

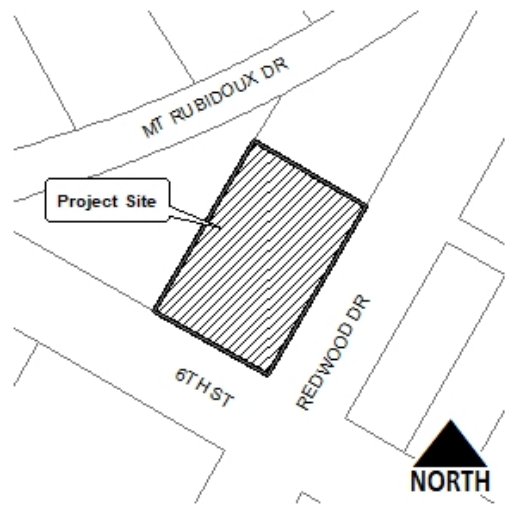


Community & Economic Development Department
3900 Main Street, Riverside, CA 92522 | Phone: (951) 826-5371 | RiversideCA.gov

Planning Division

CULTURAL HERITAGE BOARD MEETING DATE: SEPTEMBER 15, 2021
AGENDA ITEM NO.: 5

PROPOSED PROJECT

Case Numbers	DP-2021-00873 (Certificate of Appropriateness)	
Request	To consider a Certificate of Appropriateness for project plans for the construction of a single-story 31.25 square foot pantry addition and a two-story 33 square foot elevator shaft addition.	
Applicant	Will Libolt of Libolt Design + Remodel, Inc, on behalf of Michel Trico and William Modisette	
Project Location	4515 Sixth Street; situated at the northwest corner of Sixth Street and Redwood Drive.	
APN	207-032-002	
Ward	1	
Neighborhood	Downtown	
Historic District	Mount Rubidoux Historic District	
Historic Designation	City Landmark #34; Historic 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-2021-00873 (Certificate of Appropriateness), based on the facts for findings outlined and summarized in the staff report, and subject to the recommended conditions of approval (Exhibit 1).

BACKGROUND

The subject property is located at 4515 Sixth Street (Exhibit 2). The 14,563 square foot subject property was developed with a two and a half story Craftsman Style and a two-car garage in 1911. No major alterations have occurred to the property.

Character-defining features of the residence include: a rectangular ground plan with a raised foundation; a symmetrical façade; an asphalt shingle topped moderately pitched, cross-gabled roof with wide open eaves, gable end brackets and exposed rafter tails; horizontal wood clapboard siding on the first floor and wood shingles on the second story; a projecting wrap around porch with a pent roof supported by square stone columns; an eave wall stone chimney; and a variety of wood windows grouped in threes, generally double-hung or fixed windows with divided life top sashes,

The residence is designated as City Landmark #34 (Estudillo House) and is listed as a Contributor to the Mount Rubidoux Historic District.

PROJECT DESCRIPTION

The applicant is requesting a Certificate of Appropriateness for the construction of two additions on the west elevation of the residence: a single-story 31.25 square foot pantry addition and a 24-foot high, two-story 33 square foot elevator shaft addition (Exhibit 3 & 4).

The proposed project includes:

1. Construction of a 7-foot 6-inch by 4-foot 2-inch pantry addition, consisting of:
 - a. An asphalt shingle shed roof with exposed rafter tails; and
 - b. Clapboard siding matching the existing residence.
2. Construction of a 5-foot 8-inch by 5-foot 10-inch elevator shaft addition, consisting of:
 - a. Removal of one door and a window on the ground floor to facilitate the addition;
 - b. An asphalt shingle gable roof with exposed rafter tails and brackets; and
 - c. Clapboard siding matching the existing residence.

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 Principles and Standards when approving or denying a Certificate of Appropriateness. 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 is consistent with the character-defining features of the historic residence, including roof forms, cladding material, and decorative elements.• The proposed project incorporates the character-defining features of the Craftsman style of architecture as exhibited by a combination of exterior cladding, exposed rafter tails, and gable end brackets.			

Chapter 20.25.050 – Principles and Standards of Site Development and Design Review			
<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 Mount Rubidoux Historic District consists of a variety of architectural styles, including Mediterranean Revival, Spanish-Colonial Revival, Tudor Revival, and Craftsman. • 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 and those of the Craftsman style of architecture. • 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 elevator shaft addition will be the lower in height as the existing two and a half story residence. ◦ The pantry addition is single-story in height. • The project's proposed materials, such as wood clapboard and shingle siding and asphalt shingle roofing will match the materials of the existing residence. • The shed roof of the pantry addition and gable roof of the elevator shaft addition is consistent with the existing residence and the Craftsman style of architecture. • The roof incorporates exposed rafter tails and brackets, as featured on the existing residence 			
<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 will not alter the site development or its relationship to the surrounding neighborhood. • The additions will be located on the side of the residence setback from the façade to not impair the main character of the residence as viewed from the public right-of-way. 			

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

<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:

- Only a small portion of historic material will be removed from the side of the residence.
- As the material to be removed is not located on the façade and has limited visibility from the public right-of-way, there will be no adverse impact on important 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 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Facts:

- The Mount Rubidoux Historic District Design Guidelines provide two approaches for architectural compatibility for new addition. These approaches are as follows:
 - Approach A – the addition should complement the original design in mass and scale but should not try to replicate the exact historical appearance.
 - Approach B – the addition should try to match the existing as closely as possible to blend in with the original house.
- The proposed project is consistent with Approach B as follows:
 - The single-story pantry addition will be clad in wood clapboard siding to match existing materials.
 - The two-story elevator shaft addition will be clad in wood clapboard siding on the ground floor and wood shingles on the second floor, matching the pattern and material of the historic residence.
 - The roofs of the addition will be consistent with the roof forms and pitch of the residence and the roofs will have exposed rafter tails and gable end brackets.
 - As the additions will match the material, massing, and roof forms, they will blend in with the original residence.

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:
 - Standard #9 - New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. 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.
 - Standard #10 - 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:
 - The proposed addition will not alter the spatial relationship of the residence to its surroundings. As previously discussed, the proposed additions will match the materials, size, scale, and massing of the residence.
 - Only a portion of material will be removed from the side 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>Historic Preservation Code Consistency (Title 20)</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 and a half stories in height and the proposed additions will be one and two stories in height, lower than that of the original residence. • Proposed materials such as wood clapboard and shingle siding and asphalt shingle roofing will match the existing residence. • The roof forms and details of the proposed addition will match those of the existing residence 	<input checked="" type="checkbox"/>	<input type="checkbox"/>

ENVIRONMENTAL REVIEW

The proposed project is 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 (Existing Site Plan, Proposed, Site Plan, Floor Plan, Roof Plan, Proposed Elevations)
4. Materials Board
5. 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-2021-00873

MEETING DATE: September 15, 2021

CASE SPECIFIC CONDITIONS OF APPROVAL

Prior to Release of Occupancy:

1. Upon completion of the project, an 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. Granting 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.