

CITY OF RIVERSIDE  
CITY COUNCIL MEMORANDUM



HONORABLE MAYOR AND CITY COUNCIL

DATE: March 14, 1995

ITEM NO.: (a)

SUBJECT: APPEAL OF HD-100-945, CITY LANDMARK DESIGNATION OF 4998 BUSHNELL AVENUE

Background:

The Land Use Committee met several times on this appeal of the Cultural Heritage Board's decision to landmark the Chudzikowski home and site at 4998 Bushnell Avenue including a tour of this La Sierra area site on February 23, 1995. Additional background material and a detailed review of the issues involved is attached as Exhibit "A".

The committee, along with Planning Department staff, realizes the historical and cultural importance of the property while recognizing that the dilapidated condition of the existing buildings does not lend much possibility for their restoration. Following considerable discussion with the staff and the applicant's representative, it became apparent that formal recordation of this intriguing site as a historical landmark is in the community's best interest even though the structures thereon may no longer have value unto themselves.

The process by which the city recognizes its historic resources is also the process which activates State Law, namely the California Environmental Quality Act. It requires the city to review an action for potential negative impacts and subsequently, for ways to mitigate those effects if they exist.

Although the committee felt that mandatory retention of the buildings would not serve the community's best interests it did feel that it would be appropriate for the property owner to process the demolition request through the CEQA process. This would allow the city to identify the appropriate mitigating measures that should be undertaken prior to demolition.

Fiscal Impact:

There is no fiscal impact to denying the appeal. The designation, environment review and demolition processes are existing standard city procedures and, likewise, have no fiscal impact.

**Alternatives:**

If the designation of the Chudzikowski site is not upheld, the city has no legal way to require mitigation of any proposed demolition. If the property is not recorded, knowledge and information about the past and the contributions of this man and unique collection of structures to the historical context of the La Sierra community will be lost forever. The community's historic sense and pride of place will be diminished.

**STAFF RECOMMENDATION:**

That the Land Use Committee recommend that the City Council uphold the decision of the Cultural Heritage Board and designate the Chudzikowski home and site a City Landmark.

**LAND USE COMMITTEE RECOMMENDATION:**

On March 9, 1995, the Landuse Committee unanimously recommended (all three members present) that the City Council

1. Deny the appeal of HD-001-945 and uphold the Cultural Heritage Board's recommendation to designate the Chudzikowski home and site as City Landmark No. 96;
2. Direct that the related demolition permit be processed through the City's environmental review procedures and;
3. Request the Land Use Committee to make recommendations on the mitigation measures that would be appropriate for the demolition of the buildings <sup>and structures</sup>. The Committee's review to occur prior to final City Council action on this matter.

Prepared by,



Stephen J. Whyld  
Planning Director

Concurs with,



Robert C. Wales  
Assistant City Manager

Approved by,



John E. Holmes  
City Manager

Concurs with,



Chuck Beaty, Chairperson  
Land Use Committee



( CITY OF RIVERSIDE )

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COUNCILMEMBERS

March 14, 1995

WARDS

Central Services Unappropriated Balance for the office space modifications necessary in City Hall; (5) adopted Resolution No. 18666 of the City Council of the City of Riverside, California, Authorizing Waiver of Formal Bidding as Required by Section 1109 of the City Charter and Resolution No. 17788 With Respect to Contracting With Mitchell Glass Company for Installation of Storefront Glass Office Enclosure of the City Attorney's Office; however, the dollar amount in the resolution was changed from \$7,000 to \$8,000; (6) authorized the preparation and execution by the City Manager of the necessary leases/sub-leases for the subject properties and repayment agreement for Redevelopment Agency furniture; and (7) requested the Redevelopment Agency to explore future City Hall space in the downtown area.

Motion  
Second  
All Ayes

RECESS

The City Council recessed for lunch at 12:30 p.m. and reconvened at 1:30 p.m.

CLOSED SESSION

The Mayor and Councilmembers recessed to the Council Chamber Board Room for a closed session pursuant to Government Code §54957 to consider the performance evaluation of the City Clerk.

The Mayor and Councilmembers returned to the Council Chamber; and Mayor Loveridge assumed the Chair and presided.

PUBLIC HEARINGS AT 2 P.M.

CASE HD-001-945 - APPEAL - 4998 BUSHNELL

2 P.M.--Further hearing was called on the appeal of Ronald P. Petersen and Robert Lesch relative to the proposal of the Cultural Heritage Board to designate the Chudzikowski Home (proposed for demolition) and site located at 4998 Bushnell Avenue as a local landmark. Eric Vail, the appellants' representative, spoke regarding the historical designation and their involvement in the mitigation process. No one else was present wishing to speak on the matter. No protests, written or oral, were presented. Following discussion, the public hearing was officially closed. The City Council (1) denied the appeal and upheld the Board's decision in approving the Chudzikowski Home as City Landmark No. 96 the structures and site located at 4998 Bushnell Avenue; (2) directed that the related demolition

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# CITY OF RIVERSIDE

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COUNCILMEMBERS

March 14, 1995

WARDS

permit be processed through the City's environmental review procedures; and (3) requested the City Council Utility Services/Land Use/Energy Development Committee to make recommendations on the mitigation measures that are appropriate for the demolition of the buildings and structures, with review to occur prior to final City Council action on the environmental review of the demolition permit.

Motion  
Second  
All Ayes

## JOINT PUBLIC HEARING WITH REDEVELOPMENT AGENCY RE LEASING PROGRAM - CALIFORNIA TOWER BUILDING - RESOLUTION

2 P.M.--Mayor Loveridge opened the joint hearing of the City Council and the Redevelopment Agency to consider a leasing program prepared for that space within the California Tower Building at 3737 Main Street, Riverside, California, which has been leased back from the State of California by the Redevelopment Agency of the City of Riverside. The Agency intends to sub-lease such leased-back space to various subtenants. One person was present wishing to speak on the matter. No written protests were presented. Following discussion, the public hearing was officially closed. The City Council (1) adopted Resolution No. 18667 of the City Council of the City of Riverside, California, Approving That Certain Leasing Program for the California Tower Building, 3737 Main Street, as presented; (2) authorized the Redevelopment Agency to approve and implement the Leasing Program, including making minor modifications thereto that may be necessary to fully implement the Program; and (3) recommended that each individual lease return to the Redevelopment Agency for approval before execution by the Executive Director.

Motion  
Second  
All Ayes

## CONTINUATION OF DISCUSSION CALENDAR

### ORAL REPORTS ON REGIONAL ORGANIZATIONS

Councilmember Defenbaugh, the City's representative on and the Chair of the March Air Force Base Joint Powers Commission, presented an oral status report highlighting recent and upcoming activities of the Commission.

Mayor Loveridge, the City's representative for both the Inland Empire Division of the League of California Cities and the Southern California Association of Governments (SCAG), gave brief oral status reports highlighting the recent activities of these organizations.

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# CITY OF RIVERSIDE

## INTEROFFICE MEMO



DATE: 2 March 1995

TO: Chairman Beatty and Member of the City Council Land Use Committee

FROM: Steve Whyld  
Planning Director

A handwritten signature in dark ink, appearing to be 'Steve Whyld', written over the printed name.

SUBJECT: Case HD-001-945 -- APPEAL OF LANDMARK DESIGNATION

### BACKGROUND

On January 24, 1995 the Council referred the appeal of HD-001-945 and the issues surrounding the historic designation to this Committee. The Cultural Heritage Board had designated the Chudzikowski Home and Site a City Landmark on November 16, 1994, a decision that was subsequently appealed by the property owners.

At the January Council meeting, the owners representatives, Covington and Crowe presented a letter contesting the basis upon which the Board had designated the site, photographs depicting current conditions, and a petition in favor of the proposed demolition of the structures and the appeal of the Landmark designation (please refer to Exhibit "A"). Staff would like to address directly some of the more salient issues raised in the letter from the applicant's counsel and discuss the options available to the Committee and to the Council.

