

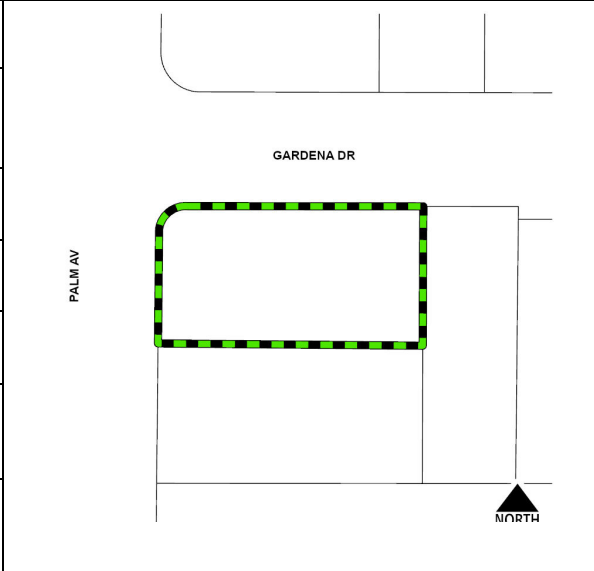


Community & Economic Development Department
3900 Main Street, Riverside, CA 92522 | Phone: (951) 826-5371 | RiversideCA.gov

Planning Division

CULTURAL HERITAGE BOARD MEETING DATE: JANUARY 18, 2023
AGENDA ITEM NO.: 6

PROPOSED PROJECT

Case Numbers	DP-2022-01109 (Historic Designation)	
Request	To consider a Historic Designation request to designate the Walter Verly House as a City Landmark	
Applicant	Shaw Stevens	
Project Location	6268 Palm Avenue, on the southeast corner of Palm Avenue and Gardena Drive	
APN	225-032-001	
Ward	3	
Neighborhood	Magnolia Center	
Historic District	Not Applicable	
Historic Designation	Not Applicable	
Staff Planner	Scott Watson, Historic Preservation Officer 951-826-5507 swatson@riversideca.gov	

RECOMMENDATIONS

Staff recommends that the Cultural Heritage Board recommend that the City Council:

1. **DETERMINE** that Planning Case DP-2022-01109 (Historic Designation) for the designation of the Walter Verly House as a City Landmark is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15061(b)(3) (Common Sense Rule) and 15308 (Actions by Regulatory Agencies for Protection of the Environment), as the proposal will have no significant effect on the environment, identifies the structure as a cultural resource, and preserves the historic character of a cultural resource; and
2. **APPROVE** Planning Case DP-2022-01109 (Historic Designation), based on the facts of findings, and designate the Walter Verly House as a City Landmark.

BACKGROUND

Walter Verly House

The Walter Verly House is located at 6268 Palm Avenue (Exhibit 1). The Airplane Bungalow-style residence was constructed in 1919. Records do not indicate that the residence is associated with any known design or builder. According to building permits and City Directory records, the original owner of the residence was Walter Verly, a mechanic at the Mission Garage. A detached garage was constructed at the residence in 1921. The garage was destroyed by an electrical fire in 2019 and replaced by a detached two-car garage in 2020. The residence has had no major alterations according to records.

Airplane Bungalow Style

Craftsman architecture, a style of architecture prominent during the Art & Crafts movement, stressed the importance of simplicity. The philosophy was one of adapting form to function, celebrating the designer through meticulous attention to craftsmanship, and reflecting nature through the use of careful siting, massing, and a ground-hugging design. The heyday of Craftsman design was the decade between 1906 and 1916; after that the Craftsman style was simplified, often reduced to signature elements such as an offset front gable roof, battered porch piers, and extended lintels over door and window openings. In many cases, the Craftsman style incorporated distinctive elements from other architectural styles, resulting in numerous variations. Smaller homes, usually one- to one-and-one-half-story houses that were spawned by this stylistic movement, became known as Craftsman Bungalows.

The Airplane Bungalow substyle is a variant of the Craftsman Bungalow and distinguished by a "pop-up" second story, usually one or two rooms in size, that "floats" over the larger first story. The second story often features bands of windows and was designed as a sleeping room in summer weather with all-around access to breezes. The pop-up second story is said to resemble the cockpit of an airplane, lending to the name of architectural style.

