



INFORMATION & RESOURCES

presented by



NORTH HILL HISTORIC DISTRICT

Built 1920 to 1939; bounded by First Street, Redwood Drive, Houghton Avenue, & Pine Street

The North Hill Historic District includes an intact grouping of twenty-four grand, mostly architect-designed homes in the Spanish Colonial Revival, Tudor Revival, Monterey Revival, Pueblo Revival, and French Eclectic styles, and one in the Minimal Traditional style, the earliest modern style to emerge from the Eclectic Period. North Hill is an area where upper-middle class professionals built custom designed homes to accommodate the topography of the area, with views of the nearby river and Fairmount Park.



What is a Historic District?

The City of Riverside boasts thirteen Historic Districts: geographically-defined areas with a significant concentration of historic resources. An important part of what makes Riverside a special place to live is its history, and preservation of historic resources fosters civic and neighborhood pride while building community character.

Why Preserve Historic Homes?

Many residents of Riverside appreciate historic and architectural character as being essential to cultural, social, economic, and environmental sustainability. Historic resources are key ingredients in neighborhood livability and quality of life, minimizing negative impacts on the environment and yielding economic vitality and reward. A historic home that retains its character inside and out typically commands a higher resale value than a comparable home that has been stripped of original features. Many residents and businesses are also drawn to historic districts because the quality and richness of design, construction, craftsmanship, and materials are typically very high when compared to contemporary construction methods.

Home Renovation Standards

Before any work begins, construction or alterations to a historic resource must be approved by the Cultural Heritage Board or by Planning staff. On approval, a permit known as a Certificate of Appropriateness will be issued. Minor additions and alterations can be reviewed over the counter at a staff level. These include reroofing, in-kind replacement of some elements, fences, landscaping, and other less significant changes. Please visit the city's website at riversideca.gov/historic for more detailed information and design guidelines.

The Mills Act

The Mills Act provides property tax relief averaging 50% per year to owners of historic properties to help offset the expense of restoration and maintenance. To qualify, a historic property must be listed on a national, state, county, or city register. Participants enter into a perpetual 10-year contract with the City, automatically renewed each year and transferred to new owners when the property is sold. The City accepts applications during the month of June every year. For more information contact Scott Watson, Associate Planner at (951) 826-5507.

COMMUNITY RESOURCES

Cultural Heritage Board is a nine-member volunteer citizen body appointed by the Mayor and City Council. Their primary responsibilities are to provide design review and guidelines for alterations to historic properties and to identify and recommend historic resources and districts for City designation. The CHB meets on the third Wednesday of each month at City Hall's Art Pick Council Chamber to review historic preservation matters under its jurisdiction.

Old Riverside Foundation is a non-profit civic organization founded in 1979. They are dedicated to the recognition, appreciation, and preservation of the built environment throughout Riverside. They encourage the conservation of historic neighborhoods, sponsor educational programs, provide information on tax advantages and grants, and assist homeowners and contractors with preservation techniques and requirements. To learn more, visit oldriverside.org.

Riverside Historical Society is dedicated to learning about Riverside's history and to preserve records of it for future generations. The Society meets for a local history-related program on the last Sunday in January, and then the first Sundays of April, June, October, and December. The Riverside Historical Society publishes an annual journal dedicated to original research into the history of Riverside. To learn more, visit riversidehistoricalsociety.org.