### ANALYSIS

The overarching assertion of the applicant's attorney is that staff's research is inadequate and "romanticized" which invalidates the facts for findings presented to and affirmed by the Cultural Heritage Board. Staff had dated the main structures on the site as being built in the 1920s probably by Mr. Chudzikowski. This was an approximation since there exist no building permit records, scant assessor's records, and since staff did not have funds available for the preparation of a full title report. The attorney pointed out that Mr. Chudzikowski did not purchase the site until 1934 and thus could not have built structures that staff dated from the 1920s.

In staff's analysis and after extensive field research, staff has determined the pattern of the site's building chronology. A two-room house was constructed on the site from adobe bricks sometime between 1900 and 1920. In the 1930s, most likely after 1934 when Mr. Chudzikowski purchased the knoll, a wood-framed kitchen was added and the entire structure was resurfaced with cement plaster (stucco). Judging by the construction methods and materials,

including size and patterns of wood framing members, it was also in the mid-1930s that the garage and entrance monument were constructed in a design complementary to the house. The structures on the site could just as easily date from the early-mid 1930s as they could from the 1920s, as staff originally asserted, as building construction, architectural styling, and detailing did not change radically during that time. Moreover, Mr. Chudzikowski could have rented the site prior to his purchasing it in 1934, a presumption bolstered by the fact that the site changed hands rapidly between 1925 and 1934, which would indicate that the site was not owner-occupied.

The applicant's counsel further states that "while the site has been characterized by staff as a vernacular interpretation of the mission revival style, it is just as likely that the site grew into its final form as a result of the unintentional amalgamation of many owners' improvements." Staff finds that the likelihood of a single builder/creator of the collection of structures and buildings on this site is highly likely. Also, the applicant claims that the exterior stucco on the house, garage, and entrance monument was pneumatically (sprayed) applied, and utilizes this as evidence that site was not as old as staff asserted. Staff's research has revealed that cement plaster (stucco) has been sprayed on exterior surfaces of buildings since the turn of this century and was very popular in the late 1920s and throughout the 1930s.

#### ALTERNATIVES

The Committee and the Council have two options, in staff's opinion. If the appeal of the landmark designation is upheld, and the Council finds that the Chudzikowski site does merit such designation, the demolition permit can be approved pending any other required administrative clearances. On the other hand, if the Council denies the applicant's appeal and thus upholds the findings of the Cultural Heritage Board, the demolition permit will be subject to CEQA review because it would be a project that would potentially have a substantial adverse impact on an identified cultural resources. The demolition request would be processed according to the City's adopted CEQA policy, and be reviewed by the Environmental Protection Commission, in consultation with the Cultural Heritage Board, with the Council making the final environmental determinations.

Within the latter option, the realm of possible actions is well defined. If the designation is affirmed and the demolition request for the Chudzikowski site is a project under CEQA, the environmental findings can either determine that the adverse effect of the demolition can be mitigated and a mitigated negative declaration would be prepared, or if it is determined that the effect cannot be mitigated adequately without further study, an environmental impact report would be prepared. With any required mitigation measures, we would have to establish a reasonable nexus between the environmental impact and the proposed mitigation measures.

Although staff cannot prejudge or predetermine the final outcome of the environmental review process, nor can we define completely what mitigation measures would be required, staff can safely state that at this time our recommendation would be that given the existing site condition, the proposed demolition could be mitigated by the completion of an in-depth recordation of the site and that a negative declaration could be issued. Any such required

mitigation measures would be the responsibility of the applicant under state law, as it is the City's responsibility to monitor mitigation measures and not to fulfill them. As with the required mitigation measures for any future demolition of the stone bungalows along Indiana Avenue, staff would be as flexible and reasonable as possible on the final form of site documentation without jeopardizing the end product.

#### RECOMMENDATION

That the Land Use Committee recommend that the City Council uphold the decision of the Cultural Heritage Board and designate the the Chudzikowski home and site a City Landmark.

Attachment:                      Exhibit "A" -- January 23, 1994 Letter from  
Covington and Crowe to City Council

ATTORNEYS AT LAW  
1131 West Sixth Street  
Post Office Box 1515  
Ontario, California 91762  
Telephone (909) 983-9393  
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Samuel Crowe  
George W. Porter  
Robert E. Dougherty  
Donald G. Haslam  
Robert F. Schauer  
Edward A. Hopson  
Stephen R. Wade  
Jette R. Anderson  
Audrey A. Perri  
Tracy L. Tibbals  
Melanie Fisch

as C. Frost  
H. Reeder  
Howard S. Borenstein  
R. Douglas Doneaky  
Tammy S. Jager  
Denise Matthey  
Katrina West  
Kimberly A. Rohn  
Richard R. Muir  
Debra L. Barbin  
Rakesh C. Lal

(a)  
Louis Jay Dennis  
Daryl J. Lander  
J. Michael Kaler  
Eric S. Vail  
Michael L. Armstrong  
Maurice G. Covington  
Of Counsel  
Harold A. Bailin  
(1930-1988)

## COVINGTON & CROWE

January 23, 1995

Mayor and City Council Members  
City of Riverside  
3900 Main Street  
Riverside, California 92501

Re: **City Landmark No. 96  
4998 Bushnell**

Dear Mayor and City Council Members:

This firm represents Mr. Pertersen and Mr. Lesch, the owners of real property located at 4998 Bushnell. The site contains several structures in various stages of severe decay. The property contains a residence, a garage, and a barn all of which are structurally unsound. The natural rock planters are decayed and collapsing and the non-functioning open reservoir should be filled. Despite the best efforts of the property owners, the site continues to be plagued with vagrants and vandals who have destroyed the structures and littered the site with debris. Please see attached photographs.

It was in this context that Mr. Petersen and Mr. Lesch filed a demolition application. Their intent was to remove the debris and dilapidated structures and thus any potential hazards on the site. This effort was, however, stopped short by the Cultural Heritage Board.

On November 16, 1994, the Cultural Heritage Board designated this site as City Landmark No. 96 based on its finding that the site satisfied Criteria A, G, and I. Apparently, the Board and staff gave great weight to the belief that the structures had been created by one man, a Mr. Chudzikowski, in the 1920's, that the site had a certain undefined "visual permanency" and exhibited a "vernacular interpretation of the Mission Revival Style."

However, these are only assumptions and impressions, not facts. As such, the Board's decision has not properly supported. The urge to create a romantic vision of the site as an example of the mission revival style created single handedly by Mr. Chudzikowski is pleasing, if not compelling. The hard evidence simply does not support this view. The staff report upon which the Board based its decision concludes that the structures were built in the 1920's solely by Mr.

**EXHIBIT "A"**

Mayor and City Council Members  
January 23, 1995  
Page 2

Chudzikowski. However, this is no more than the impression of Mr. Robert Spencer, an abutting property owner. Mr. Spencer never saw the structures being built and only remembers Mr. Chudzikowski "tinkering" around the site. There are no building permits or other witnesses to verify Mr. Spencer's impression. Furthermore, deeds recorded with the County Recorder indicate that Mr. Chudzikowski did not purchase the site until 1934, well after the site is supposed to have been constructed. The chain of title indicates that from the 1920's to the 1930's the property had been owned by three separate sets of owners (Sola, Collins, and Chadwick) prior to Mr. Chudzikowski. Finally, the records that staff has located only place Mr. Chudzikowski on the site after it was supposed to have been constructed.

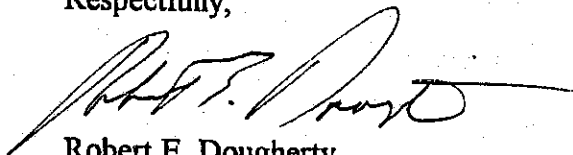
While the site has been characterized by staff as a vernacular interpretation of the mission revival style, it is just as likely that the site grew into its final form as a result of the unintentional amalgamation of many owners' improvements. For example, the stuccoed walls appear to have been sprayed on, not trowled. A local architect and contractor confirmed that this method of application did not arise until the 1960's when Mr. Chudzikowski was not on the site. This work must have been done by another owner, thus discrediting the idea that the site was built by one person.

