




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

Planning Division

CULTURAL HERITAGE BOARD MEETING DATE: FEBRUARY 18, 2026
AGENDA ITEM NO.: 3

PROPOSED PROJECT

| | | |
|----------------------|--|---|
| Case Numbers | PC-2025-00632(Certificate of Appropriateness) | |
| Request | To consider a Certificate of Appropriateness to construct a new 2,170 square foot residence with an attached 450 square foot garage and 207 square foot porch on a vacant parcel within a historic district. | |
| Applicant | Andrew Hart |  |
| Project Location | 4291 Eleventh Street, on the northeast corner of Eleventh and Cedar Street | |
| APN | 215-071-007 | |
| Ward | 1 | |
| Neighborhood | Downtown | |
| Historic District | Evergreen Quarter Historic District | |
| 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 15303 (Small Structures) and 15331 (Historic Resource Restoration/Rehabilitation) as it constitutes as the construction of a new single-family residential structure within a residential zone that is consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties; and

2. **APPROVE** Planning Case DP-2025-00632 (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

In 2015, the original Spanish Colonial Revival style church building was gutted by a fire and determined by the City Building Official as an imminent threat to life safety. A demolition permit was issued in accordance with Section 20.25.015 of the Riverside Municipal Code, which states that a Certificate of Appropriateness is not required when a building presents an unsafe or dangerous condition constituting an imminent threat as defined in the California Building Code.

At the July 18, 2018 meeting, the Cultural Heritage Board approved a Certificate of Appropriateness request to demolish the remaining Sunday School building, which was not damaged. The property owner later sold the property, and the subsequent property owner chose not to demolish the remaining structure. The property was again sold and the current property owner desires to rehabilitate the existing structure and adaptively reuse it as a residence. A Certificate of Appropriateness (PC-2025-00422) request for the rehabilitation of the existing structure and construction of a new detached garage and a detached Accessory Dwelling Unit (ADU) was reviewed administratively per Section 20.25.030 of the Riverside Municipal Code (RMC).

Concurrently, the applicant submitted a Parcel Map request (PC-2025-00013) to subdivide the existing 0.47-acre lot into two equal-sized parcels. The northernmost parcel will consist of the adaptively reused Sunday School building and the southerly parcel is proposed for a new single-family residence, which is the subject of this application. The parcel map is anticipated to be reviewed by the Community & Economic Development Director early in March 2026.

Evergreen Quarter Historic District

The Riverside Historic Resources Inventory describes the Evergreen Quarter Historic District as follows:

The Evergreen Quarter Historic District is bounded by University Avenue to the north, Evergreen Cemetery to the south, the east side of Redwood Drive to the West, and Locust Street to the east. It includes 336 properties of which 289 are contributors. The district features primarily one- and two-story, single-family residences and duplexes, but also includes apartment buildings, churches, and Evergreen Cemetery, the district's namesake. Streets within the proposed district are laid out in a grid pattern (as is all of downtown) and are developed with two travel lanes and street parking on both sides. Lots are typically 50-60 feet wide while setbacks are typically 20-25 feet. Fencing is common and materials include wood, wrought iron, brick, and chain link. Garages are predominately detached and located to the rear of the properties, with most accessed via unpaved alleys. Properties vary greatly with regard to landscaping. Front yards are mostly characterized by turf with trees and shrubbery providing accents. Parkways are generally turfed. Mature street trees planted within the parkway are a strong element of the area as are the historic pedestrian streetlights. Sidewalks

characterize the area and driveway cuts are minimal, tending to be narrow with historic curb returns.

Residences within the proposed district represent a wide variety of residential architectural styles popular in southern California from the 1880s to the 1930s, including excellent examples of Queen Anne, American Foursquare, Craftsman, Spanish Colonial Revival, Mission Revival, and Classical Revival. There are also some residences which reflect postwar architectural styles into the 1950's.

PROJECT DESCRIPTION

The project proposes to construct a new 2,170-square-foot single-family residence on the vacant lot created by the proposed parcel map. The residence will include a 450-square-foot garage attached to the rear and a 207-square-foot front porch.

