



**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 19, 2018**

**AGENDA ITEM NO.: 2**

**CERTIFICATE OF APPROPRIATENESS**

**I. CASE NUMBER(S): P18-0643**

**II. PROJECT SUMMARY:**

- 1) **Proposal:** Certificate of Appropriateness request to demolish an existing duplex, is listed as a non-contributor to the Heritage Square Historic District.
- 2) **Location:** 3337-3339 Fifth Street, situated on the north side of Fifth Street between Mulberry and Lime Streets.
- 3) **Ward:** 1
- 4) **Applicant:** Robert Lewis of the City of Riverside Housing Authority
- 5) **Case Planner:** Scott Watson, Associate Planner

**III. RECOMMENDATION:**

**That the Cultural Heritage Board:**

- 1. **DETERMINE** that Planning Case P18-0643 is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301(L)(2) (Demolition of a duplex); and
- 2. **APPROVE** Planning Case P18-0643, based on the findings summarized below, and subject to the attached conditions, thereby issuing a Certificate of Appropriateness for the project.

#### IV. BACKGROUND/HISTORY:

##### **Heritage Square Historic District:**

This district consists of a large variety of residential architectural styles popular in southern California from the 1880s to the 1920s. This includes excellent examples of French Second Empire, Victorian Stick, Shingle, Queen Anne, Eastlake, Mission Revival, Classical Revival, and Craftsman. The scale of the district is predominantly two stories in height and each of the north-south arteries that are well landscaped with mature trees. The district contains 150 contributing features and 42 non-contributing features. There are relatively few vacant parcels for a district of this age. Although most of the non-contributing features are not intrusive, as they are altered examples from the same period or compatible Craftsman and wood frame English Revival residences from the 1920s.

##### **Project Site:**

This rectangular shaped one-story duplex was built on a flat lot with a narrow setback, designed in the Spanish Colonial Revival style of architecture. It features a flat roof with parapet and red tile detailing. The exterior wall surface consists of smooth stucco. The front entrances have been embellished with bracketed sloping tiled hoods. Segmented windows framed by simple painted wood surrounds have been symmetrically placed. An attic vent is centrally placed between the two entrances. Projecting wooden roof beams are displayed below the vent. A curvilinear wing wall extends out from the left side of the structure. The porch steps are connected to the sidewalk. The concrete block garage was built in 1942. Alterations include window replacements and possibly doors. The property is current vacant.

Previously evaluated in the Historic Property Survey Report for Phase I of the I-215 Improvement Project, March 1993, Site No. 71, page B-242. Considered ineligible for the National Register under any criteria, on an individual basis. In 2002, as part of a Section 106 review for a Streetlight Project within the Heritage Square Historic District, the duplex at 3337-3339 Fifth Street was given the NRHP status code 6Z1 – ineligible for National Register with no potential for any listing. Although this property is within the Heritage Square Historic District, it is listed as a non-contributor to the historic district.

#### V. DETAILED PROJECT DESCRIPTION:

The proposed project is to demolish the existing duplex and associated site features. 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 demolition of the duplex at 3337-3339 Fifth Street will not impact the historic district, as the property is listed as a non-contributor to the historic district.

- **Environmental Compliance:**

The project is categorically exempt from CEQA review pursuant Sections 15301(L)(2) (Demolition of a duplex) of the CEQA Guidelines as the project is to demolish an existing accessory building, which does not contribute to the historic district. As the duplex is not a contributor to the historic district, its demolition would not create a significant impact on the environment.

## **VII. PUBLIC NOTICE AND COMMENTS:**

Public notices have been mailed to property owners adjacent to the site on August 30, 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. Historic District Map
5. Excerpt from Section 106 review.
6. Site Photos



*EXHIBIT 1 – STAFF RECOMMENDED FINDINGS*

**CASE NUMBER:** P18-0643

**MEETING DATE:** September 19, 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 existing duplex has been determined ineligible for local designation. Therefore, this building is not considered a historic building.

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

**FACTS:** As the duplex has been listed as a non-contributor to the Heritage Square Historic District, its demolition will not affect the historic district and nearby Cultural Resources.

**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 currently 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:** This finding is not applicable, as existing duplex has been listed as a non-contributor to the Heritage Square Historic District. Further, the demolition of this building will not adversely impact the adjacent properties' relationship to the neighborhood as the project site is adjacent to vacant lot to the west, a small parking lot to the north, and is separated from the rear garage of a single family residence by an alley way.

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

**FACTS:** The existing duplex was determined ineligible for National, State, and Local designation. Its demolition will not adversely affect any important architectural, historical, or cultural features of the district, since the duplex has been identified

as a non-contributor to the historic district. The property has been previously 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:** This finding is not applicable as no new building is currently being constructed.

**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 Heritage Square Historic District and the individual residence; therefore, the Secretary of the Interior's Standards (SOIS) are applied to the district overall. The existing duplex has been listed as a non-contributor to the historic district. Because of this, it is not considered an important architectural feature of the district. Furthermore, it has been determined for ineligible for local, state, and National Register listing. Therefore, its removal is allowable under the SOIS.



*EXHIBIT 2 – STAFF RECOMMENDED CONDITIONS OF APPROVAL*

**CASE NUMBER:** P18-0643

**MEETING DATE:** September 19, 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. Upon completion of the project, a Cultural Heritage Board staff inspection must be requested to ensure that the approved plans have been executed and that all conditions have been implemented.
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 October 1, 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 building permit is not issued, this approval will expire in one-years on September 19, 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.