The staff report exaggerates the importance of the site to the community. Section 20.05.010 of Chapter 20.05 of Title 20 (Cultural Resources) of the Riverside Municipal Code speaks of preserving the heritage of the City. However, this site is located in the La Sierra region of Riverside and was not incorporated into the City until 1964; long after Mr. Chudzikowski had left the site. Furthermore, the site has not been open to the public, does not play an important role in the community, and is not even clearly visible from the public road.

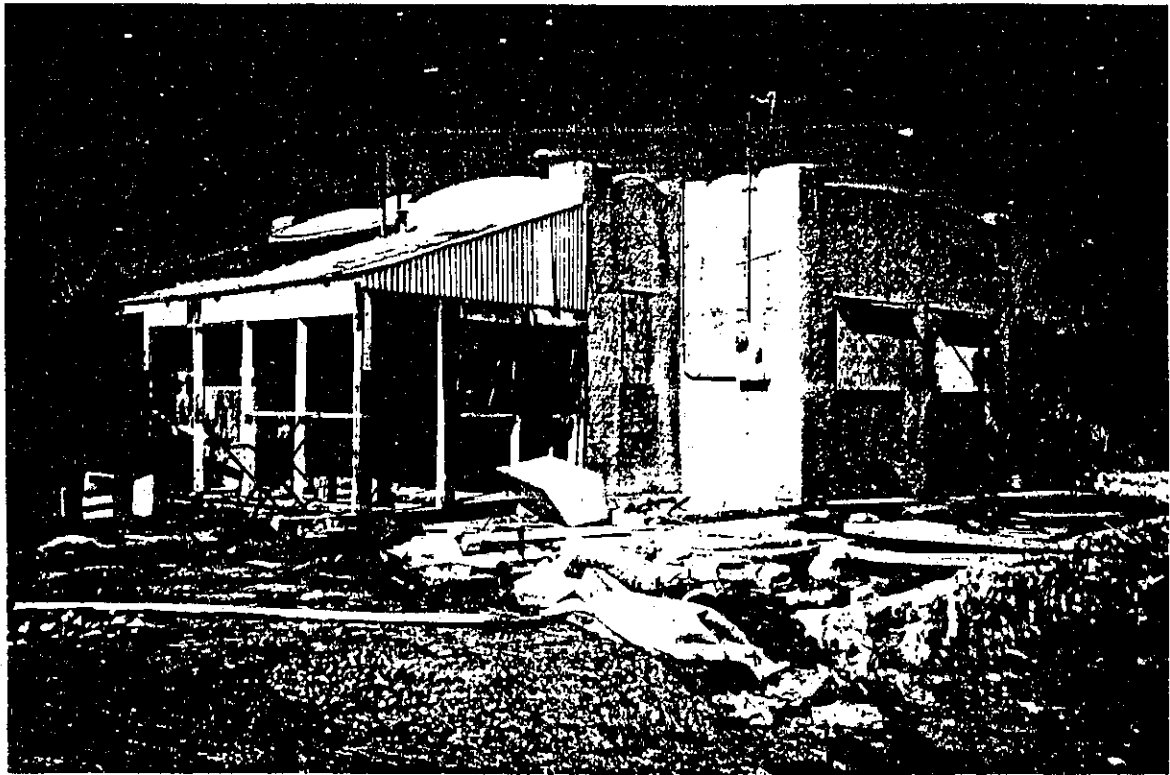
A romanticized vision of the site's history should not be allowed to gloss over the current state of the property. The buildings are structurally unsound and dilapidated beyond repair. Vagrants and vandals have destroyed the site and recently set fire to one of the buildings. This is a far cry from being an attraction to Riverside. It is, at most, a potential source of problems. However, the Cultural Heritage Board's decision has stopped the property owners from remedying this situation. By doing so, the Board's decision has prohibited all economically viable uses of the property and is, therefore, a taking of the property without just compensation.

We request that the City Council reverse the decision of the Cultural Heritage Board to designate the property located at 4998 Bushnell as a historical landmark.

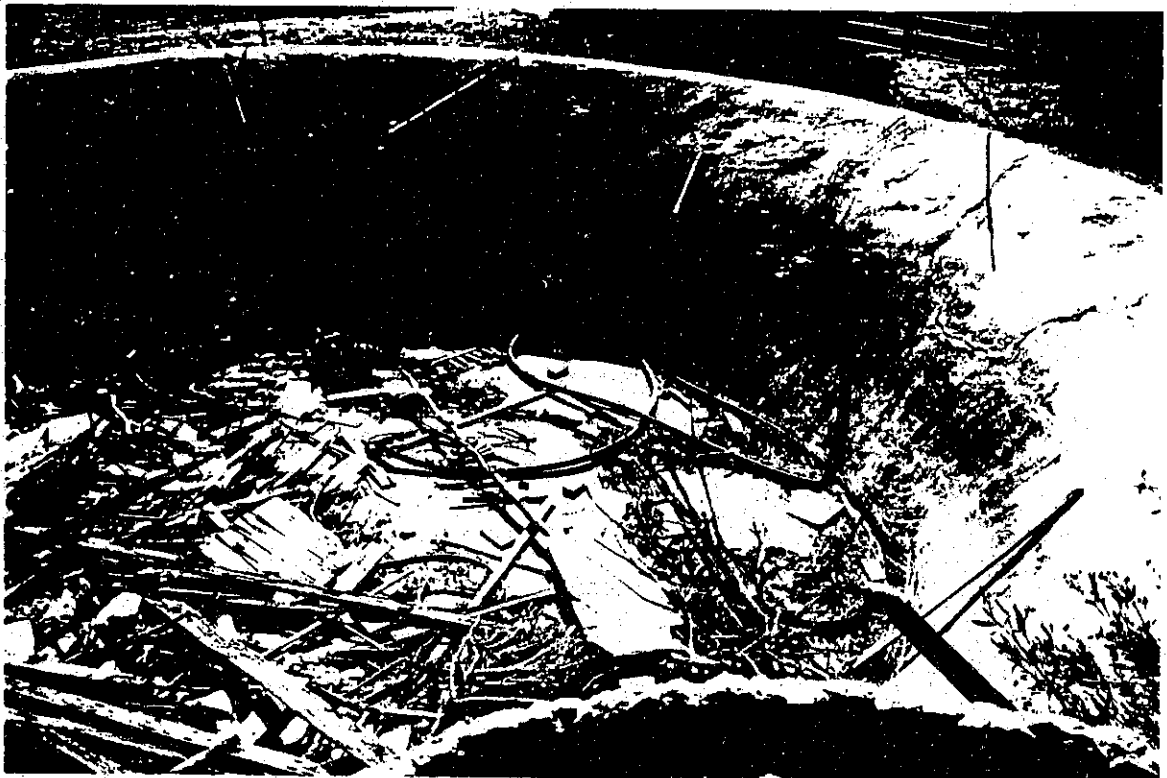
Respectfully,



Robert E. Dougherty  
of COVINGTON & CROWE







# LAND USE COMMITTEE

Thursday, February 23, 1995

8:00 a.m.

City Council Board Room

## AGENDA

1. STATUS OF SIGNS FOR BUSINESSES AND RESIDENTIAL NEIGHBORHOODS ORAL REPORT

Steve Whyld, Planning Director

2. CASE HD-001-945, APPEAL OF DESIGNATION: SITE TOUR, 4998 BUSHNELL TIME: 9:00am on site

Steve Whyld, Planning Director

Post-it® Fax Note	7671	Date	22 Feb	# of pages	1
To	ERIC VAIL	From	ANTHEA HARTIG		
Co./Dept.	Livingston & Crows	Co.	City of Riverside		
Phone #	983-9393	Phone #	782-5463		
Fax #	391-6762	Fax #	782-5622		



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# LAND USE COMMITTEE

Thursday, February 23, 1995

8:00 a.m.

