



**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: JANUARY 16, 2019  
AGENDA ITEM NO.: 2**

**CERTIFICATE OF APPROPRIATENESS**

**I. CASE NUMBER(S): P18-0555**

**II. PROJECT SUMMARY:**

- 1) **Proposal:** Certificate of Appropriateness request to construct a 465 square foot addition to an existing single-family residence.
- 2) **Location:** 2841 Fairmount Boulevard, on the west side of Fairmount Boulevard between Crescent Avenue and Ridge Road.
- 3) **Ward:** 1
- 4) **Applicant:** Miguel Perez
- 5) **Case Planner:** Scott Watson, Associate Planner

**III. RECOMMENDATION:**

**That the Cultural Heritage Board:**

1. **DETERMINE** that Planning Case P18-0555 is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15331 because the project falls under the class of Historical Resource Restoration/Rehabilitation projects consistent with the Secretary of the Interior's Standards (Exhibit 1); and
2. **APPROVE** Planning Case P18-0555, based on the findings summarized below, and subject to the attached conditions (Exhibit 2), thereby issuing a Certificate of Appropriateness for the project.

#### IV. BACKGROUND/HISTORY:

The subject residence, constructed in 1909 at 2841 Fairmount Boulevard is an approximately 881 square-foot, single-story, Classic Cottage style residence featuring a rectangular ground plan. Character-defining features of the residence include: a composite-shingle hipped roof with a shed dormer and exposed rafter tails; narrow-width wood clapboard siding; a partial-width projecting porch with a wood clapboard sided half-wall and narrow, classical columns; and double-hung windows with wood trim. The residence is located on a 5,140 square foot single lot in the R-1-7000 Single Family Residential Zone in Ward 1.

The residence is listed as a Contributor to the Mile Square Northwest Potential Historic District bounded roughly by First Street to the north, Market Street to the east, the south side of Sixth Street to the south, and Redwood Drive to the west. The District encompasses the northwest quadrant of the original "Mile Square" plat of the City. The District is eligible for the California Register under Criterion 3, and considered a historical resource for purposes of CEQA. The district is also eligible for local designation as a historic district in accordance with Title 20 of the Municipal Code.

#### V. DETAILED PROJECT DESCRIPTION:

The proposed project includes construction of a 465 square foot addition to the north elevation of the existing residence. The addition will be approximately 30'-0" in width and extend 15'-6" from the residence and includes two additional bedrooms and a bathroom.

The addition will be clad in wood clapboard siding and set back from the façade of the existing residence by 2'-0" to differentiate the original residence from the addition. The roof of the addition will be a hipped roof and match the existing residence with exposed rafter tails, composite shingles, and matching roof slope. Because of the width of the addition and matching slope, the new roof will be approximately 18 inches higher than the existing roof, thereby extending the south facing slope of the roof to unify the two roofs. The windows of the addition will be wood single-hung windows with wood trim, matching the original residence.

#### VI. PROJECT ANALYSIS:

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

The proposed addition design will not adversely affect the site or orientation of the existing residence. The design of the addition will be compatible with the residence in size, scale, and massing and will utilize materials, colors, and textures that are similar to or the same as those used on the existing residence. Differentiation will be achieved by setting the addition back by 2'-0" from the existing façade.

- **General Plan/Specific Plan/Zoning Conformance:**

**General Plan:** The proposed project is consistent with the existing General Plan Land Use Designation and 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 and maintains the existing single-family residential use of the property. A variance is

required for an 18'-6" encroachment into the rear yard setback. A variance request, Planning Case P18-0556, will be reviewed by the Development Review Committee on January 23, 2019.

- **Environmental Compliance:**

The project is categorically exempt from CEQA review pursuant to Section 15331 as a Historical Resource Restoration/Rehabilitation project consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties. A discussion on the projects consistency with the Secretary of the Interior's Standards is included in the attached Staff Recommended Findings (Exhibit 1).

