



Community & Economic Development Department

Planning Division

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

CULTURAL HERITAGE BOARD MEETING DATE: JULY 18, 2018

AGENDA ITEM NO.: 2

CERTIFICATE OF APPROPRIATENESS

I. CASE NUMBER(S): P18-0355

II. PROJECT SUMMARY:

- 1) Proposal:** Certificate of Appropriateness request to demolish an existing accessory building which is a remnant of a burned down church.
- 2) Location:** 4291 Eleventh Street, situated on the northeast corner of Eleventh and Cedar Streets
- 3) Ward:** 1
- 4) Applicant:** Steve Lazarian of the International Church of the Foursquare Gospel
- 5) Case Planner:** Scott Watson, Assistant Planner

III. RECOMMENDATION:

That the Cultural Heritage Board:

1. **DETERMINE** that Planning Case P18-0355 is exempt from the California Environmental Quality Act (CEQA) pursuant to general rule Section 15061(B)(3) (No possibility of Impact to the Environment) and categorically exempt pursuant to Section 15301(L)(4) (Demolition of Accessory Structures); and
2. **APPROVE** Planning Case P18-0355, based on the findings summarized below, and subject to the attached conditions, thereby issuing a Certificate of Appropriateness for the project.

IV. BACKGROUND/HISTORY:

Case Background:

In 2015, the original church building was gutted by a fire and determined by the City Building Official as an imminent threat to life safety. A demolition permit was issued in accordance with Section 20.25.010 of the Riverside Municipal Code, which states that a Certificate of Appropriateness is not required when a building presents an unsafe or dangerous condition constituting an imminent threat as defined in the California Building Code. The remaining accessory building has been vacant since the fire. Because the accessory building was not damaged by the fire it did not constitute as an imminent threat and Certificate of Appropriateness is required for demolition.

The applicant hired Steve Kuchenski of ONYX Architects, who is qualified under the Secretary of the Interior Professional Qualifications, to complete an evaluation of the property and an analysis of the potential impact of demolition of the structure to the Evergreen Quarter Historic District. The attached report dated April 13, 2018, found that the previously demolished church may have been eligible for individual designation because of its connection to the Echo Park Foursquare Gospel Church and notable evangelist Aimee Semple MacPherson. However, the Cultural Resources report states there was no record of any connection between the remaining Sunday school annex building and MacPherson. Instead, the Sunday school annex, which abutted the sanctuary building, served as an accessory building to the main sanctuary building. Furthermore, staff evaluated the property and found that despite being constructed during the period of significance of the property, the annex no longer retains sufficient integrity to maintain contributor status due to the loss of setting, feeling, and association with sanctuary building.

V. DETAILED PROJECT DESCRIPTION:

The proposed project is to demolish the remaining accessory building which abutted the sanctuary building. The demolition also includes the demolition of the semi-subterranean basement. No new construction is proposed at this time.

VI. PROJECT ANALYSIS:

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

CHB staff has analyzed the proposed project in accordance with Title 20 of the Riverside Municipal Code and finds the project to be consistent because the removal of the accessory building at 4291 Eleventh Street will not impact the historic district. The Cultural Resource report by ONYX Architects found the accessory building ineligible for local designation both individually and as part of a district. The significant feature of the property, the sanctuary building, was destroyed by fire and subsequently demolished. Therefore, the demolition of this accessory structure will not impact the historic district.

- **Environmental Compliance:**

The project is exempt from CEQA review pursuant to the general rule Section 15061(B)(3) (No possibility of Impact to the Environment) and is categorically exempt pursuant to Sections 15301(L)(4) (Demolition of Accessory Structures) of the CEQA Guidelines as the project is to demolish an existing accessory building, which does not contribute to the historic district. According to Section 15061(B)(3), "The activity is covered by the general rule that CEQA applies

only to projects, which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.” As the accessory structure is not a contributor on its own merits to a historic resource, its demolition is not possible to create a significant impact on the environment. In this case, the removal of an accessory structure, when the main structure is not extant, will not have a significant impact on a historic district.

VII. PUBLIC NOTICE AND COMMENTS:

Public notices were mailed to property owners adjacent to the site on June 29, 2018, at least 10 days prior to the scheduled meeting. As of the writing this report, no comments have been received.

IX. EXHIBITS:

1. Staff Recommended Findings
2. Staff Recommended Conditions of Approval
3. Aerial Map
4. Evergreen Quarter Historic District Map
5. Cultural Resources Report
6. Site Photos



EXHIBIT 1 – STAFF RECOMMENDED FINDINGS

CASE NUMBER: P18-0355

MEETING DATE: July 18, 2018

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: This finding is not applicable as the proposed removal of the existing accessory building does not stylistically add to the historic district.

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

FACTS: This finding is not applicable as the proposed removal of the existing accessory building does not stylistically add to the historic district.

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: This finding is not applicable as no new building is being constructed.

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 existing building was accessory to the previously-demolished sanctuary building, the contributing feature of the property to the historic district. As this building is no longer extant, the demolition of its accessory building will not adversely impact the property's relationship to the historic district.

FINDING: The proposed change does not adversely affect an important architectural, historical, cultural or archaeological feature or features.

FACTS: As discussed in the attached Cultural Resources memo, the existing accessory building was found ineligible designation. Its demolition does not appear to adversely affect any important architectural, historical, or cultural features of the district. The property has been developed and it is unlikely that important archaeological resources are present.

- FINDING:** The application proposal is consistent with the Citywide Residential Historic District Design Guidelines and the separate guidelines for each Historic District.
- FACTS:** As the Guidelines apply to Rehabilitation, Repairs, Additions, New Construction, and Landscaping, this finding does not apply to this demolition project.
- 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 historic resource in question for this project is the Evergreen Quarter Historic District and not the individual ancillary building, therefore the Secretary of the Interior's Standards (SOIS) are applied to the district on the whole. As a stated in the Cultural Resources Report by ONYX Architects, the historically significant building on the property was the sanctuary building, which was destroyed by fire and subsequently demolished. The accessory building has not been found significant in its own right, or to contribute to the significance of the Evergreen Quarter Historic District. Therefore, its removal is allowable under the SOIS.



EXHIBIT 2 – STAFF RECOMMENDED CONDITIONS OF APPROVAL

CASE NUMBER: P18-0355

MEETING DATE: July 18, 2018

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. Actions by the Cultural Heritage Board, including any environmental finding may be appealed. There is a ten day appeal period that will lapse at 5:00 p.m. on July 30, 2018, which is twelve days following action on the case. 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, 3900 Main Street, Riverside, CA 92522.
3. If a demolition permit is not issued, this approval will expire in one-year~~s~~ on July 18, 2019.
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.

Specific Conditions of Approval

6. Prior to demolition of ~~the~~the building, an opportunity for architectural salvage of remaining items shall be given to an architectural salvage group.

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 30, 2018 at 5:00 p.m. twelve days following action on 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