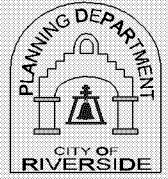


CITY OF RIVERSIDE PLANNING DEPARTMENT

Certificate of Appropriateness (CR) Staff Report



Cultural Heritage Board Meeting Date: February 18, 2004

PLANNING CASE P04-0107: Proposed Certificate of Appropriateness request by Beatrice Rios to relocate City Structure of Merit No. 95, a 2,760 square foot single-family residence to lots 37 and 38 of the St. Andrews tract a portion of APN 209-232-001, which is located on the east side of Lime Street, north of First Street and just north of the boundary of the St. Andrews Terraces Neighborhood Conservation Area.

BACKGROUND: The applicant is requesting a Certificate of Appropriateness to relocate a Structure of Merit, originally located at 3197 First Street, to a portion of APN 209-232-001 located on the east side of Lime Street and north of First Street, just outside of the northern boundary of the St. Andrews Terraces Neighborhood Conservation Area (NCA). In June 2003, Caltrans relocated this Classical Revival style two-story residence from its original location to a temporary lot at Spruce Street and Kansas Avenue following their acquisition of the lot for operational and safety improvements along Interstate route 215/State route 91/State route 60. Per the Historic Resources Compliance Report (HRCR) prepared in August 2001 in compliance with CEQA, Caltrans was required to work with Cultural Heritage Board staff to market and relocate the residence. Caltrans held a public auction on December 11, 2003 to find a potential buyer for the residence. Applicant Beatrice Rios purchased the home at that auction. Ms. Rios proposes to relocate the residence onto two 7,500 square foot lots fronting Lime Street. These lots are a portion of a parcel currently owned by Union Pacific Railroad (APN 209-232-001). The applicant is still in the process of acquiring the lots, and the Union Pacific Railroad has provided staff with documents indicating their intent to sell.

Constructed in 1899, the two-story Classical Revival style residence has a wood frame and is sheathed with clapboard siding. It is essentially square in plan with a medium pitched hip roof with wide boxed eaves and decorative brackets. The main facade features a full-width porch with a hip roof supported by classical columns. The centrally placed front door is flanked by sidelights and large symmetrically placed windows. Located above the entry door is a second story hip roof dormer. The building was designated City of Riverside Structure of Merit No. 95 sometime in the late 1970's.

In its original location, the residence sat among many mature trees and shrubs on a large corner lot at the intersection of First Street and Vine Street. Sanborn Maps indicate that the residence was surrounded by orange groves from the time of its construction in 1899 until owners Glen and Cora Bodie subdivided the property in 1955. The historic setting had been diminished due to residential development and the Interstate. The residence was removed from its original setting in June 2003, and currently sits on a temporary lot at the intersection of Spruce Street and Kansas Avenue.

As described above, the proposed permanent location is adjacent to the St. Andrews Terraces NCA. The Cultural Heritage Board designated the NCA on April 18, 1990 because of its "historic character and charm." It includes several one and two-story homes built primarily in the Craftsman style during the years 1910 to 1925. To the north of the proposed location there are 1920s and 30s Period Revival and Minimal Traditional style residences, as well as a few modern ranch style homes.

PROJECT DESCRIPTION:

The applicant proposes to move the residence formerly located at 3197 First Street to lots 37 and 38 of the St. Andrews tract, a portion of APN 209-232-001. The applicant also proposes to construct a detached garage with driveway at the side of the property to meet the Zoning Code requirement for covered parking. Plans for the garage have not been submitted to date. Staff has determined that an approximately 100 year old storm drain traverses the property from west to east. The actual location and depth of the drain will need to be determined by the applicant in preparation of the grading plan. This may require some revisions to the site plan for the proposed location of the residence and garage, which would be subject to staff-level review and approval.

ANALYSIS:

Compliance with section 20.30.030 of the City of Riverside Municipal Code:

The residence that the applicant proposes to relocate has already been removed from its historic surroundings to make room for improvements to Interstate 215. The proposed lot for relocation is less than 1/4 of a mile from the original location of the residence. It is also adjacent to historic homes in St. Andrews Terraces Neighborhood Conservation Area, which is complementary to the residence's historic and architectural character. The proposed project is consistent with the requirements of Title 20 of the Municipal Code and the Citywide Residential Historic District Design Guidelines for infill construction and relocation of historic properties..