**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 1, 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.

G:\CHB\2018 CHB\09-19-18\P18-0643 HD - 3337 Fifth St – Demolition  
Scott Watson





Project Site:  
3337-3339 Fifth St.

LIME ST

5TH ST

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



0 5 10 20 30 40 Feet ATTACHMENT 2





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



| Address  | APN                | Date of Construction | Architectural Style                             | NRHP Status     |
|--|--------------------|----------------------|---|-----------------|
| 3444 Second Street<br>(3211 Lime Street)<br>CHM #573 | 213-091-001        | 1908                 | American Foursquare                             | 2D2             |
| 3488 Second Street<br>CHM #567                       | 213-091-014        | 1922                 | Craftsman Bungalow                              | 2D2/5D1         |
| 3535 Second Street                                   | 213-032-012        | 1950                 | Contemporary                                    | 6Z1             |
| 3545 Second Street                                   | 213-032-012        |                      |   | 6Z              |
| 3546 Second Street                                   | 213-082-007        | 1918                 | Craftsman                                       | 2D2/5D1         |
| 3570 Second Street<br>CHM #072                       | 213-082-002        | 1927                 | Craftsman Bungalow                              | 5D1/<br>6Y2-OHP |
| 3343-57 Fourth Street<br>CHM #645 and #643           | 213-122-007        | 1921                 | Craftsman                                       | 5D1/<br>6Y2-OHP |
| 3344-50 Fourth Street                                | 213-172-008        | 1910                 | Vernacular                                      | 5D1/<br>6Y2-OHP |
| 3383 Fourth Street<br>(3390 Lime Street)<br>CHM #647 | 213-122-008        | 1906                 | American Foursquare                             | 2D2/5D1         |
| 3436 Fourth Street<br>CHM #646                       | 213-171-006        | 1897                 | Vernacular cottage                              | 2D2/5D1         |
| 3450 Fourth Street                                   | 213-171-005        |                      | Vacant Lot                                      | 6Z2             |
| 3459 Fourth Street                                   | 213-121-010        | 1960                 | Contemporary                                    | 6Y2-OHP         |
| 3468-70 Fourth Street<br>CHM #811                    | 213-171-004        | 1927                 | Minimal Traditional/Spanish<br>Colonial Revival | 5D1/<br>6Y2-OHP |
| 3295 Fifth Street<br>(3470-80 Mulberry Street)       | 213-132-005        | 1923                 | Craftsman                                       | 6Z1             |
| 3335 Fifth Street<br>(3491 Mulberry)<br>CHM #122     | 213-172-012        | 1907                 | Hipped Roof Cottage                             | 5D1             |
| <b>3337-39 Fifth Street</b>                          | <b>213-172-007</b> | <b>1922</b>          | <b>Spanish Colonial Revival</b>                 | <b>6Z1</b>      |
| 3412-76 Fifth Street<br>(not in Heritage Square HD)  | 213-332-001        | 1976                 | Contemporary                                    | 6Z1             |
| 3431 Fifth Street<br>(3495 Lime Street)<br>CHM #676  | 213-171-020        | 1882                 | Folk Victorian/Queen Anne                       | 5D1             |

## Exhibit 6 – Site Photos



West and south elevation, view looking northeast



Façade, view looking northeast





Façade and east elevation, view looking northwest



North elevation, view looking southwest

**From:** Nanci Larsen <[larsen@missioninmuseum.org](mailto:larsen@missioninmuseum.org)>  
**Sent:** Wednesday, September 19, 2018 8:01 AM  
**To:** Philip Falcone <[philipjfalcone@gmail.com](mailto:philipjfalcone@gmail.com)>  
**Cc:** Watson, Scott <[SWatson@riversideca.gov](mailto:SWatson@riversideca.gov)>  
**Subject:** [External] CHB

Philip,

After reading the case before you, I would like to give my opinion.

First seeing the project, being in Heritage Square, I felt the building should not be demolished.

Then I drove by the building and thought there is no way with the existing easement and lot size anything bigger could go there, and seeing the empty lot next to I searched and found many other like examples in the Heritage Square Historic District and felt maybe it could be demolished.

But after understanding that the empty lot next to the proposed demolition might be the site of the Housing First project I am confused.

Is this project part of that, not that I can find. Is there a reasonable way to rehabilitate this and add it to the Housing First Project? Not in any plan I can find. (which would be a environmentally correct way to go and cost effective)

So my question is there a plan in place for what will happen to this lot if you grant the demolishing of the property. Will it be and empty lot like we see now next to it?

It has been at least 10 years when the empty lot next to it had a house and when they demolished that they were supposed to do infill, which as you can see today is still an empty lot.

With no project listed for this lot, why would we start a precedent of demolishing anything in a historic district. No project on the horizon, not part of the Housing First Plan. I would hope you and the CHB would vote NO in granting the demolishing of this property.

Thank you for your time.

\*\*\*\*\*Mr. Watson Please provide this the CHB for today meeting in case I can not make it in person, Which I will be trying to do.\*\*\*\*\*

Nanci Larsen  
3160 Brockton  
Riverside, CA. 92501