



Community Development
Department
Planning Division

City of Arts & Innovation

July 18, 2013

John & Jessica Dougherty
5401 Gettysburg Avenue
Chino, CA 92701

SUBJECT: P13-0361 – Certificate of Appropriateness, Relocation of the historic Structure of Merit, William A. Cooper House from 3690 Adams Street to 2909 Lime Street

Dear Applicant:

The Riverside Cultural Heritage Board, at its meeting of July 17, 2013 approved your development related application which is referenced by the above-noted case number. Attached are the conditions of approval and for your records. In conjunction with this approval the Cultural Heritage Board, in accordance with the California Environmental Quality Act (CEQA), determined that this project would not have a significant effect on the environment and adopted a Negative Declaration.

There is now a ten day appeal period from the date of the Cultural Heritage Board's decision. Appeals must be received in writing along with the required fee of \$1,531.20, by 5:00 pm on July 29, 2013 in the Planning Department. If appealed, you will be notified in writing when the case has been scheduled for review on the Land Use Committee's agenda. If not appealed, the Cultural Heritage Board's decision is final.

Please call the Teri Delcamp, Senior Historic Preservation Planner, at (951) 826-2117 if you have any questions.

Sincerely,

Erin Gettis, Associate AIA
Principal Planner / Historic Preservation Officer

**CULTURAL HERITAGE BOARD
APPROVED CONDITIONS**

CASE NO. P13-0361

Meeting Date: July 17, 2013

CONDITIONS *All mitigation measures are noted by an asterisk (*).*

General Conditions

1. The project must be complete per the Cultural Heritage Board's approval, including all conditions listed below. Any subsequent changes to the project must be approved by the Cultural Heritage Board or the Cultural Heritage Board staff. Upon completion of the project, a Cultural Heritage Board staff inspection must be requested to ensure that the approved plans have been executed and that all conditions have been implemented before **OCCUPANCY** hold can be released.
2. There is a ten calendar-day appeal period that will lapse at 5:00 p.m. on July 29, 2013. Appeals of the Board's action will not be accepted after this time. Appeals will be considered by the Land Use Committee of the City Council at their next available meeting. Appeal filing, required fee amount and processing information may be obtained from the Community Development Department, Planning Division, Public Information Section, 3rd floor, City Hall.
3. This approval will expire in one year on July 17, 2014.

Case Specific

4. *Prior to issuance of a building permit to move the house, the applicant or designee shall comply with all requirements of the Building and Safety Division pursuant to Municipal Code Section 16.20 and any other regulations as necessary.
5. The applicant's contractor shall prepare and maintain a traffic control plan, prepared, stamped and signed by either a licensed Traffic Engineer or a Civil Engineer. The preparation of the plan shall be in accordance with Chapter 5 of the latest edition of the Caltrans Traffic Manual and the State Standard Specifications. The plan shall be submitted for approval, by the City Engineer, prior to the preconstruction meeting. Work shall not commence without an approved traffic control plan.
6. The applicant shall request and obtain from the Building and Safety Division a separate address for the Cooper House at its new location. All plans relating to the installation and restoration of the Cooper House at the new location shall reflect the approved separate address.
7. *Prior to issuance of the required Over-the-Road House Move Permit, the applicant or designee shall provide to CHB staff a list describing all materials or features being temporarily removed for purposes of the house move. For all existing features that are to be removed and re-installed at the new site, the applicant or designee shall ensure the contractor has inventoried and numbered the features in their original locations, and has salvaged/stored said features for future re-installation. These may include pre-cut stone walls and columns, and concrete slab caps/coping on the porch; pre-cut stone and concrete slab caps/coping on the chimney(s); areas of wood trim; and window sashes if not protected in situ. Any additional features to be so treated shall be submitted to CHB staff for approval. The deteriorated rear stairs to the attic, and the side porch concrete stairs, may be removed without inventorying and disposed of since these stairs will be reconstructed.

8. To reduce temporary noise from construction activities affecting existing sensitive receptors and in the event an exception is granted related to construction times, additional measures shall be applied by the City, to the extent feasible, to reduce noise impacts to sensitive receptors. Additional measures could include, but are not limited to: locating work at night away from sensitive receptors, limiting the duration of work needing to be completed outside standard construction hours, and ensuring construction equipment is properly fitted and maintained with mufflers.
9. *All work involved in moving the house, building the foundation at the new site, reconnecting the three sections of the house and restoring the exterior, including any repairs necessary as a result of damage to the house during the move, shall be completed in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties to the satisfaction of the Historic Preservation Officer or Qualified Designee.
 - a. The applicant or designee shall ensure that a reputable house moving company performs the preparation and relocation work using all appropriate mechanisms necessary to protect the house features and materials during the move.
 - b. Features shall be restored and re-installed at the new site to match their original configuration, or be replaced like-for-like in materials, dimensions, colors, textures, finishes, and scoring patterns as appropriate, based on physical evidence and/or available pre-move photographs.
 - c. The applicant or designee shall ensure that the house is protected after the move and before and during construction, which may include but is not limited to temporary site fencing, security, storage of features to be re-installed, and tarping over any exposed interiors before the sections are reconnected, etc., as necessary.
10. *Prior to issuance of building permits, the applicant or designee shall submit plans and/or materials for CHB staff approval that detail the following:
 - a. The detached garage shall match the style, materials, roof pitch and color(s), etc., of the Cooper House.
 - b. A set of concrete stairs and walkway shall lead from the public sidewalk to the Cooper House front door, similar in design, colors and finish to other historic examples existing in the St. Andrews Terraces NCA.
 - c. Proposed paint chips shall be submitted consistent with the architectural style of the Cooper House.
11. Prior to scheduling of the final inspection, the applicant shall submit for review and approval of CHB staff a landscape and irrigation plan for the front yard of both homes on the parcel currently addressed as 2909 Lime Street in compliance with all applicable regulations. The landscape plan shall be consistent with the Citywide Residential Historic District Design Guidelines and tailored to reflect compatibility with the architecture of each home, Victorian and Craftsman respectively. Once approved, the landscape and permanent irrigation shall be installed to the satisfaction of CHB staff prior to approval of the final inspection.
12. *Prior to approval of the final inspection, the applicant shall submit a historic designation application to the City to repeal the Structure of Merit designation of the existing site at 3690 Adams Avenue and

to request designation of the Cooper House as a Structure of Merit at the new site at 2909 Lime Street. The application shall be processed in accordance with procedures outlined in Title 20 of the Municipal Code, and staff shall initiate a rezone case to add the Cultural Resources Overlay Zone to the existing R-1-7000 zoning of the new site.

13. *Prior to scheduling of the designation and rezone cases for City Council consideration, the applicant or designee shall work with CHB staff to develop interpretive plaque language and identify an appropriate location at 2909 Lime Street that is visible to the public. Language shall reference the original site and purpose of the Cooper House; the date of the St. Andrews Terraces tract; and that other homes have been relocated into the area. The approved plaque shall be fabricated and installed by the applicant or designee following successful designation of the Cooper House as a Structure of Merit at 2909 Lime Street.
14. *In the event that work to clear the old site under the necessary demolition permit encounters unanticipated archaeological resources, the work shall be halted in that area until the City is notified and a significance determination can be made by an archaeologist. The owner shall hire a qualified archaeologist to inspect and evaluate the significance of the discovery; make recommendations, if necessary, for any monitoring or mitigation; and prepare a written report, in compliance with all applicable state and local laws and regulations.