



Community & Economic Development Department

Planning Division

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

CULTURAL HERITAGE BOARD MEETING DATE: MAY 15, 2019
AGENDA ITEM NO.: 2

CERTIFICATE OF APPROPRIATENESS

I. CASE NUMBER(S): P18-0085

II. PROJECT SUMMARY:

- 1) **Proposal:** Certificate of Appropriateness request for site plan and building elevations for the construction of a 3,060-square-foot mausoleum with 552 crypts and 492 conventional gravesites at Olivewood Memorial Park, a cultural resource eligible for listing in the National Register and designation as a City Landmark
- 2) **Location:** 3300 Central Avenue on the south side of Central Avenue between SR-91 and Rumsey Drive
- 3) **Ward:** 3
- 4) **Applicant:** Matt Acton of Holt Architecture
- 5) **Case Planner:** Scott Watson, Historic Preservation Officer

III. RECOMMENDATION:

That the Cultural Heritage Board:

1. **REVIEW** and **PROVIDE COMMENT UPON** the Cultural Resources analysis in the Mitigated Negative Declaration, and **RECOMMEND** that the City Planning Commission **DETERMINE** that Planning Case P18-0085 will not have a significant effect on Cultural Resources so it may **ADOPT** the Mitigated Negative Declaration (Exhibit 3) and **ADOPT** the Mitigation Monitoring and Reporting Program (MMRP); and
2. **APPROVE** Planning Case P18-0085, based on the findings summarized below (Exhibit 1), subject to the attached conditions (Exhibit 2), and contingent on the adoption of the Mitigated Negative Declaration, thereby issuing a Certificate of Appropriateness for the project.

IV. BACKGROUND/HISTORY:

Olivewood Cemetery, dedicated in 1888, is the second oldest cemetery in the City of Riverside. Olivewood's first mausoleum, designed Henry L.A. Jekel, was built in 1930 and later expanded in 1959. The mausoleum is elevated from road in front of it and designed in a Mission Revival style with Art Deco influences. The mausoleum features a terrazzo tile walkway in the interior chapel space, Art Deco style columns along the façade, clay tile gabled roofs, smooth and textured stucco cladding, and divided lite wooden entry doors. A landscaped area with close, concentrated burials are located in front of the structure.

Additional mausoleums were built in 1969 and 1987 and feature a Spanish style design with an arched arcade, clay tile roofs, and textured stucco cladding. The "Court of Serenity," an open space with three walls made of a dark marble, connects both structures.

Olivewood Cemetery has always been inclusive and became the final resting place of ethnic minority groups early in the City's history. From its establishment, sections were set aside to accommodate all faiths and ethnicities. As a result, the cemetery has interred noteworthy people of various ethnicities, including Jukichi Harada. As part of the 2016 Chinese American Context Statement and the 2011 Japanese American Context Statement, Olivewood is eligible for local designation under the general theme of Ethnic Heritage. Contributing features include the Asian and Asian-American burial sites located predominantly in the northwestern quadrant of the acreage south of Central Avenue.

V. DETAILED PROJECT DESCRIPTION:

The proposed project (Exhibit 6) includes construction of 3,060-square-foot mausoleum with 552 crypts; 492 traditional gravesites; and surrounding site improvements consisting of retaining walls, hardscape, and landscaping. The proposed project also includes an access road on the south side of the proposed mausoleum to provide passenger, service and emergency vehicle access to the proposed mausoleum and gravesites.

The proposed mausoleum is situated to east of the original mausoleum, along an existing drive aisle, and is set into the contour of the existing hillside with a terraced design. The design of the proposed mausoleum features a north-facing, asymmetrical façade with an arcade created by a series of eight small arches atop round columns that flank a wider, central arch. The building will be clad in stucco and capped with a low-pitched hipped roof over the arcade area and flat roof above the crypts. Retaining walls are proposed to create a level building pad for the mausoleum and switchback ramps provide access to the north side of the mausoleum. The colored elevations indicate the building, retaining walls, and other vertically-oriented hardscape features, such as the ramp walls, will incorporate muted earth tone colors that will allow them to blend with the natural environment

Conceptual landscaping plans show a combination of native and ornamental plantings including coast live oak, olive and cypress trees; canna, daylily and mock orange shrubs; and a variety of groundcovers. Proposed manufactured slopes will be revegetated with a creeping fescue hydroseed mixture for slope stability and erosion control. Proposed retaining walls will be planted with Boston ivy. The proposed traditional gravesites will be sodded with turf grass.

VI. PROJECT ANALYSIS:

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

The proposed project is consistent with all applicable findings (Exhibit 1) required for a Certificate of Appropriateness. The project is also consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties and demonstrates the compatibility and differentiation suggested by the Rehabilitation Standards.

The proposed mausoleum features a contemporary interpretation of the Spanish Revival and Mediterranean styles of architecture, which is compatible with the Spanish style of the existing structures on the site. The proposed mausoleum's design incorporates features of the existing mausoleums, including an arched arcade similar to the 1969 and 1987 mausoleums, stucco cladding, and a red tile roof.