FACTS FOR FINDINGS: (From Section 20.30.060 of the Riverside Municipal Code)

FINDINGS: The proposed undertaking is consistent or compatible with the architectural period and the character-defining elements of the historic building.

FACTS: The proposed project will utilize the building as a single-family residence, consistent with the original use. The residence will be restored once relocated and defining features will be retained.

FINDINGS: The proposed undertaking is compatible with existing adjacent or nearby landmark structures and preservation district structures and their character-defining elements.

FACTS: The relocated building will complement the historic character of the St. Andrews Terraces Neighborhood Conservation Area.

FINDINGS: 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 structures.

FACTS: The residence is complementary in materials and other detailing to adjacent residences within the neighborhood..

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

FACTS: Because the relocated building has already been moved from its original context and surroundings, the applicant's proposal to move it to a permanent lot that is both close to its original location and adjacent to other historic resources will not adversely affect the residence as an historic resource.

ENVIRONMENTAL ASSESSMENT:

Minor additions and alterations to historic resources are categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per Section 15301 of the CEQA Guidelines. Projects that are consistent with the Secretary of the Interiors Standards for the Treatment of Historic Properties are exempt per Section 15331.

RECOMMENDATION:

That the Cultural Heritage Board Approve P04-0107, thereby issuing a Certificate of Appropriateness for the project, with the attached conditions.

General Conditions of Approval:

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 before **OCCUPANCY** hold can be released.
2. There is a fifteen calendar-day appeal period that will lapse at 5:00 p.m. on March 5, 2004. Appeals of the Board's action will not be accepted after this time.
3. This approval will expire in one year on March 5, 2004.
4. Approval of this project is contingent upon ownership of the property by the applicant.

Specific Conditions of Approval:

Prior to issuance of permits, plans and specifications shall be submitted to the Cultural Heritage Board staff for approval to include the following:

1. Site plan drawn to scale indicating the exact location of the residence, garage, and driveway.
2. Foundation plan.
3. Elevations drawings for the detached garage in a style with the existing residence.
4. Applicant shall obtain all necessary permits/approvals from City Departments as required to relocate a residence.

5. Applicant shall submit a grading plan which meets all requirements and specifications of the Public Works Department prior to issuance of permits.
6. Applicant shall finalize a lot line adjustment or certificate of compliance, as deemed appropriate by the City Surveyor prior to issuance of permits.
7. Applicant shall dedicate 10 feet at the rear of the property to the City for alley easement.
8. *Advisory Note:* If the building height exceeds 35 feet the applicant shall apply for a variance.
9. *Advisory Note:* Pursuant to the City's Noise Ordinance (Title 7) construction noise that would disturb a residential neighborhood shall be limited to 7am to 7pm weekdays, and 8am to 5pm on Saturdays. No construction noise shall be permitted on Sundays or federal holidays.

EXHIBITS:

1. Aerial Photo (showing original and proposed locations)
2. Proposed Location (showing existing storm drain)
3. Site Plan
4. Photograph of Residence
5. Photographs of St. Andrews Terraces NCA