City Council Board Room

## AGENDA

1. STATUS OF SIGNS FOR BUSINESSES AND RESIDENTIAL NEIGHBORHOODS ORAL REPORT

Steve Whyld, Planning Director

2. CASE HD-001-945, APPEAL OF DESIGNATION: SITE TOUR, 4998 BUSHNELL

Steve Whyld, Planning Director



CITY OF RIVERSIDE

INTEROFFICE MEMO



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**TO:** Land Use Committee

**DATE:** February 23, 1995

**FROM:** Deen Teer *Deen*  
Council Relations Administrator

Agenda Item No.: 2

**SUBJECT:** HD-001-945: 4998 BUSHNELL AVENUE, APPEAL OF DESIGNATION

Attached is the staff report outlining the reasons for the decision of the Cultural Heritage Board. The Committee will take a tour of the site and make a determination whether to support the Cultural Heritage Board's recommendation and deny the appeal or to support the appellant's appeal.

The public hearing has been continued to March 7, 1995.



# MINUTES

CITY OF RIVERSIDE  
CULTURAL HERITAGE BOARD



3:30 p.m. November 16, 1994  
COUNCIL CHAMBER, CITY HALL  
3900 MAIN STREET

MINUTES APPROVED AT THE  
DECEMBER 21, 1994 MEETING

BOARD MEMBERS PRESENT: Emmett, Frick, Gardner, Jones, McPeters,  
Perring, Powell, Sandison

BOARD MEMBERS ABSENT: Beard

STAFF PRESENT:

Whyld, Planning Director  
Mitchell-Wilson, Historic Preservation Manager  
Hartig, Historic Preservation Planner  
Kaplan, Stenographer

## THE FOLLOWING BUSINESS WAS CONDUCTED:

Chairperson Sandison called the meeting to order at 3:30 p.m.

CITY OF RIVERSIDE

CITY COUNCIL  
MEETING DATE: 1/24/95  
PUBLIC HEARING (a)

CITY COUNCIL HEARING DATE: January 24, 1995  
SUPPLEMENTAL REPORT

SUBJECT: HD-001-945: 4998 BUSHNELL AVENUE, APPEAL OF DESIGNATION  
(Continued from 12/13/94).

**Background:** At a public hearing on November 16, 1994, the Cultural Heritage Board unanimously voted to designate as City Landmark No. 96 the structures and site located at 4998 Bushnell Avenue. The site contains a house, garage, barn/storage shed, a large reservoir, two windmills, an entrance monument, and extensive rock-lined terraces and planters. The property gains its significance by its association with John B. Chudzikowski who farmed the land and whose hand is evident in the elaborate rock work that characterizes the site (please refer to Exhibit "A," Cultural Heritage Board Minutes and Exhibit "B," Staff Report both from the November 16, 1994 meeting). The property came to the Board's attention because the owners submitted a demolition request for all of the existing buildings and structures to the Planning Department.

The owners of the property are appealing the Cultural Heritage Board's decision based on arguments outlined in the attached letter of appeal (Exhibit "C"). New written evidence, including John B. Chudzikowski's death certificate and assessor's records for the property, has been revealed since the Cultural Heritage Board found the site eligible for landmark designation that confirms the oral history and staff's initial research. Local historian Tom Patterson has also confirmed the site's importance in the context of the history of Riverside in a Press Enterprise article dated December 18, 1994 and attached as Exhibit "D." The facts for findings made by the Board are detailed in Resolution No. 96, attached as Exhibit "E."

**Recommendation:** That the City Council affirm the decision of the Cultural Heritage Board for the reasons outlined in the staff report.

Attachments: Exhibit "A" -- Cultural Heritage Board Meeting Minutes from November 16, 1994.

Exhibit "B" -- Cultural Heritage Board Staff Report for HD-001-945, November 16, 1994.

Exhibit "C" -- Letter of Appeal Designation.

Exhibit "D" -- "A Boarded-Up House Tells Its Story," Press Enterprise article by Tom Patterson.

Exhibit "E" -- Cultural Heritage Board Resolution No. 96.

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PUBLIC HEARINGS: 6:05 p.m.

- E1. Cultural Resource Designation HD-001-945--A Proposal to Designate the Chudzikowski Home and Site, located at 4998 Bushnell Avenue, City of Riverside, as a local Landmark, APN: 146-190-018, proposed for demolition [CONTINUED FROM OCTOBER 19, 1994].

Anthea Hartig, Historic Preservation Planer, presented the staff report. It was recommended that the Board approve the attached resolution and designated the Chudzikowski home and site as a Landmark.

Chairman Sandison requested the sub-committee members to report on their review of the property.

Board Member Perring concurred with staff that the property is very unique and she also concurred with the applicant that it's in very poor repair. From an historical point of view she understood the site's value and felt the Findings of Fact probably do warrant it as a landmark.

Board Member Mc Peters stated she was impressed with the thought that went into the construction and she tried to imagine what it once was. She called it one of La Sierra's gems and felt what happened there should be documented in some way.

Board Member Emmett reviewed the property along with Bill Baines, an authority in woodworking. Mr. Emmett felt it was unfortunate the property was not found and designated 20 years ago. He explained that although it is a marvelous site, it's in horrible repair. He described the major structural damage, damage all around the footings, the dry rot, termites and damage done to the foundation by tree roots and earthquakes. He felt the property owner should be required to make a photographic record of the property as well as perform an archeological dig. He suggested the reservoir be preserved with a plaque to show the site's historical importance.

At the hour of 6:15 p.m., Board Member Perring left the meeting.

Board Member Gardner visited the site this afternoon and reported that the roof is totally gone and the ceiling and the floors have collapsed. He stated it appeared there was some adobe construction. He didn't feel there was anything salvageable, that a thorough study of the property should be done and was in favor of requiring an archeological dig and a photographic history. He agreed that the cistern may be recoverable and site should be memorialized with a plaque.

Mr. Peterson, one of the property owners, stated only one, center wall (bathroom) was adobe.

Board Member Emmett stated there may be some chance the one adobe wall was from another structure.

Anthea Hartig, Historic Preservation Planner, explained a demolition permit was filed, which is what instigated this review, and per CEQA the City is required to make sure that the demolition request is not adversely impacting any designated, or potentially important resource to the community. She stated upon initial inspection it was evident that this property was something to be researched.

Marion Mitchell-Wilson, Historic Preservation Manager, further clarified that this property is not on any inventory until it is designated or formally determined eligible for designation. Until then, the City has no authority to enforce the conditions being discussed. If the property is landmarked or formally determined eligible for designation and the demolition request is received, only then can mitigating measures be recommended.

Board Member Mc Peters suggested the possibility of requiring oral histories as a potential mitigation; and, she agreed with the suggested photographic history and archeological dig. She was also in favor of landmarking the property.

Mr. Peterson explained he and other owners of the property, were not definite on whether or not they wanted to subdivide the site. Originally, that was their speculative plan, but as of now they have not decided. He described problems with vagrants and the concern about safety and owner-liability on the property. He stated they would like to demolish the structures because of the security problems in the neighborhood. He said to attempt to save the site is not feasible. He stated he thought everything should be removed, and stated documentation of the site would be okay. He reiterated he wanted to clean the property because it is a nuisance.

Board Member Frick stated for clarification that the documentation would be done by the property owner, and felt that the City would require complete documentation.

Ms. Mitchell-Wilson stated the purpose of the public hearing is to determine if the site merits landmark designation. If it is designated as a resource the property owner(s) will be responsible for any mitigation that may be required.

The public hearing was officially closed.

MOTION MADE by Board Member Gardner, SECONDED by Board Member Frick, TO APPROVE case HD-001-945 and approve the designation and the resolution designating the Chudzikowski home and site as a Landmark.

MOTION CARRIED unanimously.

AYES: Emett, Frick, Gardner, McPeters, Sandison

NOES: None

DISQUALIFIED: None

ABSTAINED: None

ABSENT: Beard, Jones, Powell, Perring

Chairman Sandison advised of the appeal procedure.



## **Cultural Heritage Board Report**

Cultural Heritage Board Hearing Date: November 16, 1994

To: Chairperson and Members of the Board  
From: Anthea Hartig, Historic Preservation Planner  
Subject: Cultural Resource Designation HD-001-945--A Proposal to Designate the Chudzikowski Home and Site, located at 4998 Bushnell Avenue, City of Riverside, as a local Landmark, APN: 146-190-018, proposed for demolition [CONTINUED FROM OCTOBER 19, 1994].

