



City of Arts & Innovation

City Council Memorandum

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TO: HONORABLE MAYOR AND CITY COUNCIL DATE: SEPTEMBER 13, 2016

FROM: COMMUNITY & ECONOMIC DEVELOPMENT WARD: 3

DEPARTMENT

SUBJECT: PLANNING CASE P16-0382 – REQUEST BY WILLIAM AND ARABELLA CLOAKE TO DESIGNATE THE NIELSEN POOL HOUSE, LOCATED AT 5050 SEDGWICK AVENUE, AS A CITY LANDMARK

ISSUE:

Adopt a Resolution to designate the Nielsen Pool House, located at 5050 Sedgwick Avenue, as a City Landmark and adopt an Ordinance to apply a Cultural Resources Overlay Zone.

RECOMMENDATIONS:

That the City Council:

1. Determine that Planning Case P16-0382 (City Landmark Designation) is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Sections 15061(b)(3) and 15308 of the CEQA Guidelines, as it can be seen with certainty that there is no possibility that the activity will have a significant effect on the environment, said action is intended to preserve the historic character of the building and site, and to provide notice of the historic status;
2. Approve Planning Case P16-0382 based on and subject to the Cultural Heritage Board facts for findings outlined in the attached staff report (Attachment 1);
3. Adopt the attached Resolution (Attachment 4) designating 5050 Sedgwick Avenue as a City Landmark;
4. Approve the attached findings (Attachment 3) for the Zoning Code Map Amendment to apply the CR – Cultural Resources Overlay Zone to the subject property; and
5. Introduce and subsequently adopt the attached Ordinance (Attachment 5) to rezone 5050 Sedgwick Avenue from the R-1-13000 Single Family Residential Zone to the R-1-13000-CR – Single Family Residential and Cultural Resources Overlay Zones.

CULTURAL HERITAGE BOARD RECOMMENDATIONS:

On July 20, 2016, the Cultural Heritage Board (CHB) considered and recommended City Council approve Planning Case P16-0382 to designate 5050 Sedgwick Avenue as a City Landmark, by a vote of 6 ayes, 0 noes and 0 abstentions.

LEGISLATIVE HISTORY:

Riverside Municipal Code Section 20.50.010 (U) is as follows:

“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, retains a high degree of integrity, and meets one or more of the following criteria:

1. Exemplifies or reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history;
2. Is identified with persons or events significant in local, state or national history;
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;
4. Represents the work of a notable builder, designer, or architect, or important creative individual;
5. Embodies elements that possess high artistic values or represents a significant structural or architectural achievement or innovation;
6. Reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning, or cultural landscape;
7. Is one of the last remaining examples in the City, region, State, or nation possessing distinguishing characteristics of an architectural or historical type or specimen; or
8. Has yielded or may be likely to yield, information important in history or prehistory.

DISCUSSION:

The Neilson Pool House is an excellent example of Mid-century Modern, Contemporary style residential architecture in Riverside. Constructed in 1966, the residence at 5050 Sedgwick Avenue was designed by Svend Nielsen, a prominent architectural engineer, as his family's residence. The Neilson Residence exhibits significant character-defining features of the style as seen in Figure 1.



Figure 1

The Nielson Pool House retains sufficient integrity to convey its historic significance. The residence appears to be eligible for local listing as a City Landmark under two designation criteria in Section 20.50.010(U) of the Municipal Code as described in the facts for findings above. The Nielson Pool House meets Criterion 3 because it is an excellent example of Mid-Century Modern, Contemporary style residential architecture in Riverside; and Criterion 4 because it is one of the last remain local structures designed by Svend Nielsen, a prominent civil and architectural engineer in the State of California.

FISCAL IMPACT:

There is no fiscal impact resulting from the Landmark designation.

Prepared by: Rafael Guzman, Community & Economic Development Director
Certified as to availability of funds: Scott G. Miller PhD, Chief Financial Officer/Treasurer
Approved by: Al Zelinka, FAICP, Assistant City Manager
Approved as to form: Gary G. Geuss, City Attorney

Attachments:

1. Cultural Heritage Board Staff Report – July 20, 2016
2. Cultural Heritage Board Minutes – July 20, 2016
3. Proposed Findings for CR Overlay Zone
4. Resolution
5. Ordinance
6. Presentation