



Community Development
Department
Planning Division

City of Arts & Innovation

August 25, 2014

Cleve Stevens
Riverside Housing Development Corporation
3985 University Avenue
Riverside, CA 92501

SUBJECT: CERTIFICATE OF APPROPRIATENESS – PLANNING CASE P14-0360, 4570 Sunnyside Drive

Dear Mr. Stevens:

At its meeting of August 20, 2014, the Cultural Heritage Board approved Planning Case P14-0360 subject to the attached conditions. Attached are also the revised Facts for Findings for this case.

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 Teri Delcamp, Senior Historic Preservation Planner, at (951) 826-2117.

Sincerely,
CULTURAL HERITAGE BOARD

Erin Gettis, Associate AIA
Historic Preservation Officer/
Principal Planner

**CULTURAL HERITAGE BOARD
APPROVED CONDITIONS**

Case Number: P14-0360

MEETING DATE: AUGUST 20, 2014

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 **UTILITIES** 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 1, 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. Prior to issuance of building permits, the applicant shall revise the building permit plan check plans to incorporate all of the following changes or submit the necessary information:
 - a. Call-out a wood material and color details and submit a paint chip for the siding/venting lath as well as the knee brace/outlookers at the front porch gable end consistent with the home's architectural style to the satisfaction of CHB staff.
 - b. Submit a manufacturer's cutsheet for a front door consistent with the home's architectural style to the satisfaction of CHB staff. Eliminate the proposed sidelights flanking the front door.
 - c. The porch piers may either be square and clad in an appropriate style stone veneer (such as ashlar or coarsed stone or brick, not ledge or stacked stone) consistent with the home's architectural style, or the assembly may be modified to be simple 6X6 wood posts from ground to porch beam, to the satisfaction of CHB staff.

- d. The sets of paired windows on the north (front) elevation, and the first two single hung windows on the west (side) elevation are publicly visible within the Historic District, and shall be ~~wood sash~~ **high quality vinyl windows with exterior simulated true divides (such as Milgard "Tuscany" or "Montecito" series or similar) to the satisfaction of CHB staff.** All other windows may be vinyl or similar quality alternative material **either with or without exterior divides.**
 - e. ~~Advisory:~~ The **vinyl windows with exterior simulated true divides shall** applicant should ~~consider changing the paired windows on the front elevation to be multi (six or eight lights)-over-single pane to the satisfaction of CHB staff.~~ **Submit manufacturer's cutsheet, brochure or shop drawing for review and approval prior to installation.**
 - f. Unless otherwise approved by CHB staff, the driveway shall be gray concrete with historically appropriate scoring, without any modern finishes or added colors.
 - g. The project shall protect in place and re-use the existing driveway approach including its location, width, material and design; or if required to be relocated by Public Works, shall be re-constructed to match the existing in all these respects. The existing mature parkway tree shall be protected in place.
 - h. The garage exterior materials, details and colors shall match those of the new home. The garage door shall be of a color or painted to match the approved paint scheme.
 - i. The landscape plan shall be modified to show additional *Muhlenbergia rigens* plants to achieve a maximum spacing of two feet on center.
 - j. Show design and materials for any proposed fencing, gates and walls consistent with the home's architectural style to the satisfaction of CHB staff.
6. Prior to approval of the final inspection, the installation of the landscape and irrigation per the approved plans must be complete. Call CHB staff to schedule the final inspection at least a week prior to needing the release of utilities. Upon final inspection of landscaping, if staff finds that the amount of landscaping is insufficient, staff will require additional plants/groundcover consistent with the approved palette.
 7. 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.

REVISED FACTS FOR FINDINGS:

Case Number: P14-0360

MEETING DATE: AUGUST 20, 2014

FINDINGS: The application proposal is consistent or compatible with the architectural period and the character-defining elements of the historic building.

FACTS: The project complies with this finding. There is no existing building on the project site, and the adjacent home that once extended onto the project site, is a non-contributor to the Palm Heights Historic District (PHHD).

FINDINGS: The application proposal is compatible with existing adjacent or nearby Cultural Resources and their character-defining elements.