Item No.: E1

**Background:**

This site has come to staff's attention as a result of the proposed demolition of all structures on the property. At the October meeting, the Board continued the public hearing to this date in order to allow for Members to visit the site. Staff has two points of clarification regarding the property's history: 1) the correct spelling of John Chudzikowski's last name (rather than Chedoski); and 2) that Mr. Chudzikowski was a native of Poland, not Czechoslovakia. A copy of the initial staff report is attached as Exhibit "A." A revised draft Resolution, prepared by staff and legal counsel has been substituted for the previously recommended version.

**Recommendation:** Staff recommends that the Board approve the attached resolution and designated the Chudzikowski home and site as a Landmark.

Attachments: Exhibit "A" - October 19, 1994 CHB Staff Report and Draft Resolution of Approval

A-6

EXHIBIT "B"

square ends on all four corners. The garage seems to be failing structurally along the sill/foundation line.

Carefully executed rock-quartz stonework ties these three structures together in the form of walls, planters, plazas, and steps. This rock quartz is also utilized in the surrounds of a large concrete reservoir which lies to the south of the house and garage. A shed-roofed, wood-sided barn/stable lies behind and down the slope of the house. Mature landscaping including pomegranate and pepper trees dot the site, and other prominent elements include two windmills, one behind the house complex to the west and one on the lower southeast corner of the property.

#### Statement of Significance:

The site was once part of an extensive land grant that lay between present-day Corona and Arlington held by the Sepulveda family. Abel Stearns purchased part of the grant from Vincents Sepulveda sometime prior to his selling it to John Avakin in 1872. In about 1900, Avakin began surveying a portion of this land with the hope of subdividing it into farms. In order to begin this speculative venture, Avakin borrowed money from W.J. Hole who had moved from the midwest in 1894 and had settled on land rich in oil and groves in La Habra. After Avakin's subdivision efforts met with failure, Hole foreclosed on the property, stopped the subdivision process, and gained title to some 20,000 acres in 1910.

According to oral interview with long-time residents of the La Sierra area, the subject site was home to a Czechoslovakian man named Chedoski who single handedly constructed all the buildings and structures including the reservoir, dug the two wells which provided all drinking and irrigation water; created all the rock work; and farmed and lived off his land. Mr. Robert Spencer who has owned the property adjacent to the Chedoski site since 1946, recalls that Mr. Chedoski was quite the fixture in the community and worked the land until he was well into his seventies. Mr. Spencer, who worked for the Hole Ranch when he came to the La Sierra area in 1939, thinks that Mr. Chedoski also worked for the Ranch when he arrived in the area sometime during or just after the end of World War I. Mr. Chedoski lived atop the hill off of Bushnell from the time he arrived in the area, according to Mr. Spencer, who also recalls that Mr. Chedoski told him that he began construction of his home and farm at that time and was continuously working and building on the site. Thus the site grew organically and was shaped by the hands of one man from his arrival in the late 'teens until he left the site in the 1970s.

Mr. Chedoski prided himself on his self-sufficiency, Mr. Spencer recalls, as his only income came from the land, from which he harvested every product possible, including eucalyptus leaves and branches. Instead of being miserly, Mr. Chedoski gave freely, creating little baskets of fruits and nuts for the neighborhood children, including the Spencer children, who all called him "Mr. Church" instead of struggling with Chedoski.

#### Facts for Findings:

After reviewing the building per the Board's adopted "Criteria for the Designation of City Landmarks and for City Historic Preservation Districts," staff finds the Chedoski Home and Site eligible for landmark designation under criteria A, G, and I, and makes the following findings:

FINDING--Criteria A: Its character, interest, or value as part of the heritage of the city.

FACTS: It is rare in the history of the city or the region that a one person is singularly responsible for shaping and crafting a significant element of the built



## Cultural Heritage Board Report

Cultural Heritage Board Hearing Date: October 19, 1994

To: Chairperson and Members of the Board  
From: Anthea Hartig, Historic Preservation Planner  
Subject: A Proposal to Designate the Chedoski Home and Site, Located at 4998 Bushnell Avenue, City of Riverside, as a local Landmark, APN: 146-190-018.  
Item No.: E1

### Background:

As the Board will recall, the owners of the subject property have requested demolition of all the buildings and improvements located atop a prominent hill in the La Sierra community along Bushnell Avenue, and was once part of the Hole Ranch and Sepulveda's Rancho La Sierra. The property was not surveyed previously and was not on the City inventory of historic resources. At its September 21, 1994 meeting, the Board placed the formal consideration of Landmark designation for this property on this agenda.

### Architectural Description:

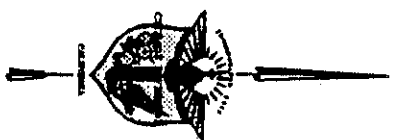
The site includes a house, an entrance monument, and a garage, designed in a coherent, vernacular interpretation of the Mission Revival style popular in the 1920s placed atop a small hill on the west side of Bushnell Avenue (please refer to Exhibit "A" for aerial site maps and Exhibit "B" for photographs). These wood-framed structures are covered in a heavy, unpainted coat of cement stucco, the surface of which is punctuated with random raised sections where small stones were placed under the cement coating.

The single-story, flat-roof house is enlivened by a decorative Mission-revival style parapet which extends around the entire roofline. Three covered doorways provided access into the house, none of which are identical, but all of which share a common design element, a clay-tile covered, shed roof above the door. Plywood boards cover all the house's windows and doors, and thus their appearance cannot be described at this time. A shed roof patio addition exists in poor condition as the only noticeable addition/alteration to the main house.

A pedestrian would arrive at the house's front via a very unusual entrance monument. This stucco-over-wood-frame structure is shaped as a gently sloping arch with a doorway cut in the middle of the arch. After staff's initial visit to the site, a small fire occurred in this structure, causing extensive damage to the wood substructure, as is evident in the photographs taken on staff's return visit in late September, 1994. A vehicle would arrive at the single-car garage after climbing up a long driveway that comes up the north side of the property and curves around the house and entrance monument. The garage opens away from the house with a large wooden door and one wood-framed window punctures each of the long walls. Also flat roofed, the garage's roofline is characterized by a simple parapet wall with raised



Site Map, 4998 Bushnell Ave.



1 inch = 100 feet

**Synology**

- Cart face
- Edge of Pavement
- Unpaved Roadway
- Edge of Pavement / Berm
- Parcel Line
- ROW Line
- Project Limits Boundary

A-10

Exhibit A-1

Map Produced on:  
September 13, 1994  
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B

environment, such as is true in this case. The entire site from windmills to reservoirs relays the handicraft of a Czechoslovakian immigrant who built a sustainable home and farm for himself. Infused with a sense of his aesthetic and craftsmanship, the site exists today as a visual reminder of one man's contributions to the City's rich and varied history.

FINDING--Criteria G: Its embodiment of elements of outstanding attention to architectural design, detail, materials, or craftsmanship.

FACTS: The site is distinguished by a number of design and aesthetic characteristics, including the ways in which the buildings and structures relate to the topography and to one another; the integration of natural building materials; and the refined and intensive use of these materials.

FINDING--Criteria I: Its unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood.

FACTS: The natural and man-made features of this prominent hill-top site work in unison to create an important and historic visual permanency in the La Sierra area. This hillside complex has been an important fixture in this once heavily agricultural community for approximately seventy years.

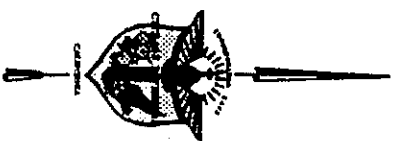
Environmental Assessment: This Landmark designation is categorically exempt per the California Environmental Quality Act (CEQA) per Section 15308. The request for demolition of the buildings and structures will be processed by the City's adopted CEQA policies.

Recommendation:

Based on the above facts for findings, it is recommended that the Cultural Heritage Board determine the site located at 4998 Bushnell Avenue as Landmark Number 96, finding it that it meets Criteria A, G, and I of the Board's adopted designation criteria.

