19, 2017**

**AGENDA ITEM NO.: 2**

**CERTIFICATE OF APPROPRIATENESS**

**I. CASE NUMBER(S): P17-0015**

**II. PROJECT SUMMARY:**

- 1) Proposal:** Proposed Certificate of Appropriateness request to construct a new detached garage with new driveway, demolish existing front and rear patios, and complete a remodel consisting of a front and rear addition, new stucco, and new windows, at a single-family residence.
- 2) Location:** 4258 Larchwood Place
- 3) Ward:** 1
- 4) Applicant:** Michael Coté for the Keller Organization
- 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 P17-0015 is exempt from the California Environmental Quality Act (CEQA) per Sections 15331 of the CEQA Guidelines; and
2. **APPROVE** Planning Case P17-0015, 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.

#### IV. BACKGROUND/HISTORY:

The subject residence located at 4258 Larchwood Place was constructed in 1920 and is an approximately 440 square-foot single-story Vernacular Cottage residence featuring a rectangular ground plan. The residence is located on a single lot that measures approximately 7,049 square feet, located in the R-1-7000 Single Family Residential Zone in Ward 1. It is designated as a Contributor to the Wood Streets Neighborhood Conservation Area (NCA). The NCA was designated by the City on September 16, 1981. In 2002, the State Office of Historic Preservation found the NCA to be a historic district that is eligible for listing in the National Register of Historic Places. The subject residence is set far back from the property line by approximately 75 feet. It appears that a fairly common occurrence in the Wood Streets area was for owners to build a small, simply designed, almost temporary home in the rear portion of the lot, and then later build a larger home in the front portion of the lot. There are a few examples in the Wood Streets where the early small homes remain but no larger home was ever completed in front of it. This property appears to be one of those cases. This residence is an example of vernacular architecture, possessing no apparent style, which further suggests that the residence was intended to be temporary. The roof is flat with a short parapet and a shed roof above a partial width recessed porch. The porch has no architectural features. The residence has been significantly altered since originally constructed. When designated the residence was clad in stucco, but today it appears to have wide wood panel siding. Most, if not all, of the windows have been changed to aluminum sliding windows. With the lack of integrity and architectural features, the residence's contribution to the Wood Streets NCA is marginal, only speaking to a development pattern in the neighborhood through its small scale and deep setback.

#### V. DETAILED PROJECT DESCRIPTION:

The proposed project includes the demolition of the front and rear porches; construction of a new 420 sq. ft. detached garage; and a complete remodel of the residence with two additions. The remodel of the residence consists of a 499 sq. ft. front addition, 190 sq. ft. rear addition, additions of design elements to the residence, new stucco, and new windows. The front addition is L-shaped and will extend 21'-5" from the front of the existing residence. An 85 sq. ft. porch will be constructed on the east side of the new addition's north elevation. The front addition will contain a new living room, kitchen, and dining room. On the rear of the residence, a bedroom addition will extend approximately 14'-10" in a southwardly direction. The addition and original residence will be clad in a tan colored textured stucco. All windows will be fiberglass framed windows in a "coffee bean" color and will have divided top sashes. The applicant has selected windows and a wood door from the Andersen "Mission Revival" Pattern Book. Both windows and door will have wood trim painted to match the windows. The existing vernacular design has no style neither by architectural detailing nor ornamentation. This remodel of the residence will add design elements of the Mission Revival style, including stepped parapets with cornice lines, decorative ceramic tile inlays, clay tile scuppers, and a concrete S-shaped tile shed roof with exposed rafter tails above the front porch.

The detached two-car garage will be clad in stucco and constructed with a gable roof behind a stepped parapet that will match the design of the residence. Ornamentation used on the residence, namely the decorative tile inlays and clay tile scuppers, will be also be used on the garage. This will visually tie the garage to the new design of the residence. The vehicular door will be a roll-up sectional door in a brown color. The pedestrian door will be a panel door painted in a brown color. Both the doors will have wood trim with a "coffee bean" color. A new concrete driveway will provide access to the new garage.

## VI. PROJECT ANALYSIS:

**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 complies with this finding. The project proposes to rehabilitate the existing 440 square-foot residence, which is located approximately 75 feet back from the front property line and 85 feet away from the street, and to add a single-story addition at the front of the residence. Due to the residence's lack of style, there are very little character defining features of the original residence, specifically the large setback, partial width porch, and flat roof with a small parapet. The front addition is small enough in scale that it will not greatly impact the setback which is proposed to be approximately 58 feet. The new addition will have a similar porch layout to the original residence. The roof style will be maintained. The proposed Mission Revival style of the residence is compatible with the historic period of the residence. The design features of the Mission Revival style chosen for this residence follow a more vernacular interpretation of the style, rather than a "high-style" interpretation. Therefore, the chosen design features are appropriate.

**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. A front setback of between 20 and 30 feet would be more typical of the Wood Streets NCA. Because the existing home is already set back 85 feet from the street, reducing the setback by 17 feet will not adversely impact the character and spatial relationship of the residence to the NCA. The Mission Revival design features, which are being added to a residences with no apparent style, fits within the time period of the NCA.

**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. The rehabilitated residence will be clad in stucco, have divided lite windows, a flat roof with a step parapet featuring a cornice line, a tile shed roof with exposed rafter tails over the porch, and decorative elements which are features of the Mission Revival style, which is compatible with the time period of the NCA. The single story design of the residence is compatible with the overall massing of the NCA.

**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. The proposed project maintains a deep setback on the site and the additions are in keeping with the directionality of the residence, therefore no adverse changes to the site development due to the improvements of the residence. Additionally, the new garage is set far back on the property, behind the front face of the modified residence, which will not impact the site development as this was common of the time period.

