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# CHAPTER 2

## PURPOSE OF THE GUIDELINES

The purpose of the guidelines is to ensure the preservation of individual historic residences as well as the overall historic character of Riverside's residential Historic Districts. This document is organized in two parts. Part I consists of general design guidelines that apply to residential properties located within Historic Districts citywide. Part II addresses the City's nine Historic Districts individually with background information and design guideline issues specific to each.

These guidelines provide district residents with a set of policies and design criteria to help assure historically appropriate:

- Exterior alterations, additions, and rehabilitation
- Maintenance and repairs
- New construction
- Landscape designs
- Public right-of-way streetscape improvements

### 2.1 INTENT

These design guidelines provide a basis for making decisions about the appropriate treatment of historic resources and compatible new construction. They also serve as a planning tool for property owners and design professionals who seek to make improvements that may affect historic resources.

It should be noted that these guidelines are intended to assist in applying standards to projects generally; consequently, they are not meant to give case-specific advice or address exceptions or rare instances. Although examples are provided in each section, they may not tell each owner all features of their property which are important in defining its historic character and must be preserved or which features could be altered. This type of careful case-by-case decision making is best accomplished by consulting the City's Historic Preservation Specialist, the resources suggested elsewhere in this document, or by seeking assistance in the planning stage of the project from qualified historic preservation professionals.

It is also important to note that these are guidelines, not hard-and-fast development requirements. Development requirements are contained in the City's Zoning Code (Title 19 of the Municipal Code) and any specific plans that may apply. While it is the City's intent to apply these guidelines consistently in the review of all improvements, there can be reasonable flexibility as to the best means to address each individual guideline.

Through these guidelines, the City is attempting to enrich and preserve the historical character of Historic Districts by encouraging:

- Rehabilitation using style/period appropriate building materials
- Additions that respect the original architectural style, massing, roof form, and materials
- Repairs that are sensitive to the original building materials and features
- New construction that reflects the traditional height, scale, bulk or massing
- Front yard landscapes that are compatible with traditional plant materials and design
- Appropriate or historically sensitive improvements in the public right-of-way

The discretionary statements and guidelines described in this document are to be applied to all properties, both contributing and non-contributing, in the City's Historic Districts.