



Community Development  
Department  
Planning Division

*City of Arts & Innovation*

August 26, 2014

John Pitchford and Emily Lawson  
6260 Hawarden Drive  
Riverside, CA 92506

**SUBJECT: CERTIFICATE OF APPROPRIATENESS – PLANNING CASES: P12-0393, P12-0394 and P14-0640 – 6240 and 6260 Hawarden Drive**

Dear Applicant:

At its meeting of August 20, 2014, the Cultural Heritage Board approved Planning Case P14-0640 subject to the attached conditions. The Cultural Heritage Board recommended approval of Planning Cases P12-0393 and P12-0394 to the Planning Commission.

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 by 5:00 p.m. on September 2, 2014 in the Planning Division. 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.

Should you have any questions concerning this notice please call Brian Norton, Associate Planner, at (951) 826-2308.

Sincerely,  
CULTURAL HERITAGE BOARD

Erin Gettis, Associate AIA  
Historic Preservation Officer/  
Principal Planner

**CULTURAL HERITAGE BOARD  
APPROVED CONDITIONS**

Case Number: P14-0640

MEETING DATE: AUGUST 20, 2014

- *Mitigation measures are indicated with an asterisk (\*)*

**Standard 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 **FINAL INSPECTION** hold can be released.
2. Actions by the Cultural Heritage Board, including any environmental finding may be appealed. There is a ten day appeal period that will lapse at 5:00 p.m. on September 02, 2014. Appeals of the Board's action will not be accepted after this time. The appeal fee is \$1,531.20. Appeals will be considered by the Land Use Committee of the City Council at their next available meeting. Appeal 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 August 20, 2015.
4. The granting of this request shall in no way exclude or excuse compliance with all other applicable rules and regulations in effect at the time this permit is exercised and continually thereafter.

**Case-Specific**

- \*5. In compliance with legal requirements regarding disclosure in effect at the time of sale, the seller or his/her representative shall disclose that the Walton/Merriman Residence Property is an Eligible Cultural Resource as defined by, and subject to applicable requirements of, Title 20, "Cultural Resources," of the Riverside Municipal Code as well as any other applicable City codes.

*Prior to Map Recordation*

- \*6. Prior to approval and recordation of the final parcel map, the following specific conditions shall be completed:
  - a. A note shall be added to the parcel map stating "Parcels 1 and 2 herein have been determined to contain cultural resources that were previously part of a single property. Future development on the parcels is subject to Title 20 of the Riverside Municipal Code as follows: Parcel 1 relative to the eligible Structure of Merit Walton/Merriman Residence property; Parcel 2 for design of a new driveway relative

to the Hawarden Drive historic resource; and Parcels 1 and 2 relative to potential pre-historic archaeological resources."

- b. A note shall be added to the parcel map stating "For any future development of Parcels 1 and 2, if buried archaeological resources are uncovered during construction, all work must be halted in the vicinity of the discovery until a registered professional archaeologist can visit the site of discovery and assess the significance and origin of the archaeological resource. If the resource is determined to be of Native American origin, the Tribe shall be consulted. If the archaeological resource is determined to be a potentially significant cultural resource, the City, in consultation with the project archaeologist and the Tribe, shall determine the course of action which may include data recovery, retention in situ, or other appropriate treatment and mitigation depending on the resources discovered. Procedures shall follow all applicable federal, state and local laws and regulations."
- c. The Cultural Resources study DPR forms shall be corrected by an individual meeting the Secretary of the Interior's Professional Qualifications standards and shall be submitted for review and approval to the City Historic Preservation Officer or Qualified Designee to address City comments provided in a memorandum dated July 22, 2013:
  - 1) Corrected DPR forms for Hawarden and the prehistoric site feature were never provided, and need to be submitted for final review and approval. The DPR format for the residence, Hawarden and prehistoric feature shall be the current format used by OHP and shall include all required information and analysis.
  - 2) The revised DPR form for the Walton/Merriman property shall address the following:
    - a. The address should be noted as 6240, not 6260, Hawarden Drive.
    - b. There is still no California Historic Resource Status Code assigned, and the DPR format used does not have the required spot for the code to be inserted. (Based on the report, the status code should be "5S2 – individual property that is eligible for local listing or designation.")
    - c. There is no physical description provided for the four contributing features in section P3a, Description, on either the main form or the continuation sheets.
    - d. A period of significance (either a date or a range of dates) needs to be inserted under section B10 for each of the features (currently blank).

