

1 RESOLUTION NO.

2 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERSIDE,
3 CALIFORNIA, APPROVING THE APPLICATION UNDER PLANNING CASE
4 NUMBER DP-2022-00914 DESIGNATING THE POWELL-WHEELER RESIDENCE
5 LOCATED AT 3860 EL HIJO STREET, AS CITY HISTORIC LANDMARK #146.

6 WHEREAS, in Planning Case No. DP-2022-00914, an application to designate the Powell-
7 Wheeler Residence, located at 3860 El Hijo Street, on the west side of El Hijo Street between
8 Arlington and Magnolia Avenues, in the City of Riverside, California, Assessor's Parcel Number
9 227-283-031, as more particularly described in Exhibit "A" attached hereto incorporated herein by
10 reference, was found to be eligible for listing as a City Landmark; and

11 WHEREAS, on November 16, 2022, the Cultural Heritage Board of the City of Riverside
12 conducted a duly noticed public hearing on said application and recommended the approval of the
13 designation of a City of Riverside City Historic Landmark for the Powell-Wheeler Residence
14 described above; and

15 WHEREAS, this process is exempt from review under the California Environmental Quality
16 Act (CEQA) pursuant to Sections 15061(b)(3) and 15308 of the CEQA Guidelines as set forth in
17 Title 14 of the California Code of Regulations; and

18 WHEREAS, all legal prerequisites to the adoption of this application have been met.

19 NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Riverside,
20 California that based on substantial evidence presented to the Cultural Heritage Board during the
21 above-referenced public hearing and thereafter to the City Council, including written and oral staff
22 reports, together with public testimony pursuant to the provisions of Title 20 of the Riverside
23 Municipal Code pertaining to the designation of a Historic Landmark, the City Council hereby finds
24 that the Powell-Wheeler Residence, located at 3860 El Hijo Street, on the west side of El Hijo Street
25 between Arlington and Magnolia Avenues, in the City of Riverside, California, Assessor's Parcel
26 Number 227-283-031, as more particularly described in Exhibit "A" attached hereto and
27 incorporated herein by reference, a Historic Landmark eligible for designation under criteria set forth
28 in the Riverside Municipal Code Section 20.50.010(U) and based on the following facts and
findings:

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1 **FINDINGS:** Criterion 3: Embodies distinctive characteristics of a style, type, period or method of
2 construction, or is a valuable example of the use of indigenous materials or
craftsmanship.

3 **FACTS:** The Monterey Revival Style of architecture is fairly uncommon in Riverside, with
4 only approximately fifteen examples throughout the City. The Powell-Wheeler
5 Residence embodies the character-defining features of the style, including: simple,
6 two-story rectangular massing; smooth stucco cladding; a moderately pitched gable
7 roofs topped with red tiles; a cantilevered second floor balcony enclosed with wood
8 railings and covered by the main roof of the residence; double-hung and double-
casement windows, some with divided lights; a covered entry within a projecting
porch; and louvered shutters accenting the glass doors on the façade.

8 **FINDINGS:** Criterion 4: Represents the work of a notable builder, designer, or architect, or
9 important creative individual.

10 **FACTS:** The Powell-Wheeler Residence was designed by prominent local designer Henry
11 L.A. Jekel, who is recognized for his work in the Spanish Colonial Revival style of
12 architecture. This residence is a rare example of Jekel's work in the Monterey Revival
13 Style. Jekel is credited with the design of over 40 homes and 15 businesses during the
14 41 years he worked as a designer and engineer. He is recognized as being one of three
designers who were largely responsible for the prominent residences built in
Riverside in the 1920s. The other two designers were architects G. Stanley Wilson
and Robert Spurgeon Jr.

15 BE IT FURTHER RESOLVED THAT pursuant to Title 20 of the Riverside Municipal Code,
16 the City Council hereby approves the above-referenced application and designates the Powell-
17 Wheeler Residence, located at 3860 El Hijo Street, on the west side of El Hijo Street between
18 Arlington and Magnolia Avenues, in the City of Riverside, California, Assessor's Parcel Number
19 227-283-031, as City Historic Landmark #146.

20 BE IT FURTHER RESOLVED THAT the proposed historic landmark designation is exempt
21 from the provisions of the California Environmental Quality Act pursuant to Sections 15061(b)(3)
22 and 15308 of the Guidelines for Implementation of the California Environmental Quality Act (Title
23 14, California Code of Regulations, commencing with Section 15000 as it can be seen with certainty
24 that there is no possibility that the activity will have a significant effect on the environment, and said
25 action is intended to preserve the historic character of the building.

26 BE IT FURTHER RESOLVED THAT the City Clerk of the City of Riverside shall cause a
27 certified copy of this resolution to be recorded in the Office of the County Recorder of Riverside
28 County, California.

1 ADOPTED by the City Council this ____ day of _____, 2023.

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PATRICIA LOCK DAWSON
Mayor of the City of Riverside

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Attest:

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DONESIA GAUSE
City Clerk of the City of Riverside

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I, Donesia Gause, City Clerk of the City of Riverside, California, hereby certify that the foregoing resolution was duly and regularly adopted at a meeting of the City Council of said City at its meeting held on the ____ day of _____, 2023, by the following vote, to wit:

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Ayes:

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Noes:

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Absent:

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Abstain:

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IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Riverside, California, this ____ day of _____, 2023.

