



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

Planning Division

CULTURAL HERITAGE BOARD MEETING DATE: MAY 20, 2026
AGENDA ITEM NO.: 6

PROPOSED PROJECT

Case Numbers	PC-2026-00458 (Certificate of Appropriateness)	
Request	To consider a Certificate of Appropriateness request for rehabilitation of the Harada House, consisting of lifting the house to rebuild the foundations, structural stabilization, leveling of the house, reinstallation of salvaged and stored siding and other original elements, and rehabilitation of all interior and exterior surface.	
Applicant	Robyn Peterson, Museum of Riverside Director	
Project Location	3356 Lemon Street on the east side of Lemon Street between Fourth and Fifth Streets	
APN	213121005	
Ward	1	
Neighborhood	Downtown	
Historic District	Heritage Square Historic District	
Historic Designation	National Historic Landmark, City Landmark #23: Structure of Merit #514; Historic District Contributor	
Staff Planner	Scott Watson, Historic Preservation Officer 951-826-5507 swatson@riversideca.gov	

RECOMMENDATIONS

Staff recommends that the Cultural Heritage Board:

- DETERMINE** that the project is categorically 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 PC-2026-00458 (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) thereby issuing a Certificate of Appropriateness for the project.

BACKGROUND

The 3,920 square foot project site is developed with the Harada House, a Victorian Era vernacular two-story wood-frame residence originally constructed as a one-story cottage between the late 1870s and 1887, and substantially expanded in 1916.

Character-defining features of the residence include: a wood-frame structure on a brick foundation and square ground plan; a combination of hipped and gabled roof forms topped with restored wood shake roofing and boxed eaves with decorative frieze; wood shiplap siding with v-groove siding at enclosed porch areas; a two-story massing with a rear one-story wing; and a partially enclosed front porch with Craftsman-influenced box columns and decorative wood detailing; and wood double-hung windows with sills and wood trim surrounds, with variations between the first and second stories reflecting the 1916 addition.

The interior retains a high degree of integrity to its 1916 configuration, including a double-pile plan with interconnected rooms on the first floor and a more formalized second-floor layout with central circulation. Character-defining interior features include plaster walls and ceilings, softwood and oak flooring, wood doors with raised panels and hand-painted graining, original wood casings and baseboards, and period hardware. The second floor contains four bedrooms, a bathroom, and an enclosed sleeping porch, with consistent finishes dating to the 1916 expansion.

Alterations to the property include the 1916 addition of the second story, foundation improvements, and interior reconfiguration; enclosure of porches (including the second-story porch in 1945); and minor later modifications such as finish updates and systems upgrades.

PROJECT DESCRIPTION

The applicant is requesting a Certificate of Appropriateness for rehabilitation of the Harada House. The project will be completed in two phases. Phase 1 focuses on structural stabilization and phase 2 will focus on the rehabilitation of the interior and exterior.

Phase 1, structural stabilization, consists of the following:

- Dismantle and salvage of the following, to be reinstalled:
 - Historic window sash, hardware, and sash weights.
 - Historic door and hardware.
 - Historic brick chimney to be dismantled and salvaged.
 - Historic wood porch post enclosure and porch.
 - Historic wood skirt boards.

- Exterior shed wall boards, shed door, window, jambs, corner boards, and roof members.
- Plywood panels temporary installed over windows to provide lateral stability while lifting the structure.
- Lifting of the structure with vertical supports providing lateral stability.
- Existing brick foundation will be dismantled and new concrete footings will be installed with original brick reinstalled as a veneer where appropriate.

Phase 2, rehabilitation, consist of the following:

- Remove exterior wood siding in sections to install R-15 batt insulation; reinstall salvaged siding per siding key; repair, prep, and paint.
- Repair and restore all penetrations resulting from lifting and stabilization operations.
- Install new asphalt shingle roof consistent with the approved finish schedule.
- Reinstall salvaged historic porch elements, including wall studs and plates, floorboards, interior wood siding, post enclosure, wall cap trim, and ceiling wood siding; repair and replace in-kind as needed.
- Reinstall and restore plaster brick chimney using salvaged bricks, including enclosing wall.
- Install new gutters, downspouts, and catch basin connected to the drainage system.
- Reinstall salvaged window sash, hardware, and sash weights; repair and replace in-kind as needed.
- Reinstall salvaged exterior door and hardware; repair and replace in-kind as needed.
- Install new cellar door. • Reinstall salvaged interior doors and hardware; repair and replace in-kind as needed.
- Repair interior plaster, as needed
- Reconstruct shed using salvaged materials (wall boards, door, window and jambs, corner boards, roof members, etc.) in accordance with documented dimensions.
- Installation of new walkways and landscaping.
- The previously demolished, non-original, garage will be constructed in approximately the same location.

As a matter of information, the plaster in a bedroom wall with the note written Harold Harada when the family was forced to leave the house for the relocation centers - "Evacuated on May 23, 1942 Sat. 7am" – was previously carefully removed and preserved offsite to later be reinstalled as part of this project.