The proposed single-family residence will feature a contemporary interpretation of the Spanish Colonial Revival architectural style and will feature:

- A generally square-shaped footprint with a slab-on-grade foundation
- A barrel tile-topped, crossed-gable roof, with medium-width eaves and outlookers
- A projecting porch with a wood door with side-lites
- Stucco exterior cladding with a light beige or white color
- Vertically hung, aluminum-clad wood windows with black tint frames

PROJECT ANALYSIS

FACTS FOR FINDINGS

Pursuant to Chapter 20.25.050 of Title 20 (Cultural Resources) of the 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 contributors or contributing features within Historic Districts and Neighborhood Conservations Areas, the proposed project should demonstrate:

| <i>Chapter 20.25.050.B – Principles and Standards of Site Development and Design Review for Historic Districts and Neighborhood Conservation Areas</i> | | | |
|---|--------------------------|-------------------------------------|--------------------------|
| <i>Compatibility with the height, scale, or massing of the contributor (or contributing feature) the Cultural Resource.</i> | N/A | Consistent | Inconsistent |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Facts: The proposed single-family residence will be single-story in height with a generally square footprint and a moderately pitched crossed-gable roof. Residences within the Evergreen Quarter Historic District consist of one and two-stories with roof pitches varying from low to steep and feature a variety of forms including hipped and gable; therefore, the project is compatible with height, scale, and massing of the historic district. | | | |

| Chapter 20.25.050.B – Principles and Standards of Site Development and Design Review for Historic Districts and Neighborhood Conservation Areas | | | |
|--|-------------------------------------|-------------------------------------|--------------------------|
| 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"/> |
| <p>Facts: The proposed residence will be a contemporary interpretation of the Spanish Colonial Revival style of architecture and will feature white- or light beige-color stucco, red barrel tile roofing, dark-framed windows, outlookers in the gable ends, and overall simplistic design features. As the Spanish Colonial Revival style is a contributing style within the Evergreen Quarter Historic District and the proposed residence showcases character-defining features of the style, the proposed residence is compatible with contributors in the district.</p> | | | |
| 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. | N/A | Consistent | Inconsistent |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>Facts: The proposed residence will be constructed on a vacant parcel created through the subdivision of the existing parcel; therefore, no structures will be removed as part of the project.</p> <p>The site is located within a well-developed area with no known archaeological features. The proposed residence will be slab-on-grade with minimal excavation for foundations and utilities. Therefore, there is a less-than-significant potential for impacts archaeological features.</p> | | | |
| Compatibility with the context of the Cultural Resource regarding grading, site development, orientation of buildings, landscaping, signs, or public areas. | N/A | Consistent | Inconsistent |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <p>Facts: The proposed residence will front onto Cedar Street as is consistent with the residences across the street and will have vehicular access off Eleventh Street at the rear of the parcel. Additionally, it will be set back from the property line (approximately the back of sidewalk) by 20 feet. The placement of the residence on the site is consistent with others the neighborhood; therefore, the site development will be compatible with the historic district.</p> | | | |

**Chapter 20.25.050.B – Principles and Standards of Site Development and Design
Review for Historic Districts and Neighborhood Conservation Areas**

Consistency with the Citywide Residential Historic District Design Guidelines, approved guidelines for each Historic District, and/or any other applicable Design Guidelines; and

N/A

Consistent

Inconsistent



Facts: The Citywide Residential Historic District Design Guidelines suggest the following for Infill construction in a historic district:

- New residential structures should be placed on their lots to harmonize with existing historic setbacks and orientation of the block on which they are located.
- Infill structures should harmonize in style and massing with the existing surrounding historic structures. For instance, a narrow two-story structure should not be built in a block largely occupied by one-story bungalows.
- Infill structures should present their front door and major architectural facade to the primary street, and not to the side or rear yard.
- A progression of public to private spaces in the front yard is encouraged. One method of achieving this goal is through the use of a porch to define the primary entryway.
- New residential structures should echo the roof forms of the surrounding historic structures in areas with a common architectural style.
- Roofing materials should appear similar to those used traditionally in surrounding historic residential structure.
- Windows should be similar in shape, scale, materials, and construction to those found in surrounding historic structures.
- Main entryways should be located on the front facade of a new structure, facing the street.
- New construction should incorporate materials similar to those used traditionally in historic structures in the area.

