



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

Planning Division

CULTURAL HERITAGE BOARD MEETING DATE: AUGUST 21, 2024  
AGENDA ITEM NO.: 4

PROPOSED PROJECT

<b>Case Numbers</b>	DP-2024-00993 (Certificate of Appropriateness)	
<b>Request</b>	To consider a Certificate of Appropriateness for the removal of a non-original trellis and the construction of an approximately 3,160 square foot pergola to accommodate solar panel installation at City Landmark #120 (All Saints Episcopal Church).	
<b>Applicant</b>	Steve Slaten on behalf of All Saints Episcopal Church	
<b>Project Location</b>	3871 Terracina Drive, situated on the northwest corner of Terracina Drive and Magnolia Avenue	
<b>APN</b>	217-111-049	
<b>Ward</b>	1	
<b>Neighborhood</b>	Downtown	
<b>Historic District</b>	Not Applicable	
<b>Historic Designation</b>	City Landmark #120	
<b>Staff Planner</b>	Scott Watson, Historic Preservation Officer 951-826-5507 swatson@riversideca.gov	

RECOMMENDATIONS

Staff recommends that the Cultural Heritage Board:

- DETERMINE** that the project is exempt from the California Environmental Quality Act (CEQA) review pursuant to Sections 15303 (New Construction of Small Structure) and 15331 (Historic Resource Restoration/Rehabilitation), as it constitutes as the construction of a small structure (pergola) at a historic resource that is consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties; and
- APPROVE** Planning Case DP-2024-00993 (Certificate of Appropriateness), based on the facts and findings outlined and summarized in the staff report, and subject to the recommended conditions of approval (Exhibit 1).

## BACKGROUND

The 1.95-acre project site (Exhibit 2) was developed in 1949 with a Mediterranean Revival style, board formed concrete church building (sanctuary and south wing) designed by notable local architect G. Stanley Wilson. The office and parish hall addition to the north of the sanctuary was designed by local architect Martin Williamson and constructed in 1956. The property was designated as City Landmark #120 on October 9, 2009 (Exhibits 3 & 4)

Character-defining features of the church facility includes: an irregular ground plan; exposed concrete construction for the sanctuary and south wing; wood frame construction with textured stucco cladding on the north wing; low pitch red clay tile topped gable roofs; arcades with stucco clad square column along the facades of both the south and north wings; and a variety of wood with divided lights.

## PROJECT DESCRIPTION

The project proposes to remove a trellis constructed in the early 2000s and construct an approximately 3,160 square foot pergola to facilitate the installation of solar panels at the facility. In addition to providing a structure for solar panels, the pergola will provide an outdoor covered space for church events and programming. The proposed pergola will match the style of the existing building arcades and includes:

- Stucco clad square columns with a stucco clad base.
- Painted wood brackets atop each column.
- Painted wood beam and joists.
- Replacement of the lawn under the pergola with Decomposed Granite (DG).

In accordance with California Government Code Section 65850.5 (b), this Certificate of Appropriateness only applies to the construction of the pergola as the installation of solar energy systems are to be administratively approved through the issuance of a building permit or similar nondiscretionary permit. The new pergola will provide opportunity for this church to install a solar energy system without placing the panels on the historic structure.

## 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:

<b>Chapter 20.25.050.A – Principles and Standards of Site Development and Design Review for Individually Significant Resources</b>			
<b>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.</b>	<b>N/A</b>	<b>Consistent</b>	<b>Inconsistent</b>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Facts:</b> <ul style="list-style-type: none"> <li>The proposed project makes use of materials and architectural features found in the historic building, including stucco clad square columns, wood beams, and wood bracketed column capitals.</li> <li>The proposed pergola will be lower in height than the historic structure.</li> <li>The proposed pergola is smaller in scale than various wings of the historic church.</li> </ul>			
<b>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.</b>	<b>N/A</b>	<b>Consistent</b>	<b>Inconsistent</b>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Facts:</b> <ul style="list-style-type: none"> <li>The trellis to be removed was constructed in the early 2000s; therefore, the proposed project will not remove any important architectural, historical, or cultural resources.</li> <li>The construction of the pergola will provide an opportunity for the church to install solar energy on the property without causing impacts to materials and architectural features of the historic building.</li> <li>The project is located within a well-developed area with no known archaeological resources and there is no proposed grading for the project; therefore, there will pose no adverse change to archaeological features.</li> </ul>			
<b>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.</b>	<b>N/A</b>	<b>Consistent</b>	<b>Inconsistent</b>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Facts:</b> <ul style="list-style-type: none"> <li>There is no grading proposed as part of the project.</li> <li>The proposed patio over will be to the side of the main of the historic structure; therefore, the project will not alter the orientation of the project site and its relationship to the surrounding area.</li> <li>Replacement of the lawn with decomposed granite under the proposed pergola will have no impact on the significance of historic structure.</li> </ul>			