**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 project will not adversely affect an important architectural, historical, cultural or archaeological feature or features based on the other findings outlined in this section. Additionally, the existing residence has no important architectural features as originally constructed and furthermore lacks integrity, therefore the no important architectural features will be impacted by the additions.

**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, because the Guidelines promote preservation of site design character-defining features, which in this case is the deep setback that will be maintained. While the Guidelines state that "additions should be located toward the rear of the structure whenever possible, away from the main façade," the additions will not destroy any important architectural feature and have been designed in a manner that is compatible with the adjacent Cultural Resources of the NCA. The project is consistent with other Guidelines for additions, including the additions' compatibility of size and scale to the original residence, forms and materials that echo the existing residence, a layout that mimics the design of the existing residence with a partial width porch with a shed roof, and exterior finish material that is compatible with the original design of the residence. The garage is consistent with the guidelines for new out buildings because it echoes the features of the residence, is located at the rear of the property, and is subordinate to residence in terms of massing.

**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. The compatibility with this finding comes from the understanding that the historic resource in question is the NCA not the residence individually. Although designated as a contributor to the NCA, as an example of development patterns, the lack of style and small scale of the residence does not contribute to the

character of the NCA, and therefore is not considered an important feature of the NCA. The proposed addition allows the small scale and deep setback of the residence to continue to speak to the development patterns of the NCA. The new Mission Revival style of the residence is compatible with the character of the NCA, while being differentiated through the choice of modern materials, such as fiberglass-framed windows. Additionally, the single-story height of the additions continues the small massing found throughout the NCA. The residence is currently vacant and boarded up. This project will allow the residence to be returned to its original use as suggested by the Secretary of the Interior Standards for Rehabilitation.

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

This section evaluates the project's consistency with Section 20.25.050, including the Secretary of the Interior's Standards (SOIS) for the Treatment of Historic Properties, as regards compatibility or impacts from the addition on the home and the surrounding Wood Streets NCA.

The Citywide Residential Historic District Design Guidelines and Secretary of the Interior's Standards for the Treatment of Historic Properties strongly discourages additions to the front of historic properties. However, limited locations are available to construct an addition to this residence due to its existing layout and deep setback, which suggests that the residence was historically probably intended as more of a temporary house until a second one was constructed (which seems to have occurred elsewhere in Wood Streets). With the deep front setback of the residence and the required 25'-0" rear yard setback required for the R-1-7000 zone, only 16'-10" is available to construct an addition. This available space is not enough to accommodate an addition composed of the additional rooms that are part of this project. Furthermore, if a rear addition was constructed, the new detached garage would not be able to be constructed, because there would be no space in the rear of the property for the 420 sq. ft. garage and per section 19.440.030 of the Riverside Municipal Code, "Accessory structures shall be no closer to the front lot line than the front-most wall of the dwelling nearest the front lot line, or 50 feet, whichever distance is less." While additions are encouraged to be located at the rear, it is staff's position is that the existing constraints of the home's location on the lot, and the fact that the addition will be an appropriate scale and compatible design features being added to a residence without style, are reasons to support the request. As previously stated, the proposed project is compatible with the SOIS, because the additions to the residence does not destroy any important architectural features and the Mission Revival design features compatible with the character of the NCA.

- **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 single family residential use of the property.

**Zoning:** The proposed project is consistent with the existing R-1-7000, Single Family Residential, zoning for the project site because it maintains the existing single family residential use of the property.

## VII. PUBLIC NOTICE AND COMMENTS:

Public notices were mailed to property owners adjacent to the site. As of the writing this report, one letter in support of the project has been received.

## X. EXHIBITS:

1. Aerial Map
2. Zone Map
3. Existing Photos
4. Project Plans
5. Comment Letter



# CITY OF RIVERSIDE

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

PLANNING DIVISION

## *RECOMMENDED CONDITIONS OF APPROVAL*

Case Number: P17-0015

MEETING DATE: July 19, 2017

### **General Information 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 CHB staff inspection must be requested to ensure that the approved plans have been executed and that all conditions have been implemented before **OCCUPANCY** hold can be released.
2. There is a ten day appeal period that will lapse at 5:00 p.m. on July 31, 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 July 19, 2018.
4. This approval is for design concept only, and does not indicate the project has been thoroughly checked for compliance with all requirements of law. As such, it is not a substitute for the formal building permit plan check process, and other changes may be required during the plan check process.
5. 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.

### **Project Specific Conditions**

6. **Prior to the Issuance of Building Permit:**
  - a. The applicant shall revise site plan to indicate that the proposed driveway is new. Driveway shall be gray concrete without any modern finishes.
  - b. The applicant shall submit a product information sheet or manufacturer's brochure showing the proposed outdoor lighting fixtures to CHB staff for approval. Proposed lighting fixtures shall be appropriate to the building's age and architecture.
  - c. A landscaping and irrigation plan shall be submitted for an Administrative Certificate of Appropriateness, subject to staff approval. The plan shall include the removal of the existing chain-link fence. If the desire is to maintain a fenced front yard, the applicant shall propose a new fence that meets the Citywide Residential Historic District Design Guidelines and Chapter 19.550 of the Riverside Municipal Code.

7. **ADVISORY:** Staff recommends the dedesignation of this property, therefore changing the property to a Non-Contributor of the Wood Streets NCA. If you chose to dedesignate, please send a letter to the Cultural Heritage Board Staff requesting dedesignation. Dedesignation will not cause the property to no longer need any future design review, as it will still be located within the Wood Streets Neighborhood Conservation Area.

**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 July 31, 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