Attachments:      Exhibit "A" -- Aerial Site Maps  
                     Exhibit "B" -- Photographs  
                     Draft Resolution of Approval

# Site Map, 4998 Bushnell Ave. (Detailed)



1 inch = 50 feet

## Symbology

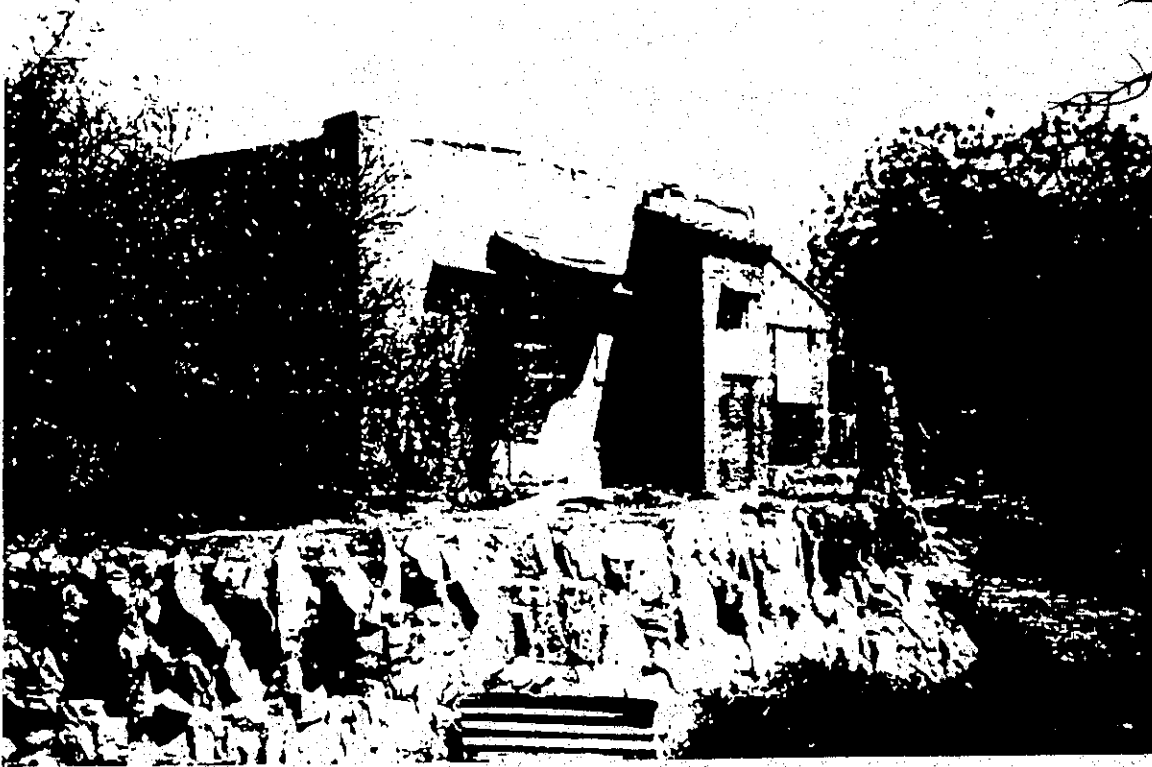
- Dark face
- Edge of Pavement
- Unpaved Roadway
- Edge of Pavement / Barn
- Parcel Line
- ROW Line
- Project Limits Boundary

A-11

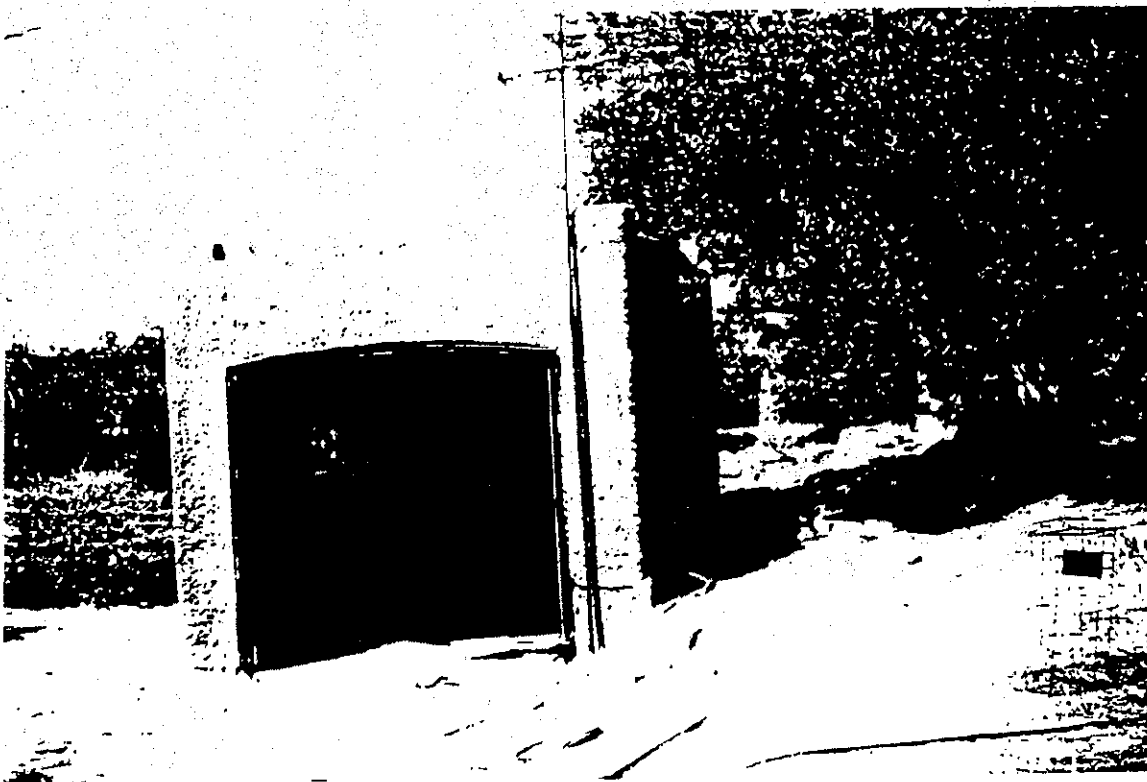
Exhibit A-2

Map Produced on:  
September 13, 1994  
The City of Riverside makes no warranty, on  
the accuracy or content of the data shown  
on this map, including any data for  
1994, City of Riverside, California