*Prior to Issuance of Demo Permit*

- \*7. Prior to submittal of a demolition permit or request for substantial alteration to the City of Riverside for any of the Walton/Merriman Residence's related features (barn on Parcel 1; reservoir and/or irrigation trough on Parcel 2), the applicant shall complete HABS-like documentation of the Walton/Merriman Residence property and the related features on Parcels 1 and 2 to include, at a minimum, photography and limited measured drawings as follows:

- a. Digital black and white photography of all elevations, character-defining features and context views. Features to be photographed include the exterior of the Walton/Merriman Residence, barn, reservoir and irrigation trough.
  - b. Photographs will be copied onto an archival quality CD and printed on archival quality paper. Each black and white photograph shall be in an archival quality clear sleeve, labeled, and inserted into a binder enclosed in an archival document box. Labels shall identify the feature/item in the photograph, the direction/interior room where the photo was taken, and the date of the photo.
  - c. A photo point location map plan of the property, indicating the view directions of all exterior photographs, shall also be prepared and included in the binder. A current aerial photograph or a property survey could be used as the base map and shall include at minimum street label(s), built and feature footprint outlines and labels, a scale bar and a north arrow in addition to the photo locations.
  - d. Measured drawings for the reservoir and irrigation trough shall be submitted on the archival quality CD and printed on archival quality paper. Drawings shall include dimensioned plan views of both features, and a profile section of the irrigation trough. Drawing size shall be minimum 11" X 17". A black and white print shall be included in the archival document box, and one additional mylar or similar original shall be provided.
  - e. One copy of the final approved DPR forms shall be included in the archival document box.
  - f. The owner shall submit two complete sets in two archival document boxes, plus one archival quality CD and one original measured drawing to the City for archiving by the Community Development Department with the Library and/or the Riverside Metropolitan Museum.
- \*8. Prior to approval of a demolition or significant alteration permit by the City of Riverside for any of the site's related features (barn on Parcel 1; reservoir and/or irrigation trough on Parcel 2), the HABS-like documentation required in Mitigation Measure 8 a.-f. above shall be completed, submitted and approved by the City Historic Preservation Officer or Qualified Designee. The owner shall also submit acceptable evidence with the demolition or significant alteration permit request to indicate whether the windows and exterior siding materials, etc., from the barn will be salvaged and used for a new garage and/or offered to an appropriate salvage organization or company.

#### *During Construction*

9. During all project site construction, the construction contractor shall limit all construction-related activities that would result in high noise levels to between the hours of 7:00 a.m. and 7:00 p.m., Monday through Friday and between the hours of 8:00 a.m. and 5:00 p.m. on Saturdays. No construction is permitted on Sundays or federal holidays.

- \*10. The following mitigation measure will reduce any project-related adverse impacts to archaeological resources and sites containing Native American human remains that may be inadvertently discovered during future construction:
- a. If buried archaeological resources are uncovered during construction, all work must be halted in the vicinity of the discovery until a registered professional archaeologist can visit the site of discovery and assess the significance and origin of the archaeological resource. If the resource is determined to be of Native American origin, the Tribe shall be consulted. If the archaeological resource is determined to be a potentially significant cultural resource, the City, in consultation with the project archaeologist and the Tribe, shall determine the course of action which may include data recovery, retention in situ, or other appropriate treatment and mitigation depending on the resources discovered.
  - b. In the event of an accidental discovery of any human remains in a location other than a dedicated cemetery, the steps and procedures specified in Health and Safety Code 7050.5, *State CEQA Guidelines* 15064.5(e), and Public Resources Code 5097.98 must be implemented. Specifically, in accordance with Public Resources Code (PRC) Section 5097.98, the Riverside County Coroner must be notified within 24 hours of the discovery of potentially human remains. The Coroner will then determine within two working days of being notified if the remains are subject to his or her authority. If the Coroner recognizes the remains to be Native American, he or she shall contact the Native American Heritage Commission (NAHC) by phone within 24 hours, in accordance with PRC Section 5097.98. The NAHC will then designate a Most Likely Descendant (MLD) with respect to the human remains within 48 hours of notification. The MLD then has the opportunity to recommend to the property owner or the person responsible for the excavation work means for treating or disposing, with appropriate dignity, the human remains and associated grave goods within 24 hours of notification. Whenever the NAHC is unable to identify a MLD, or the MLD fails to make a recommendation, or the landowner or his or her authorized representative rejects the recommendation of the MLD and the mediation provided for in subdivision (k) of PRC Section 5097.94 fails to provide measures acceptable to the landowner, the landowner or his or her authorized representative shall re-inter the human remains and items associated with Native American burials with appropriate dignity on the property in a location not subject to further subsurface disturbance.