The applicant has also submitted a Secretary of the Interior Standard analysis memorandum completed by Jen Mermilliod of JMRC. Attached to the analysis are field

memos providing directions on the appropriate treatment of various components of the project. Staff concurs with the findings of the analysis.

PROJECT ANALYSIS

FACTS FOR FINDINGS

Pursuant to Chapter 20.25.050 of Title 20 (Cultural Resources) of the Riverside Municipal Code (RMC), 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. For proposed projects involving individually significant Cultural Resources (i.e. City Landmarks, Structures of Merit, eligible Landmarks, etc.), the project should demonstrate:

Chapter 20.25.050.A – Principles and Standards of Site Development and Design Review for Individually Significant Resources			
Consistency or compatibility with the architectural period and the character-defining elements of the historic building, such as colors, textures, materials, fenestration, decorative features, details, height, scale, massing, and method of construction.	N/A	Consistent	Inconsistent
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Facts: <ul style="list-style-type: none"> • The project is a rehabilitation effort that retains the building's historic form, massing, and architectural composition, including its two-story configuration, roof forms, porch configuration, and wood-frame construction. • Character-defining exterior materials, including wood shiplap siding, wood windows, and decorative wood trim, are preserved through salvage, repair, and reinstallation. • Distinctive architectural features such as the partially enclosed front porch with Craftsman-influenced detailing are retained and restored using salvaged historic fabric. • The rehabilitation maintains the historic fenestration patterns and material palette, ensuring continuity with the building's Victorian-era origins and 1916 expansion. • Interior features that convey significance, including plaster finishes, wood flooring, doors, and trim, are preserved and repaired. • Where replacement is necessary, it is limited and performed in-kind to match historic materials, design, and workmanship. 			
The proposed project does not destroy or pose a substantial adverse change to an important architectural, historical, cultural or archaeological feature or features of the Cultural Resource.	N/A	Consistent	Inconsistent
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Facts:			

**Chapter 20.25.050.A – Principles and Standards of Site Development and Design
Review for Individually Significant Resources**

- The project focuses on structural stabilization and rehabilitation, ensuring the long-term preservation of the historic resource.
- Temporary dismantling of select elements (e.g., windows, doors, chimney, porch components) is undertaken solely to facilitate stabilization, with all materials salvaged and reinstalled.
- The replacement of the deteriorated brick foundation with new structural support improves seismic stability while retaining the historic appearance through reinstallation of brick as a veneer.
- Rehabilitation work prioritizes repair over replacement and retains the majority of historic materials and features that convey significance.
- The project does not alter the building's defining characteristics, spatial relationships, or historic use patterns.
- No demolition of significant historic fabric is proposed, and the work does not impair the resource's eligibility for designation.

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

- Facts:**
- The project maintains the existing site layout, including the building's orientation, setbacks, and relationship to the street.
 - Site improvements, including walkways and landscaping, are modest in scope and designed to support the historic residential character of the property.
 - No substantial grading or reconfiguration of the site is proposed.
 - Reconstruction of the accessory shed and garage in its historic location and configuration maintains the historic site organization and use pattern.
 - New site elements are subordinate to the primary historic structure and do not compete visually with it.

Consistency 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 proposed project is consistent with the Secretary of the Interior Standards, as follows:
- The project retains and preserves character-defining features, including materials, spatial relationships, and architectural details.
 - Deteriorated historic features are repaired rather than replaced wherever feasible.
 - Where replacement is necessary, new materials match the old in design, color, texture, and materials.
 - The project avoids conjectural reconstruction and bases rehabilitation work on physical evidence and documentation.

Chapter 20.25.050.A – Principles and Standards of Site Development and Design Review for Individually Significant Resources			
<ul style="list-style-type: none"> • New work, including structural upgrades and systems improvements, is integrated in a manner that does not damage or obscure historic materials. • The overall approach reflects a minimal intervention strategy consistent with accepted preservation practices. 			
As applicable, consistency with other federal, state, and/or local guidelines.	N/A	Consistent	Inconsistent
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Facts: <ul style="list-style-type: none"> • No additional preservation guidelines beyond CEQA, the Riverside Municipal Code, and the Secretary of the Interior’s Standards are applicable to this project. 			

For proposed projects involving individually Historic Districts and Neighborhood Conservation Areas, the project should demonstrate:

Chapter 20.25.050.B – Principles and Standards of Site Development and Design Review for Historic Districts and Neighborhood Conservation Areas			
Compatibility with the height, scale, or massing of the contributor (or contributing feature) the Cultural Resource.	N/A	Consistent	Inconsistent
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Facts: <ul style="list-style-type: none"> • The project does not alter the building's height, scale, or massing, retaining the existing two-story configuration with rear one-story wing. • The historic form and volumetric relationships established during the 1916 expansion are preserved. • No additions or expansions are proposed that would alter the building's relationship to surrounding contributing resources. 			
Compatibility with colors, textures, materials, decorative features of the contributor (or contributing feature) to the Cultural Resources.	N/A	Consistent	Inconsistent
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Facts: <ul style="list-style-type: none"> • The project retains and restores original exterior materials, including wood shiplap siding, wood windows, and decorative trim. • Rehabilitation work emphasizes repair and reinstallation of salvaged historic materials, maintaining original textures and craftsmanship. • Therefore, the project will maintain the existing compatibility with other contributors in the historic district. 			