FACTS: As conditioned, the project complies with this finding. Prior to 2013, the home on the adjacent lot at 4578 Sunnyside was larger and extended across the property line onto the subject lot. That home was built in 1946 and is a non-contributor to the Palm Heights Historic District (PHHD). The Housing Authority acquired the home on both lots, demolished the portion of the home on the subject lot, and refinished the remaining home on the adjacent lot for aesthetic and development standard purposes. Through a competitive RFP process, the project site was acquired by the Riverside Housing Development Corporation for development. The project proposes to construct a new single story, single family home utilizing traditional massing and materials but in a modern rendition. The style, size and massing of the home, as well as the provision of a detached garage to the rear of the home, are compatible with the architectural period of the PHHD.

FINDINGS: The colors, textures, materials, fenestration, decorative features and details, height, scale, massing and methods of construction proposed are consistent with the period and/or compatible with adjacent Cultural Resources.

FACTS: As conditioned, the project complies with this finding. The new home will be a non-contributor due to its construction date. As conditioned, the colors, textures, materials, ~~windows~~, decorative features and details, height, scale and massing are all consistent and compatible with the surrounding PHHD. *Several of the surrounding historic homes on Sunnyside have changed original windows from wood sashes to vinyl without City approval, and some non-contributors have non-historic windows. In this particular case, the proposed home is all new construction; it replaces a portion of the adjacent non-contributing home which already had non-historic window materials; the home will be a moderate income affordable home so reduction of on-going maintenance costs is a factor; and the CHB has the authority under Title 20 of the Municipal Code to take other factors into consideration in their decision making process on a case-by-case basis. Thus, the windows are approved to be vinyl sashes with exterior simulated divides per the revised conditions of approval.*

FINDINGS: The proposed change does not adversely affect the context considering the following factors: grading; site development; orientation of buildings; off-street parking; landscaping; signs; street furniture; public areas; relationship of the project to its surroundings.

FACTS: As conditioned, the project complies with this finding. The site will be developed with a new, single story home with front and side setbacks similar to those in the surrounding neighborhood. The site and landscape plans for the development, and the orientation and layout of the home and detached garage, will ensure the new home does not adversely affect relationships with the surrounding Historic District. *The requirement for higher quality vinyl windows with exterior simulated divides will help the new home blend in better with the surrounding area than it would with lower quality vinyl windows.*

FINDINGS: The proposed change does not adversely affect an important architectural, historical, cultural or archaeological feature or features.

FACTS: The project complies with this finding. The project will not adversely affect any important architectural, historical, cultural or archaeological feature or features.

FINDINGS: The project is consistent with the Citywide Residential Historic District Design Guidelines and the separate guidelines for each Historic District.

FACTS: As conditioned, the project complies with this finding. The project complies with Chapter 9, Design Guidelines for Infill Construction in Historic Districts, as well as the Design Guidelines developed for the PHHD. Specifically, the home will be placed on the lot to harmonize with historic setbacks on the street, with parking located to the rear; the home will be single story consistent with most homes on Sunnyside Drive; its primary façade and entrance is oriented to the street and includes the use of a covered porch; the roof form echoes those of other historic homes in the area; window sizes ~~and materials~~ are similar to historic windows in the surrounding Historic District; architectural details echo but do not necessarily imitate details on surrounding historic homes; and proposed materials are generally similar to those used traditionally on historic homes in the area. *Allowing vinyl windows on the home takes into account other factors including the fact that it is a new home that replaces a portion of the adjacent non-contributing home which already had non-historic window materials. Moreover, the windows are required to be higher quality vinyl windows with exterior simulated divides that will help the new home blend in better with the surrounding area than other lower quality vinyl windows which were installed on several other homes on Sunnyside either prior to the designation of the PHHD or without City approval.*

FINDINGS: The project is consistent with the Principles of the Secretary of the Interior's Standards for the Treatment of Historic Properties.

FACTS: As conditioned, the project complies with this finding. The project comprises a Rehabilitation project as the addition of a new home within a historic district. The

Rehabilitation standards and guidelines are related to the setting of the PHHD that surrounds the new home. The project will retain the overall historic relationships and character along Sunnyside Drive and within the broader PHHD. The project will also retain the existing driveway approach, historic sidewalk and mature parkway tree associated with the site. The home is scaled and designed to be consistent with the development patterns in the historic neighborhood, and will be architecturally modern but compatible with existing historic homes in the Historic District.