<b>Chapter 20.25.050.A – Principles and Standards of Site Development and Design Review for Individually Significant Resources</b>			
<b>Consistency with the principles of the Secretary of the Interior's Standards for the Treatment of Historic Properties.</b>	<b>N/A</b>	<b>Consistent</b>	<b>Inconsistent</b>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>Facts:</b> The project is consistent with the Secretary of the Interior's Standard for Rehabilitation when applied to the potential historic district, as follows:</p> <ul style="list-style-type: none"> <li>• The project will help to continue use of the historic structure and includes no changes to its distinctive materials and features and minimal spaces and spatial relationships.</li> <li>• The historic character of a property will be retained and preserved. No distinctive materials will be removed, and the project will not alter features, spaces and spatial relationships that characterize a property.</li> <li>• Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.</li> <li>• The project will be compatible with the historic structure through the use of similar design elements and materials yet differentiated through the use of two wood beam to create a minimal connection between the structures.</li> <li>• If the proposed patio 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.</li> </ul>			
<b>As applicable, consistency with other federal, state, and/or local guidelines.</b>	<b>N/A</b>	<b>Consistent</b>	<b>Inconsistent</b>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>Facts:</b></p> <ul style="list-style-type: none"> <li>• No additional federal, state, and/or local guidelines apply to this project.</li> </ul>			

## AUTHORIZATION AND COMPLIANCE SUMMARY

Regulatory Codes	Consistent	Inconsistent
<p><b><i>Historic Preservation Code Consistency (Title 20)</i></b></p> <p>The proposed project is consistent with Section 20.25.050 of the City of Riverside Municipal Code. The proposed pergola is compatible with the massing, size, scale, materials, and use of architectural features of historic church.</p> <ul style="list-style-type: none"> <li>• The stucco clad square columns of the proposed pergola will be similar in design to the arcade column on the historic structure.</li> <li>• Proposed materials, including stucco cladding and wood beams, will match the existing structure.</li> <li>• The proposed pergola be lower in height and smaller in scale than the north and south wings of the historic structure.</li> <li>• The project allows the installation of a solar energy system on the site without having impact to the historic character; and therefore is consistent with the spirit of Title 20.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

## ENVIRONMENTAL REVIEW

The proposed project has been found 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 15303 (New Construction of Small Structure) and 15331 (Historic Resource Restoration/Rehabilitation), as it constitutes as the construction of a small structure (pergola) at a historic resource that is consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

## PUBLIC NOTICE, COMMUNITY MEETINGS, 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 finding, 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.

## STRATEGIC PLAN

This item contributes to the Envision Riverside 2025 City Council Strategic Priority 5 – High Performing Government (Goal 5.3 – Enhance communication and collaboration with community members to improve transparency, build public trust, and encourage shared decision-making).

This item aligns with the following Cross-Cutting Threads:

1. Community Trust: The application for a Certificate of Appropriateness is being reviewed at a public meeting of the CHB and notices were sent to property owners within a 300-foot radius of the property, providing an opportunity to comment on the project.
2. Equity: The application for a Certificate of Appropriateness will be discussed at a CHB meeting meetings which is available to all residents and can be viewed both in person and virtually.
3. Fiscal Responsibility: The application for a Certificate of Appropriateness has no impact on City General Funds.
4. Innovation: The application for a Certificate of Appropriateness makes use of historic design principle with new construction to eliminate potential impacts to the historic resource.
5. Sustainability and Resiliency: The application for a Certificate of Appropriateness provides an opportunity for green energy production at the facility; thereby, reducing the church's carbon footprint.

## EXHIBITS LIST

1. Staff Recommended Conditions of Approval
2. Aerial Photo/Location
3. City Council Staff Report 10-06-2009
4. Resolution No 21917
5. Site Photos
6. Project Plans (Site plan, floor plans, elevations)

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Prepared by: Scott Watson, Historic Preservation Officer  
Approved by: Maribeth Tinio, City Planner



CITY OF  
**RIVERSIDE**

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT PLANNING DIVISION

*EXHIBIT 1 – CONDITIONS OF APPROVAL*

**PLANNING CASE:** DP-2024-00993

**MEETING DATE:** August 21, 2024

**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.