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Donesia Gause
City Clerk of the City of Riverside

EXHIBIT "A"
LEGAL DESCRIPTION

Address: 3860 El Hijo Street
A.P.N.: 227-281-009

That certain real property in the City of Riverside, County of Riverside, State of California described as follows:

That portion of Lot 10 of Resubdivision of a portion of the El Padro Rancho, as shown by Map on file in Book 9, Page 72 of Maps, Records of Riverside County, California, described as follows:

Beginning at a point on the Southwesterly line of said Lot, 424.77 feet Northerly from the most Southerly corner thereof;

Thence North 34 degrees West on said Southwesterly line, 102 feet;

Thence North 56 degrees East, 192 feet to the Southwesterly line of a certain parcel conveyed to the City of Riverside by Deed recorded April 20, 1929 in Book 722, Page 355 of Deeds, Records of Riverside County, California;

Thence South 34 degrees East on the Southwesterly line of said Parcel, 72.30 feet;

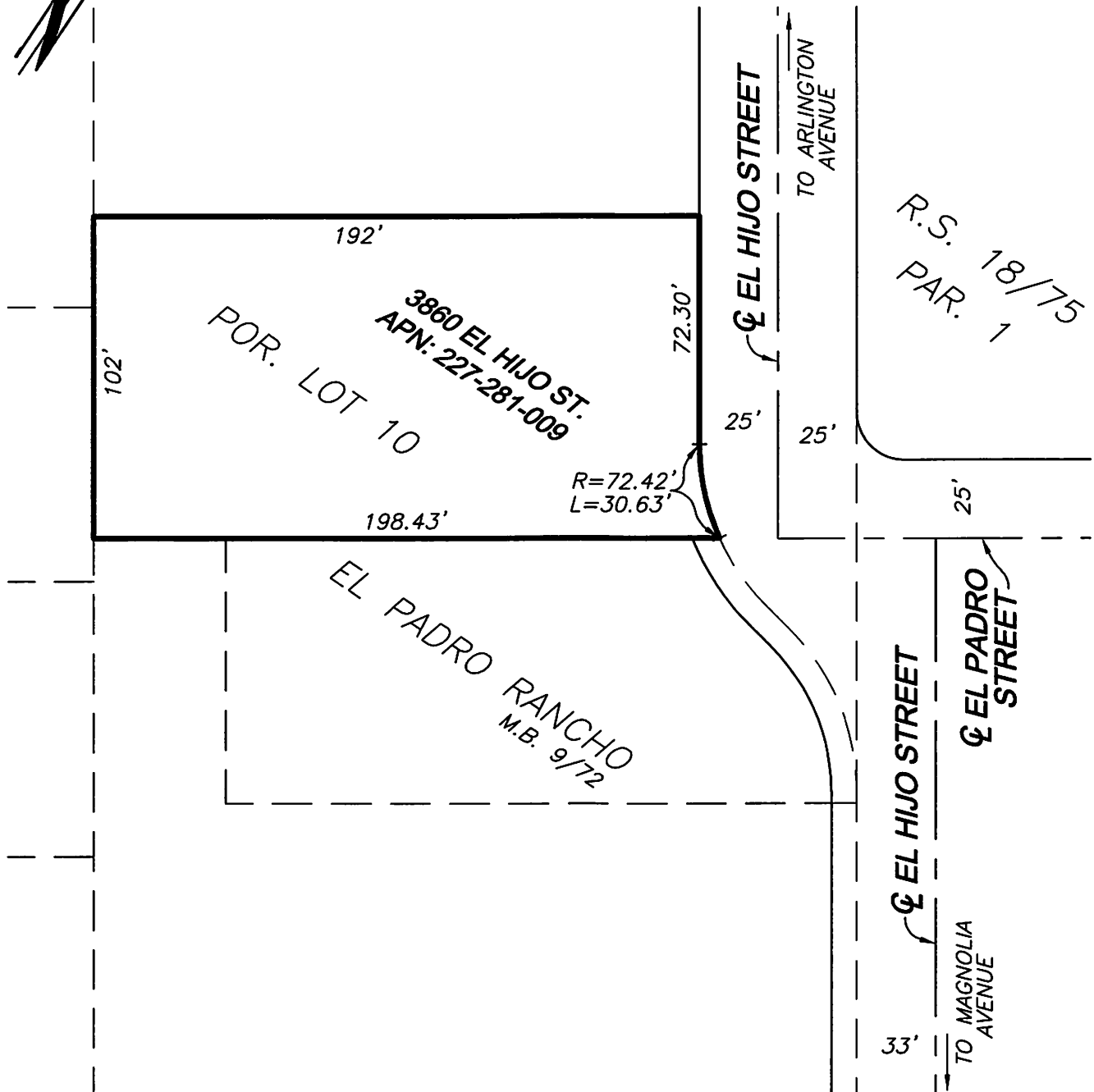
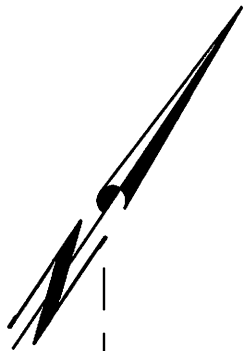
Thence continuing Southerly on the Southwesterly line of said Parcel on a curve to the left of whose radius is 72.42 feet and whose central angle is 45 degrees, a distance of 30.63 feet to a point on said curve (a radial line at that point of beginning of said curve bears North 56 degrees East);

Thence South 56 degrees West, 198.43 feet to the point of beginning.

This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

Curtis C. Stephens 12/19/22 Prep. E.V.
Curtis C. Stephens, L.S. 7519 Date





• CITY OF RIVERSIDE, CALIFORNIA •

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

SHEET 1 OF 1

SCALE: 1"=50'

DRAWN BY: EV DATE: 12/19/22

SUBJECT: 3860 EL HIJO STREET