Character-defining features of the Airplane Bungalow Style include:

- A "pop-up" second story set back from the first story elevations.
- Low-pitched gable roof
- Multiple roof planes
- Wide eave overhangs
- Roof-wall brackets
- Exposed rafter tails
- Square or rectangular form with emphasis on horizontal line
- Clapboard and/or shingle siding
- Band of wood casement or double-hung windows
- Open porch
- Simple square columns and balustrades
- Japanese architecture influences, creating an Asian-inspired aesthetic

ANALYSIS

The applicant is requesting approval of a Historic Designation to designate the Verly House as a City Landmark.

The applicant has provided an architectural description, statement of significance, photographs documenting the architecture and building setting, and copies of primary and secondary sources as summarized below (Exhibit 2).

Architectural Description

The Walter Verly House is situated on southeast corner of Palm Avenue and Gardena Drive in the Magnolia Center neighborhood of the City. The residence is set back from corner with a lawn. The two-story residence features an irregular shaped ground plan with a raised foundation and an asymmetrical facade. The second story is setback on all sides from the first floor. The residence is capped with an asphalt shingle-topped, low pitched crossed-gable roof with wide eaves, fascia boards, gable end outlookers. The residence is clad on the first floor with wood shingle and a stucco skirt separated by a horizontal board trim that extends beyond the elevation plane of each external to form a cross detail. A tapered, rectangular, stucco-clad chimney rises along south elevation. An L-shaped, wraparound, projecting porch is covered by a gable roof, supported by square post atop stucco-clad battered piers. The residence features a variety of windows, including fixed, casement, and double-hung wood-framed windows with wood trim and sills. Some windows are grouped or paired.

Statement of Significance

The Verly House is historically significant as an excellent and rare example of Airplane Bungalow style residential architecture in the City. The residence also retains a high degree of integrity required for Landmark designation.

TITLE 20 EVALUATION

Under Title 20 (Cultural Resources), "Landmark" means: "Any improvement or natural feature that is an exceptional example of a historical, archaeological, cultural, architectural, community, aesthetic or artistic heritage of the City, that retains a high degree of integrity." Pursuant to the applicable Landmark criteria in Chapter 20.50, the Walter Verly House is eligible for designation under Criterion 3 based on the following facts:

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

FACTS: The Airplane Bungalow Style of architecture is fairly uncommon in Riverside, with only approximately seven known examples throughout the City. The Walter Verly House embodies the character-defining features of the style, including: a two-story structure with Asian architectural influences and an emphasis on horizontal lines; a "pop-up" second story set back from the first floor; low-pitched gable roofs with wide eaves and gable end outlookers; a combination of stucco and wood shingle exterior cladding; fixed, casement, and double-hung wood-framed windows with trim; and an open porch with square posts atop battered piers.

STRATEGIC PLAN

This item contributes to the Envision Riverside 2025 City Council Strategic Priority 2 – Community Well Being (Goal 2.3 – Strengthen neighborhood identities and improve community health and

the physical environment through amenities and programs that foster an increased sense of community and enhanced feelings of pride and belonging citywide).

This item aligns with the following Cross-Cutting Threads:

1. Community Trust: This Landmark Designation request is being reviewed during a Public Hearing before the Cultural Heritage Board and the public is able to provide comments.
2. Equity: Landmark plaques are required to be placed so that they are visible from the public right-of-way, providing information about the historic property to all residents.
3. Fiscal Responsibility: No City General Funds are being allocated as part of this Landmark Designation.
4. Innovation: This Landmark Designation request includes a historic property from the recent past, which relates to new clarifications of historic properties.
5. Sustainability and Resiliency: This Landmark Designation will help to preserve the City's collective history for future generations.

PUBLIC NOTICE AND COMMENTS

A public hearing notice was mailed to property owners within 300 feet of the site. As of the writing of this report, no responses have been received by Staff regarding this proposal.

APPEAL INFORMATION

Actions by the Cultural Heritage Board, including any environmental finding, may be appealed to the Land Use, Sustainability and Resilience Committee within ten calendar days after the decision. Appeal filing and processing information may be obtained from the Planning Division by calling 951-826-5371.

EXHIBITS LIST

1. Aerial/Location Map
2. Historic Designation Application
3. Current Photos
4. Presentation

Prepared by: Scott Watson, Historic Preservation Officer
Reviewed by: Matthew Taylor, Principal Planner