




Community & Economic Development Department
3900 Main Street, Riverside, CA 92522 | Phone: (951) 826-5371 | RiversideCA.gov

Planning Division

CULTURAL HERITAGE BOARD MEETING DATE: JULY 21, 2021
AGENDA ITEM NO.: 5

PROPOSED PROJECT

Case Numbers	DP-2021-00650 (Certificate of Appropriateness)	
Request	To consider a Certificate of Appropriateness for the construction of a 452 square foot second story addition to the rear of the residence.	
Applicant	Jeffrey Clark	
Project Location	4446 Tenth Street, situated on the south side of Tenth Street between Redwood Drive and Pine Street	
APN	215-050-007	
Ward	1	
Neighborhood	Downtown	
Historic District	Evergreen Quarter	
Historic Designation	District Contributor	
Staff Planner	Scott Watson, Historic Preservation Officer 951-826-5507 swatson@riversideca.gov	

RECOMMENDATIONS

Staff recommends that the Cultural Heritage Board:

1. **DETERMINE** that the project is exempt from the California Environmental Quality Act (CEQA) review pursuant to Sections 15301 (Existing Facilities) and 15331 (Historic Resource Restoration/Rehabilitation), as it constitutes rehabilitation of a historic resource that is consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties; and
2. **APPROVE** Planning Case DP-2021-00650 (Certificate of Appropriateness), based on the findings outlined and summarized in the staff report and subject to the recommended conditions (Exhibit 1).

BACKGROUND

The subject property is located at 4446 Tenth Street (Exhibit 2). The 7,948 square foot subject property was developed with a two-story Victorian Era Cottage residence around the turn of the 20th century. An early single-story addition on site was constructed at an unknown date prior to 1908 according historic Sanborn Maps. Two Certificate of Appropriateness (COA) were administratively approved for: 1) a new two-car garage in 2016; and 2) the addition of a rear patio cover in 2017.

Character-defining features of the residence include: an L-shaped ground plan; a symmetrical façade; a moderately-pitched, cross-gabled roof with boxed eaves and topped with asphalt shingles; horizontal board siding; wood-framed double-hung windows, some paired with wood trim; and a partial-width, projecting porch covered with a shed roof supported by simple posts.

The residence is listed as a contributor to the Evergreen Quarter Historic District.

PROJECT DESCRIPTION

The applicant is requesting a Certificate of Appropriateness for the construction of a 452 square foot second-story addition to the existing residence (Exhibit 3).

The proposed project consists of:

1. Removal of the following to facilitate the new addition:
 - a. The roof of existing single-story addition
 - b. Approximately 61 square feet of siding from the second story of the residence.
 - c. One small window within an existing walk-in closet.
2. Construction of a 21 feet 2 inches by 21 feet 4 inches second-story addition that includes:
 - a. A footprint matching the existing single-story rear addition.
 - b. An asphalt shingle topped, gable roof matching the slope and details of the existing roof.
 - c. Wood horizontal board siding, to match the existing
 - d. Wood single-hung windows, with wood trim, to match existing.

PROJECT ANALYSIS

FACTS FOR FINDINGS

Pursuant to Chapter 20.25.050 of Title 20 (Cultural Resources) of the Riverside Municipal Code, the Cultural Heritage Board and Historic Preservation Officer must make applicable findings of specific standards when approving or denying a Certificate of Appropriateness for a Contributor in an Historic District.

Staff was able to make the applicable findings for the proposed project as follows:

Chapter 20.25.050 – Principles and Standards of Site Development and Design Review			
<i>The application proposal is consistent or compatible with the architectural period and the character-defining elements of the historic building.</i>	N/A	Consistent	Inconsistent
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Facts: <ul style="list-style-type: none"> The proposed project will be compatible with the character-defining elements of the existing residence, including a moderately-pitch gabled roof, wood windows with wood trim, and wood horizontal board siding. 			
<i>The application proposal is compatible with existing adjacent or nearby Cultural Resources and their character-defining elements.</i>	N/A	Consistent	Inconsistent
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Facts: <ul style="list-style-type: none"> The Evergreen Historic District consists of a variety of architectural styles, including Queen Anne, American Foursquare, Craftsman, Spanish Colonial Revival, Mission Revival, and Classical Revival. Because of the varied architectural styles in the District, compatibility with Cultural Resources is obtained through compatibility with the existing residence. The proposed project will match the character-defining features of the existing residence; therefore, the proposed project will be compatible with nearby and adjacent Cultural Resources. 			
<i>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.</i>	N/A	Consistent	Inconsistent
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Facts: <ul style="list-style-type: none"> The proposed project will be compatible with the height, scale, and massing of the existing residence and adjacent Cultural Resources as follows: <ul style="list-style-type: none"> The proposed second-story addition will be the same height as the existing two-story residence. The addition's footprint will match that of the existing rear single-story addition. The project's proposed materials, such as horizontal board siding and asphalt shingle roofing will match the materials of the existing residence. The proposed windows will be constructed of wood and will be similar in size to the windows on the residence. Additionally, the windows will have wood trim. 			