The proposed project is consistent as follows:

- The proposed residence will be orientated to front onto Cedar Street with a setback that is consistent with the surrounding neighborhood.
- The proposed residence will be single-story with a generally square footprint, as is consistent with the surrounding residences,
- The main entry is set within a porch, creating a progression from public to private.
- A barrel tile-topped, crossed-gable roof is proposed, as is consistent with other roof forms in the neighborhood.
- Windows will be vertically hung. The aluminum-clad windows are wood on the interior and extruded aluminum on the exterior. This will allow the windows to maintain a similar visual appearance while being differentiated from historic construction.

| Chapter 20.25.050.B – Principles and Standards of Site Development and Design Review for Historic Districts and Neighborhood Conservation Areas | | | |
|--|-------------------------------------|--------------------------|--------------------------|
| Consistency with the principles of the Secretary of the Interior's Standards for the Treatment of Historic Properties. | N/A | Consistent | Inconsistent |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>Facts: As the site is not individually designated, the Secretary of the Interior's Standards are applied to the Historic District on the whole and not the property individually. The proposed project is consistent with the Secretary of the Interior Standards for rehabilitation, as applied a new structure within a historic district, as follows:</p> <ul style="list-style-type: none"> • The project will not remove important historic material. • The project design utilizes materials and architectural features that are compatible the existing residences and compatible in terms of size, scale, and massing to the historic district, as previously discussed. • The project will be slightly differentiated from the existing residences by the use of modern materials. • The project will not alter any spatial relationships of the property with the rest of the surrounding potential historic district. • The project will be undertaken in such a manner that if removed in the future, the essential form and integrity of the Potential Historic District would be unimpaired | | | |

AUTHORIZATION AND COMPLIANCE SUMMARY

| Regulatory Codes | Consistent | Inconsistent |
|---|-------------------------------------|--------------------------|
| <p>Historic Preservation Code Consistency (Title 20)</p> <p>Based on the findings, the project can be found consistent with Title 20 of the Riverside Municipal Code. The proposed single-family residence is compatible with the size, height, scale, massing, and use of architectural features of contributing structures within the Evergreen Quarter Historic District. Additionally, the proposed residence will be differentiated from original residences by modern materials.</p> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

ENVIRONMENTAL REVIEW

The proposed consist of the construction of a new single-family residence within residential historic district that 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 Sections 15303 (Small Structures) and 15331 (Historic Resource Restoration/Rehabilitation).

PUBLIC NOTICE AND COMMENTS

Public notices were mailed to property owners within 300 feet of the site. As of the writing of 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. Project Plans (Plot Plan, Floor Plans, Elevation)
4. Site Photos
5. CHB Staff Report July 18, 2018

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| Prepared by: | Scott Watson, Historic Preservation Officer |
| Approved by: | Matthew Taylor, Acting-City Planner/Principal Planner |



CITY OF RIVERSIDE

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT PLANNING DIVISION

EXHIBIT 1 – CONDITIONS OF APPROVAL

PLANNING CASE: PC-2025-00632

MEETING DATE: February 18, 2026

CASE SPECIFIC CONDITIONS

1. All applicable conditions of related Planning Cases PC-2025-00013 (Parcel Map) shall apply. Failure of the Community & Economic Development Director, or Planning Commission on appeal, to approve all related planning entitlement cases shall render this approval null and void without prejudice. Action by the Community & Economic Development Director, or Planning Commission on appeal, on the related planning entitlement cases that results in significant modifications to the project may require submittal and review of a revised Certificate of Appropriateness application.
2. Prior to the issuance of a Building Permit submit the following to Historic Preservation Staff for review and approval:
 - a. Landscaping site plan.
 - b. Elevations of proposed fencing.

GENERAL CONDITIONS

3. 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.

4. 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.
5. 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.
6. 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.