4998 BUSHNELL AVENUE (taken 8/94)



HOUSE



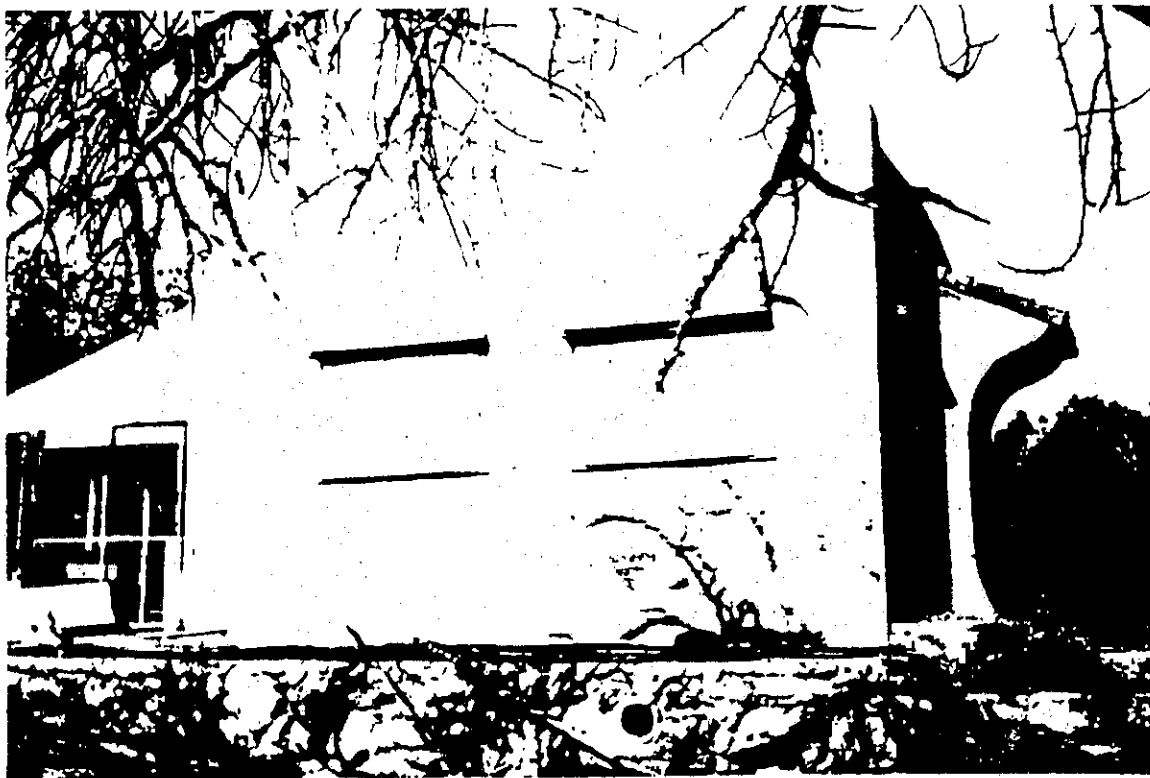
GARAGE

A-12

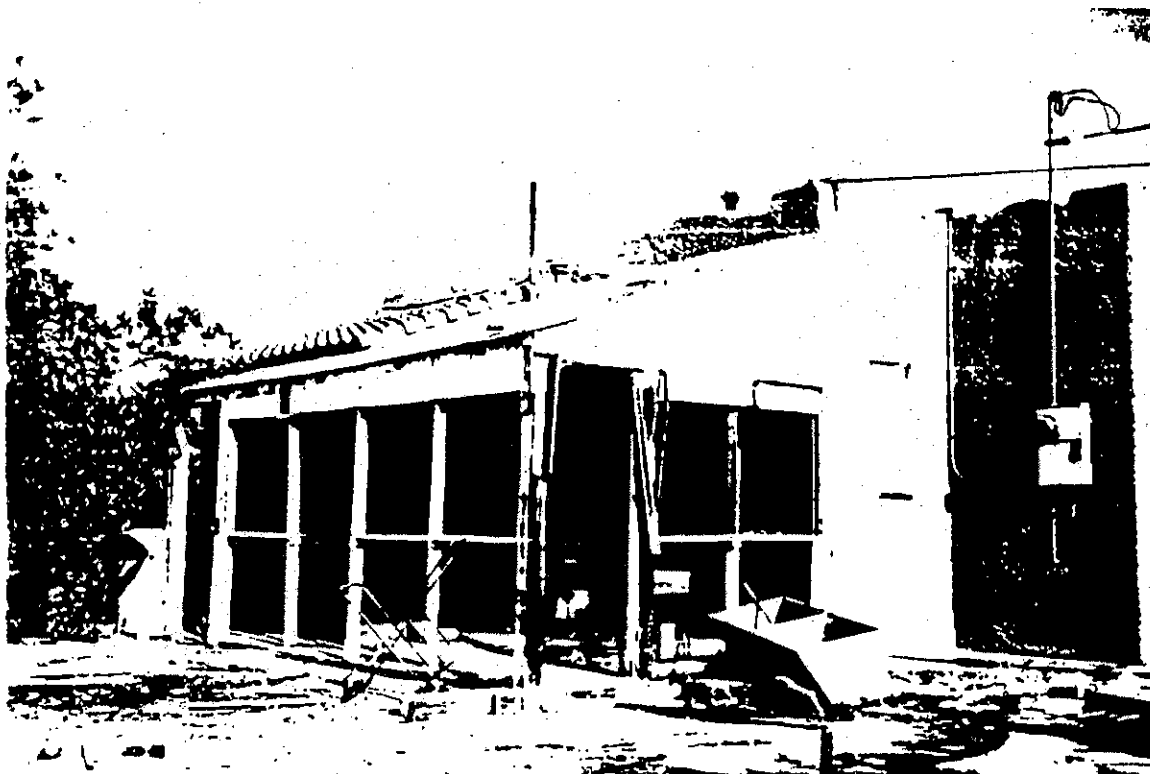
Exhibit "B"

B

4998 BUSHNELL AVENUE (taken 9/20/94)



HOUSE (east elevation)



HOUSE (southeast elevation)

A-13

"B" BE

4998 BUSHNELL AVENUE (taken 9/20/94)



ENTRANCE MONUMENT



BARN

A-14

"B" BC,

Draft RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE CULTURAL HERITAGE BOARD OF THE CITY OF RIVERSIDE, CALIFORNIA, RECOMMENDING APPROVAL OF LANDMARK NUMBER \_\_\_\_\_ TO DESIGNATE THE CHEDOSKI HOME AND SITE, LOCATED AT 4998 BUSHNELL AVENUE, RIVERSIDE, CALIFORNIA, AS A LANDMARK--APN: 146-190-019.

A. Recitals:

1. City of Riverside has filed an application for a landmark as described in the title of this Resolution. Hereinafter in this Resolution, the subject Landmark is referred to as "the application."
2. On October 19, 1994, the Cultural Heritage Board of the City of Riverside conducted a duly noticed public hearing on the application.
3. All legal prerequisites to the adoption of this Resolution have occurred.

B. Resolution:

NOW, THEREFORE, it is hereby found, determined, and resolved by the Cultural Heritage Board of the City of Riverside as follows:

1. This Board hereby specifically finds that all of the facts set forth in the Recitals, Part "A", of the Resolution are true and correct.
2. The application applies to approximately 2.28 acres of land, in basically a triangular configuration.
3. Based upon substantial evidence presented to this Board during the above-referenced public hearing on October 19, 1994, including written and oral staff reports, together with public testimony, and pursuant to section 20.20 of the Riverside Municipal Code, and based on adopted "Criteria for the Designation of City Landmarks," this Board hereby makes the following findings and facts for landmark designation:

- A. After reviewing the building per the Board's adopted "Criteria for the Designation of City Landmarks and for City Historic Preservation Districts," the Board finds the site at 4998 Bushnell Avenue eligible for landmark designation under criteria A, G, and I, and makes the following findings:

FINDING--Criteria A: Its character, interest, or value as part of the heritage of the city.

FACTS: It is rare in the history of the city or the region that a one person is singularly responsible for shaping and crafting a significant element of the built environment, such as is true in this case. The entire site from windmills to reservoirs relays the handicraft of a Czechoslovakian immigrant who built a sustainable home and farm for himself. Infused with a sense of his aesthetic and craftsmanship, the site exists today as a visual reminder of one man's contributions to the City's rich and varied history.

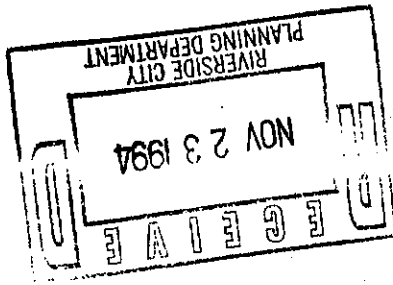
FINDING--Criteria G: Its embodiment of elements of outstanding attention to architectural design, detail, materials, or craftsmanship.

FACTS: The site is distinguished by a number of design and aesthetic characteristics, including the ways in which the buildings and structures relate to the topography and to one another; the integration of natural building materials; and the refined and intensive use of these materials.

FINDING--Criteria I: Its unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood.

FACTS: The natural and man-made features of this prominent hill-top site work in unison to create an important and historic visual permanency in the La Sierra area. This hillside complex has been an important fixture in this once heavily agricultural community for approximately seventy years.

4. Based upon the findings and conclusions set forth in paragraphs 1,2 and 3 above, this Board hereby resolves that pursuant to Title 20 of the Riverside Municipal Code, that the Cultural Heritage Board of the City of Riverside hereby recommends approval on the 19, day of October 1994, of Landmark Application.
5. The Chairman of this Board shall certify to the adoption of this Resolution.