G:\CHB\02-18-04\P04-0107.RTR

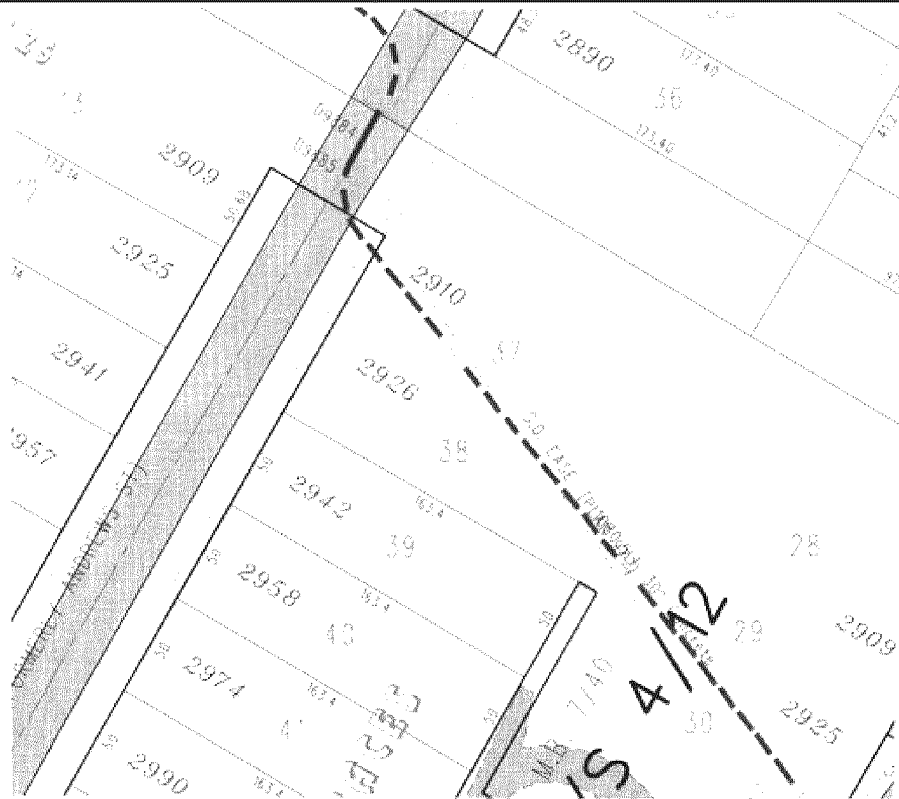
EXHIBIT 1 – 1998 Aerial Photo (showing original and proposed locations)



CHB 2/18/04

P04-0107

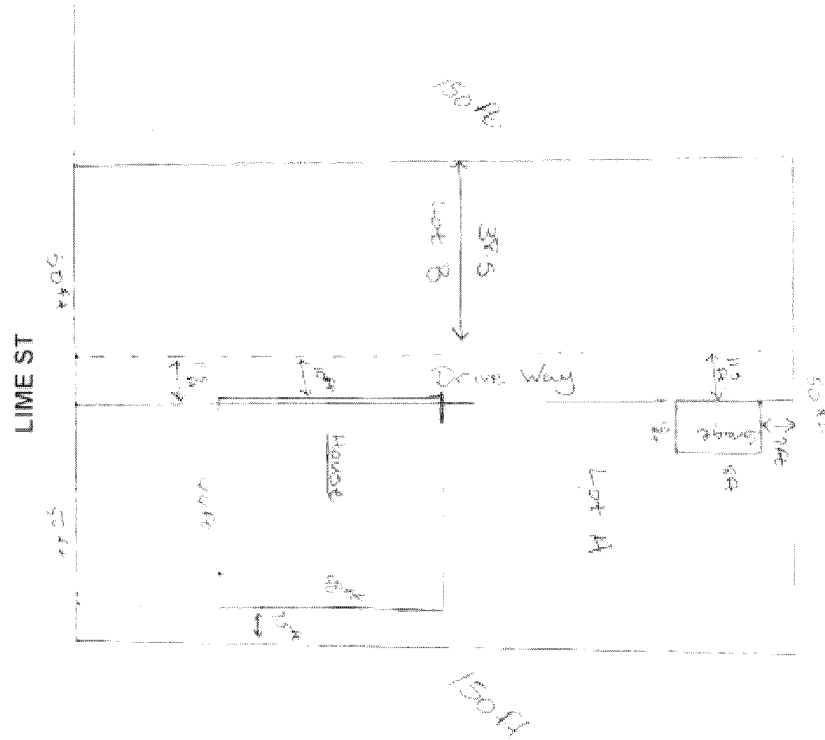
EXHIBIT 2 – Existing Storm Drain



CHB 2/18/04

P04-0107

EXHIBIT 3 – Site Plan of Proposed Location



CHB 2/18/04

P04-0107

EXHIBIT 4 – Photo of Residence



CHB 2/18/04

P04-0107

EXHIBIT 5 – St. Andrews Terraces NCA



CHB 2/18/04

P04-0107

EXHIBIT 5 – St. Andrews Terraces NCA



CHB 2/18/04

P04-0107