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

Public notices were mailed to property owners adjacent to the site on December 20, 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. Project Plans
5. Site Photos



*EXHIBIT 1 – STAFF RECOMMENDED FINDINGS*

**CASE NUMBER:** P18-0555

**MEETING DATE:** January 16, 2019

**FACTS FOR FINDINGS:** (From Section 20.25.050 of the Riverside Municipal Code)

The Board and Historic Preservation Officer or Qualified Designee 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 proposed addition will match the original residence with a hipped roof, exposed rafter tails, wood siding, and wood single-hung windows with wood trim. These features are consistent with the architectural period and character-defining features of the existing residence.

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

**FACTS:** The neighboring residences include a variety of architectural styles including, Craftsman, American Foursquare, Mission Revival, Spanish Colonial Revival, and Minimal Traditional. The proposed addition is compatible the existing residence and is, therefore, compatible with the surrounding 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:** The addition will match the colors, textures, materials, fenestration, decorative features and details, scale, massing and methods of construction of the existing residence. The roof of the addition will be slightly taller than the existing roof but will be integrated into the existing roofline.

**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 façade of the existing residence will remain intact. The proposed addition will not change the orientation of the residence or its relationship to its surroundings. There will be no alteration to existing landscaping or any public areas.

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

- FACTS:** The addition will be located on the side of the residence with no impact to the existing façade. No important architectural features will be adversely affect. The existing neighborhood is well established and the proposal does not include any major grading. It is unlikely that his project will have any negative impact to archaeological resources.
- FINDING:** The project is consistent with the Citywide Residential Historic District Design Guidelines, approved guidelines for each Historic District, and/or any other applicable Design Guidelines.
- FACTS:** A placement of the addition on the north side of the residence was necessary because of site constraints and existing internal layout of the residence. According to the Citywide Residential Historic District Design Guidelines, "Additions should be located toward the rear of the structure whenever possible, away from the main façade." The addition has been set back from the façade by 2'-0", thereby meeting this objective of the Guidelines. The addition is compatible in size and scale to the residence with similar fenestration. Also consistent with the Guidelines, the addition's roof forms and materials echo those of the original structure.
- 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 Miles Square Potential Northwest Historic District and not the individual building. The Secretary of the Interior's Standards (SOIS) are applied to the district as a whole. The project will not change the historic use or character of the property or create a false sense of historical development. The addition will utilize materials and design details that are compatible with the existing residence. If the proposed addition is removed in the future, it will result in some damage to a small portion of the north elevation of the residence, but it will not change the essential form of the residence. Therefore, the residence will have no significant impact on the historic district on the whole.



*EXHIBIT 2 – STAFF RECOMMENDED CONDITIONS OF APPROVAL*

**CASE NUMBER:** P18-0555

**MEETING DATE:** January 16, 2019

**General Conditions**

1. The project must be completed, 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 January 28, 2019, 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 for the Certificate of Appropriateness will expire in one-year on January 16, 2020.
4. This approval for the Certificate of Appropriateness 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 Certificate of Appropriateness shall in no way exclude or excuse compliance with all other applicable rules and regulations in effect at the time this permit is exercised.

**Case Specific Conditions of Approval:**

6. All applicable conditions related to Planning Case P18-0556 (Setback Variance) shall apply. Failure of the Development Review Committee or Planning Commission on appeal, to approve the related Planning Case shall either render this approval for the Certificate of Appropriateness null and void without prejudice. Action by the Development Review Committee or Planning Commission on appeal, may result in modifications to the project and may require submittal and review of a revised Certificate of Appropriateness application.

7. **Prior to the issuance of building permits:** The applicant shall revise elevations drawings to accurately show the existing shed dormer on the eastern slope of the roof and indicated that the dormer is to remain,

**APPEAL INFORMATION:**

The applicant or any interested person may appeal the Board's decision or any condition of approval. To appeal this decision, a letter must be submitted 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 January 28, 2019 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.