The proposed mausoleum and traditional gravesites will be located in a currently undeveloped portion of the property. The proposed project will not impact any of the existing cultural resources on the site, will not alter the historic mausoleum and will be located approximately 600 feet from the Ethnic Heritage burial sites.

- **Environmental Compliance:**

A Mitigated Negative Declaration (MND), and Mitigation and Monitoring Reporting Program (MMRP) have been prepared for this project in accordance with Sections 15074 of the California Environmental Quality Act (CEQA) Guidelines and Section 21081.6 of CEQA (Exhibit 3). The CEQA documentation states the proposed project will not have a significant effect on the environment, subject to implementation of the MMRP.

VII. PUBLIC NOTICE AND COMMENTS:

Public hearing notices were mailed to property owners within 300 feet of the site. A Notice of Intent to Adopt a Mitigated Negative Declaration was published in the Press-Enterprise and mailed to the list of agencies and interested parties. As of the writing of this report, Staff no comments have been received.

IX. EXHIBITS:

1. Staff Recommended Findings
2. Staff Recommended Conditions of Approval
3. CEQA Document (Draft Mitigated Negative Declaration)
4. Cultural Resource Assessment by LSA, June 2018
5. Aerial Photo/Location
6. Project Plans
7. Site Photos



EXHIBIT 1 – STAFF RECOMMENDED FINDINGS

CASE NUMBER: P18-0085

MEETING DATE: May 15, 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 project proposes to add a 3,060 square foot mausoleum along an internal road/pathway and at the base of the hills on the southern side of the cemetery where three other mausoleums were constructed in 1930, 1969, and 1987. The design of the proposed mausoleum draws influence from architectural style to the three existing mausoleums and serves to be a bridge between the designs. The proposed mausoleum will feature tile roofs; arched openings; stucco cladding; and natural stone accent materials.

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

FACTS: The site is located in the historically eligible Olivewood Cemetery, the second oldest cemetery in the City of Riverside. Structures found in the cemetery include one office building in the southern entryway, south of Central Ave, and the three mausoleums. All structures are designed and constructed with similar architectural features, resembling a combination of Mission Revival, Mediterranean, and Art Deco. All structures, except the mausoleum constructed in 1987, used clay tile roofs and beige tones on all façades. The design of the proposed mausoleum exhibits the arched arcades of the 1969 and 1987 mausoleums and features stucco cladding and tile roofs to match the existing buildings on site.

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 new structure will use materials and design elements similar to other structures at the cemetery. The arched arcaded of the proposed mausoleum echoes the arcade of the 1969 and 1987 mausoleums. The massing of the proposed single-story mausoleum will be compatible with the three other mausoleums.

- 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 will preserve the appearance of the cemetery's site configuration, and will not disrupt the spatial relationships within the cemetery's overall cultural landscape given these structures are inherent to cemeteries. The proposed road access expansion and additional burial plots will expand the cemetery in a southerly direction and maintain the existing site orientation.
- FINDING:** The proposed change does not adversely affect an important architectural, historical, cultural or archaeological feature or features.
- FACTS:** 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. The proposed mausoleum and new burial plots will be located southwest of the existing Ethnic Heritage burial sites and will have no impact.
- 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:** This finding does not apply to the proposed project, as the building is not residential or within a residential historic district.
- FINDING:** The application proposal is consistent with the Principles of the Secretary of the Interior's Standards for the Treatment of Historic Properties.
- FACTS:** A detailed Secretary of the Interior's Standards consistency analysis is included in the attached Cultural Resources Assessment by LSA (Exhibit 4). The report states that the proposed project is consistent with the Secretary of the Interior Standards because the project will not impact the ethnic minority heritage burial sites, will not alter the historic Henry L.A. Jekel designed mausoleum, and is compatible in design to the existing buildings on the site.



EXHIBIT 2 – STAFF RECOMMENDED CONDITIONS OF APPROVAL

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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. If a building permit is not issued, this approval for the Certificate of Appropriateness will expire in one-year on May 15, 2020.
3. 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.
4. 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.

Project Specific Conditions of Approval

5. All applicable conditions of related Planning Cases P18-0083 (Revised Conditional Use Permit), P18-0084 (Grading Exception), P18-0616 (Grading Exception), P18-0617 (Grading Exception) shall apply. Failure of the Planning Commission or City Council, on appeal, to approve all related planning cases shall either render this approval null and void without prejudice. Action by the Planning Commission or City Council, on appeal, of the related planning cases may result in significant modifications to the project and may require submittal and review of a revised Certificate of Appropriateness application.
6. The intent of this approval is for the project's colors to appear as indicated on the colored elevations. All approved colors and materials shall be reflected on the construction plans submitted for plan check. Should modification of color scheme occur, revised color elevations and material board shall be submitted to CHB staff for approval.

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 May 27, 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.