

Documents Available Online and on CD!

In an effort to “Go Green,” the Historic Preservation Section is now offering all publications online as well as on CD. Below is a sampling of our most frequently requested publications:

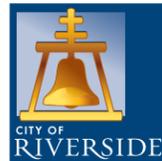
Rehab Riverside Right—A 96-page illustrated document that gives guidance on how to rehabilitate your historic home in a sensitive and appropriate manner.

Citywide Historic District Guidelines – A 40-page document that provides illustrated guidance and lists of materials and methods on how to update, restore, modify or add to your existing historic building and how to appropriately build new infill in an historic district.

Title 20 (Cultural Resources Ordinance) – A 26-page document of the full text of the City’s Cultural Resources Ordinance. This contains criteria for designating a property as well and for changes to your property that can be done administratively with staff approval (versus changes requiring approval by the Cultural Heritage Board).

Other items available upon request—Any item offered by the Historic Preservation Section of the Planning Division is available on CD upon request, including: Palm Heights Historic District Survey, Camp Anza Survey in Arlanza (completed in October 2007), the General Plan 2025 (adopted by City Council in November 2007) and more. ☞

Call 826-5371 or e-mail planinfo@riversideca.gov today to get copies of these publications!



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HISTORIC RIVERSIDE PRESS

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Welcome to the first issue of the Historic Riverside Press!



Congratulations on your homeownership of an historic home in one of Riverside’s designated Historic Areas. The architectural resplendence of our City’s landmark neighborhoods is renowned throughout the Inland Empire. A recent *Los Angeles Times* article described a benefit of designated Historic Districts in Los Angeles as increasing property value: “Sales data bears out, that homes within these historic areas sell at a premium over similar houses outside the areas and values outpace nearby neighborhoods—a point touted by realty agents and preservation experts.”

Not only does designation improve your quality of life by preserving the character of your neighborhood, it also increases your property value. You can read about other surprising benefits to owning a historic home on the next page under the section called “We’re Here to Help.”

The Historic Preservation Office will publish the Historic Riverside Press on a regular basis and look forward to sharing more information about Riverside’s Historic Preservation Program with you in the future. ☞

If you are interested in submitting articles or nominating a featured historic property, please call the Historic Preservation Office at 826-5463.

Determined Homeowners Restore Historic Treasure

With Jennifer Mermilliod’s background in history, it comes as no surprise that she and her husband, Greg, would purchase an historic home. In December 2004, they bought their dream home—a Spanish Colonial Revival—on Magnolia Avenue. They knew it would be a fixer-upper, but they still faced quite a few surprises. For instance, it took two weeks of scrubbing layers of dirt before they could even move in, and the original 1929 roof leaked in every room. But the worst damage came after a giant carob tree fell and further damaged the roof, broke a window, caved in the courtyard wall and damaged their original custom concrete patio.

Jennifer, an historian and owner of a consulting firm, JM Research and Consulting, would not be discouraged. She was especially delighted that Cano Architecture was able to rebuild the patio and restore it to its original red concrete and exact geometric pattern. She found contractors to restore the courtyard wall and patio to their authentic splendor.



The Mermilliods love the character of their home and neighborhood. “The features of the home are just a pleasure to look at, from the wood floors to the textured plaster and the arched doorway,” says Jennifer. ☞

Do you know of a historic restoration success story that you want to see featured in this newsletter? Please call the Historic Preservation Office at 826-5463.

A Note from the Cultural Heritage Board Chair

Preservation Resources are Available!

You have chosen to live in a Riverside area famous for its historic splendor. Ownership comes with responsibility—the City’s historic legacy is in your hands.

As the Chair of the City’s Cultural Heritage Board, I want to encourage you to take pride in your older home and be respectful of its longevity. I encourage you to utilize City staff whenever you have questions or are contemplating a home project.

It always pays to know the rules before you start the game. Love your home and love Riverside; they both will give you so much in return!

Because the preservation of historic buildings is an important public benefit, the City has developed some incentives in the restoration, maintenance and rehabilitation of historic homes. Some of these incentives include:

- ◆ Fee reductions are provided for the relocation of qualified historic single-family residences.
- ◆ No fees will be charged for Certificates of Appropriateness for modifications to historic homes.
- ◆ Locally designated landmark properties are provided with bronze display plaques that are available free of charge.
- ◆ The Mills Act Program allows owners of historic homes to receive a significant reduction in local property taxes in exchange for their commitment to actively participate in restoring, rehabilitating, repairing and preserving their properties.
- ◆ The Historic Preservation Officer can provide technical assistance to property owners, architects and contractors to ensure that historic resources are appropriately maintained, repaired, rehabilitated or restored, and that new construction is compatible with adjacent historic buildings.
- ◆ The Planning Division has a variety of technical literature and hand-outs available free of charge and/or online.



Sincerely,
Stephanie Standerfer
Cultural Heritage Board Chair

Stephanie Standerfer has been a member of the Cultural Heritage Board for eight years. She is a resident of the Wood Streets Neighborhood Conservation Area.

For more information on these programs and more, visit the City’s historic preservation Web site at www.riversideca.gov/historic

Polish Your Historic Gem

The owner of a historic home has not only the joy of owning a piece of history, but also the chance to live and work with the craftsmanship of yesteryear. Materials that were used 60 or 100 years ago are often different than those that are typically used on modern houses.

A great example of changes to materials over the years is window types. A historic home usually has wood windows, as opposed to the aluminum window frames of the 60s, 70s, and 80s or the vinyl windows that are popular today. Wood windows are part of the character-defining features of a historic home and



will last forever with proper maintenance. Repair of the existing windows or replacement with the same type of window is often a less expensive alternative and is the appropriate choice for the owner of a historic home.

Before making plans to remodel or alter your home, check the City’s Cultural Resources Ordinance (Title 20) and the City’s Historic District Guidelines, or call the Community Development Department, Planning Division at (951) 826-5371. 

For more information, see the section on windows in the Citywide Historic District Design Guidelines.

Existing & Potential Historic Districts and Neighborhood Conservation Areas