Chapter 20.25.050 – Principles and Standards of Site Development and Design Review			
<i>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.</i>	N/A	Consistent	Inconsistent
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Facts: <ul style="list-style-type: none"> The proposed project consists of a second-story addition to an existing single-story addition at the rear of the residence. The proposed project will not alter the site development or its relationship to the surrounding neighborhood. The proposed project is located at the rear of the residence and will have limited visibility from Tenth Street. 			
<i>The proposed change does not adversely affect an important architectural, historical, cultural or archaeological feature or features.</i>	N/A	Consistent	Inconsistent
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Facts: <ul style="list-style-type: none"> The character-defining features of the existing residence are primarily located on the front and side elevations. The addition will be located on the rear of the building and will remove a small portion of common horizontal board siding. There will be no adverse impact to important historic or architectural features. There are no known archaeological features within or nearby the project site and no grading will occur. There will be a less than significant potential for impact to archaeological features. 			
<i>The application proposal is consistent with the Citywide Residential Historic District Design Guidelines and the separate guidelines for each Historic District.</i>	N/A	Consistent	Inconsistent
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Facts: <ul style="list-style-type: none"> The Citywide Residential Historic District Design Guidelines specifies: <ol style="list-style-type: none"> Additions should be located toward the rear of the structure whenever possible, away from the main facade. Additions should be compatible in size and scale with the original structure, although subordinate in massing. Two story additions to one-story buildings are strongly discouraged. Additions should use similar fenestration patterns and finish materials as the original structure. Addition roofing forms and materials should echo those of the original structure. The proposed project is consistent with the Guidelines as follows: <ol style="list-style-type: none"> The addition will be located at the rear of the existing residence. The rear addition will match the height of the existing two-story residence. The existing residence is two-stories in height and the proposed project will add a second story to an existing single-story rear addition. Windows will be similar in size as the existing windows and will be trimmed with wood to match existing. The roof will be a gable roof, similar in pitch to the existing residence and will be topped with asphalt shingles to match. 			

Chapter 20.25.050 – Principles and Standards of Site Development and Design Review

The application proposal is consistent with the Principles of the Secretary of the Interior's Standards for the Treatment of Historic Properties.

N/A	Consistent	Inconsistent
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Facts:

- The Secretary of the Interior Standards for Rehabilitation specify:
 1. New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property.
 2. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
 3. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
- The proposed project is consistent with the Standard as follows:
 1. The character-defining features of the residence are primary found on the front and side elevations, and the proposed project will add a second story to an existing rear addition. The proposed project will not impact materials, features and spatial relationships that characterize the property.
 2. The proposed second story addition will match the materials, size, scale, and massing of the residence, yet be differentiated with simplified roof details.
 3. Only a portion of siding will be removed from the rear of the original residence to facilitate the addition. If the addition were to be removed in the future, the essential form and integrity of the historic property will not be impaired.

AUTHORIZATION AND COMPLIANCE SUMMARY

Regulatory Codes	Consistent	Inconsistent
<p><i>Historic Preservation Code Consistency (Title 20)</i></p> <p>The proposed project is consistent with Section 20.25.050 of the City of Riverside Municipal Code because the proposed accessory building is compatible with the massing, size, scale, materials, and use of architectural features of the residence.</p> <ul style="list-style-type: none"> • The existing residence is two-stories in height and the proposed second story addition will match the height of the existing building. • Proposed materials such as horizontal board siding, asphalt shingle roofing, and wood windows with wood trim will match the existing residence. • The moderately-pitched gable roof of the proposed additions will match the residence. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>

ENVIRONMENTAL REVIEW

The second-story additions to existing accessory buildings are consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties and therefore is categorically exempt from the provisions of the California Environmental Quality Act (CEQA), pursuant to Sections 15301 (Existing Facilities) and 15331 (Historic Resource Restoration/Rehabilitation) of the CEQA Guidelines.

PUBLIC NOTICE AND COMMENTS

Public notices were mailed to property owners adjacent to the site. As of the writing this report, no comments have been received by Staff.

APPEAL INFORMATION

Actions by the Cultural Heritage Board, including any environmental finding, may be appealed to the Land Use, Sustainability and Resilience Committee (formerly the Land Use Committee) within ten calendar days after the decision. Appeal filing and processing information may be obtained from the Planning Division by calling 951-826-5371.

EXHIBITS LIST

1. Staff Recommended Conditions of Approval
2. Aerial Photo/Location
3. Project Plans (Site Plan, Floor Plan, Roof Plan, Proposed Elevations, Color Elevation, site photos)

Prepared by:	Scott Watson, Historic Preservation Officer
Reviewed by:	David Murray, Principal Planner
Approved by:	Mary Kopaskie-Brown, City Planner



CITY OF RIVERSIDE

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT PLANNING DIVISION

EXHIBIT 1 – STAFF RECOMMENDED CONDITIONS OF APPROVAL

PLANNING CASE: DP-2021-00650

MEETING DATE: July 21, 2021

CASE SPECIFIC CONDITIONS

Prior to Release of Occupancy:

1. Upon completion of the project, an Historic Preservation (HP) staff inspection must be requested to ensure that the approved plans have been executed and that all conditions have been implemented. Contact Scott Watson at (951) 826-5507 or swatson@riversideca.gov.

GENERAL CONDITIONS

2. There is a one-year time limit in which to secure the necessary building permits required by this Certificate of Appropriateness. If unable to obtain necessary permits, a time extension request letter stating the reasons for the extension of time shall be submitted to the Planning Division. HP staff may administratively extend the term of a Certificate of Appropriateness for one year, no more than twice.

PLEASE BE ADVISED THAT THE APPLICANT WILL NOT BE NOTIFIED BY THE PLANNING DIVISION ABOUT THE PENDING EXPIRATION OF THE CERTIFICATE OF APPROPRIATENESS.

3. The project must be completed in accordance with the Cultural Heritage Board's (CHB) Certificate of Appropriateness approval, including all conditions listed. Any subsequent changes to the project must be approved by the CHB or HP staff.
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.