<i>The proposed change does not destroy or pose a substantial adverse change to an important architectural, historical, cultural or archaeological feature or features within boundary of the Cultural Resource.</i>	N/A	Consistent	Inconsistent
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Facts:

- The project is limited to stabilization and rehabilitation of an existing contributing resource.
- The work does not diminish the building's contribution to the historic district or its ability to convey significance.

<i>Compatibility with the context of the Cultural Resource regarding grading, site development, orientation of buildings, landscaping, signs, or public areas.</i>	N/A	Consistent	Inconsistent
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Facts:

- The existing site layout, building orientation, and relationship to the street are maintained.
- Proposed site improvements, including walkways and landscaping, are modest and compatible with the historic residential setting.

<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: Chapter 8 (Rehabilitation and Alterations) of the Citywide Residential Historic District Design Guidelines establishes that work on contributing historic resources should prioritize retention and repair of existing materials and features while preserving character-defining elements and historic integrity.

The Guidelines specify that rehabilitation should:

- Retain and preserve historic materials, features, and spatial relationships that characterize the property;
- Repair rather than replace deteriorated historic features whenever feasible;
- Replace features in-kind when deterioration requires replacement, matching design, materials, and craftsmanship;
- Avoid removal of distinctive materials or alteration of features that convey historic significance; and
- Ensure that any necessary upgrades or alterations are compatible and do not detract from the historic character of the resource.

The project is consistent with Chapter 8 (Rehabilitation and Alterations), as follows:

- The proposed work retains the Harada House's character-defining features, including wood siding, windows, doors, porch elements, and interior finishes, through salvage, repair, and reinstallation.
- Temporary removal of historic elements for structural stabilization is undertaken with full salvage and reinstallation, ensuring preservation of original materials.
- Deteriorated features are repaired where feasible, with limited in-kind replacement that matches historic materials and detailing.
- Structural improvements, including foundation replacement and stabilization, are designed to preserve the building while minimizing impacts to historic fabric.
- The project avoids conjectural reconstruction and does not introduce incompatible alterations or materials.
- Rehabilitation of the accessory shed using salvaged materials maintains the historic site features and overall property integrity.

<i>The application proposal is consistent with the Principles of the Secretary of the Interior's Standards for the Treatment of Historic Properties.</i>	N/A	Consistent	Inconsistent
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Facts: The proposed project is consistent with the Secretary of the Interior's Standards for Rehabilitation as applied at the historic district level, in that it maintains the overall integrity, spatial organization, and visual coherence of the district's contributing resources.

- The work is limited to rehabilitation of an existing contributing resource and does not introduce new construction, subdivision, or site alterations that would disrupt established district patterns of development, scale, or streetscape rhythm.
- The project preserves the district's collective historic character by retaining contributing materials and features and avoiding removal or alteration of elements that define the historic residential environment.
- The treatment approach supports continued integrity of the historic district by ensuring that one contributing resource does not become a source of visual or material incompatibility within the broader district setting.

AUTHORIZATION AND COMPLIANCE SUMMARY

Regulatory Codes	Consistent	Inconsistent
<p><i>Historic Preservation Code Consistency (Title 20)</i></p> <p>The project is consistent with Title 20 of the Riverside Municipal Code. The proposed work constitutes a preservation-oriented rehabilitation that stabilizes and restores the Harada House while retaining its character-defining features, materials, and spatial organization. The scope is limited to repair, in-kind replacement, and reconstruction of existing elements based on documentation, with no incompatible additions or alterations proposed.</p> <p>Structural improvements, including foundation replacement and stabilization measures, are necessary for long-term</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Regulatory Codes	Consistent	Inconsistent
<p>preservation and are executed in a manner that minimizes impacts to historic fabric. The project does not result in a substantial adverse change to the significance of the resource and is consistent with the Secretary of the Interior's Standards for Rehabilitation.</p>		

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 within 300-feet of the site. As of the writing this report, no comments have been received by Staff.

APPEAL INFORMATION

Actions by the CHB, including any environmental findings, may be appealed to City Council 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. Phase 1 Project Plans – Stabilization
4. Phase 2 Project Plans - Rehabilitation
5. Secretary of the Interior Standards Analysis by JMRC
6. Site Photos

Prepared by: Scott Watson, Historic Preservation Officer
 Approved by: Edgardo Caldera, Acting City Planner



CITY OF
RIVERSIDE

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT PLANNING DIVISION

EXHIBIT 1 – CONDITIONS OF APPROVAL

PLANNING CASE: PC-2026-00458 (COA)

MEETING DATE: May 20, 2026

GENERAL CONDITIONS

1. 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.

2. 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.
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. 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.