Ronald Petersen  
172 South Lime St.  
Orange, Cal 92668  
and

Robert Lisch  
23257 La Palma  
Unit 8  
Yorba Linda, CA. 92684

HONORABLE Mayor and City Council:

We are filing an appeal of the decision of the Cultural Heritage Board on Nov. 16, 1994 regarding Cultural Resource Designation HD-001-945-A for the following reasons:

1. INVERSE CONDEMNATION
2. UNCONSTITUTIONAL taking of property
3. NOT meet the criteria for designation of a City Landmark
4. Site has no historical significance
5. the decision of the cultural Heritage Board was not based upon the proper finding of fact.

Ronald P. Petersen  
Ronald Petersen  
172 South Lime St  
Orange, Cal. 92668  
714-997-7615

# A boarded-up house tells its story

There is a boarded-up little house on top of a nicely rounded little hill on Bushnell Street a bit north of Mitchell Street in Riverside's La Sierra area.

It has the appearance of having been lovingly built by someone who wasn't a professional builder. The hill and the two-plus acres of slopes have been carefully terraced and planted with fruit trees, ornamental trees and shrubs. Some of the shrubs are in elaborate planters made from stone that must have been brought there from afar.



## THE COUNTY'S PAST

Tom Patterson

There is a concrete-lined reservoir alongside the house on top of the hill. There are two windmills at lower edges of the property; one still whirrs in the breeze, but the pump is gone from under it.

In the house and all over the two-plus acres there are signs of neglect and vandalism such as might be expected from four or five or more years without an occupant and without care, or at least without much care.

The human aspect, a story with some contradictions and blank spaces, is to a large degree the story of one owner-occupant, whose name has been variously spelled as Chedowski, Chudkowski, Churkowski. It was most likely John Bronislav Chudzikowski, as spelled on a death certificate that is probably his. If so, he died in 1963 at age 81 in a Corona rest home, he was a native of Poland, a U.S. citizen, had never been married, and his last occupation was that of set designer for motion pictures.

His last occupation? The 1951 Riverside city directory lists him at the Bushnell address as a farmer. The city building department doesn't know who built the house or when. The city didn't annex the area until 1964. County records before that are incomplete.

Robert Spencer lives on Mitchell Street across the street from the house. He says he has known the property since the 1930s. He says he has seen the house in various states of disrepair. He says he has seen the house in various states of disrepair. He says he has seen the house in various states of disrepair.

there she met Lela Huston, who mentioned her difficulty in disposing of the house in La Sierra. The upshot of that was that the Petersons and their friends, the Lesches, bought the house four years ago as an investment. The had in mind taking advantage of a rise in property values, either to develop the land themselves or to sell to a developer. Instead, values declined.

Sometimes homeless people made the house their home. Vandalism frequented it. Old pipe and other junk are all around. The floor of a concrete porch is smashed. Some trees are dead, others partly so. Now the doors and windows are covered, but through one window debris can be seen inside.

At least one interior wall is adobe. Possibly the house was built in stages and the outside plaster is a late stage of it.

Indeed, the plaster and the way it was applied raise a question as to the history of plaster methods and of the house itself. Owner Peterson and Riverside retired architect Blaine Rawdon tell me that the spraying method of applying plaster was introduced in the 1960s. This old plaster appears to have been sprayed, not applied by a trowel. Spencer believes it is unchanged since he first saw it in 1939. (A wonderful research topic for someone of academic bent.)

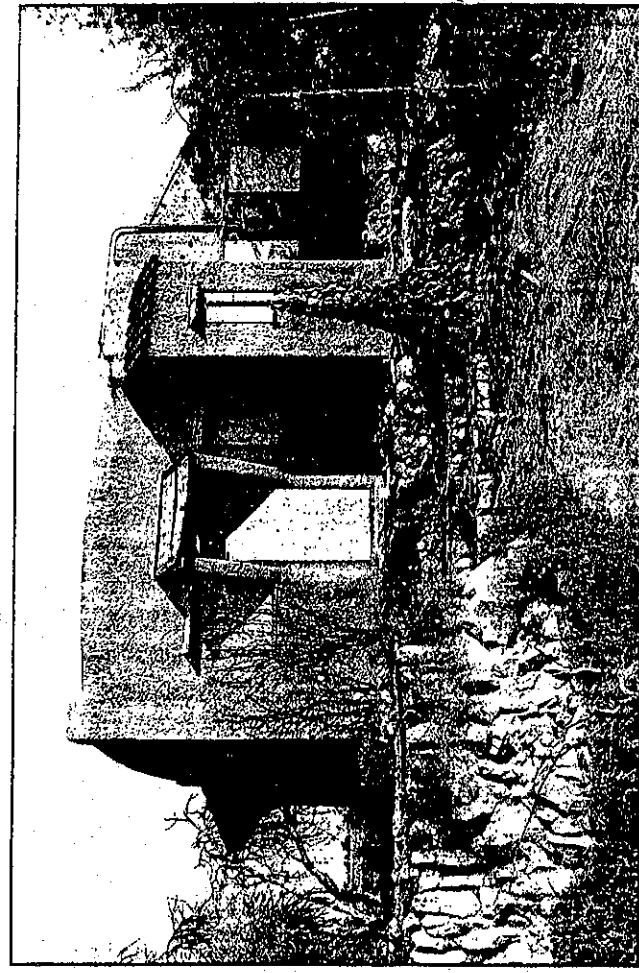
The non-whirling windmill is alongside Bushnell Street at a corner of the property. The one that whirrs is at the bottom of the hill on the other side. There is evidence that wind power once did the pumping at that location and that later there was an electric pump. The well below the tower is covered except for a small opening. Finding no pebble, I dropped a penny into it and heard a splash below.

The house driveway starts from a corner of the property on Bushnell Street. It circles the house, a one-car garage and the reservoir. There is a barn reached by steps down from the driveway. It is dilapidated and filled with junk.

The house's exterior design is that of modified mission revival, suggesting the 1920s. A few feet outside its front door is an arch in similar style, purely decorative. Some of its plaster is smashed. Outside a side entrance there are

plaster and the way it was applied raise a question as to the history of plaster methods and of the house itself. Owner Peterson and Riverside retired architect Blaine Rawdon tell me that the spraying method of applying plaster was introduced in the 1960s. This old plaster appears to have been sprayed, not applied by a trowel. Spencer believes it is unchanged since he first saw it in 1939. (A wonderful research topic for someone of academic bent.)

The non-whirling windmill is alongside Bushnell Street at a corner of the property. The one that whirrs is at the bottom of the hill on the other side. There is evidence that wind power once did the pumping at that location and that later there was an electric pump. The well below the tower is covered except for a small opening. Finding no pebble, I dropped a penny into it and heard a splash below.



File photo

**A request to demolish this house on Bushnell Street in Riverside's La Sierra area has been made by its owner. It is not known when the house, which is partially adobe, was built.**

"labor reserve" area where buyers could partly support themselves by raising fruits and vegetables and meat animals. The immediate area was mapped in 1924 as Golden Terrace Subdivision. The property was then shown as Lot 25, of four acres. Later sales cut it

down to 2.2 acres. Tom Patterson, a former Press-Enterprise reporter and editor, has published three books and numerous articles on Riverside County history. His column appears on Sundays.

look and with decorative intent. Chedowski, or someone, must have given the place a vast amount of loving work.

What brought it to attention was an application by owners Petersons and Lesches to the city for a demolition permit, although they say they have no immediate plans for development. The apparent fact that the buildings are more than 50 years old, however, brought on referral to the Cultural Heritage Board to evaluate the historical significance. After that the City Planning Commission must look into the matter and finally the City Council will have information and advice prior to whatever action it might take.

No doubt the human story of that ruined place is an interesting one. I wish I could find more of the details, but I can hardly imagine any individual, foundation or governmental agency that would (if it could) restore it or maintain it.

Despite its unusual status, the place has much in common with other houses and lots in the area, which is called La Sierra Heights. It is on the land grant Rancho La Sierrita Sepulveda, most of which W. J. Hole acquired in 1909. He sold land to subdividers and de-

Exhibit "D"

RESOLUTION NO. 96

A RESOLUTION OF THE CULTURAL HERITAGE BOARD OF THE CITY OF RIVERSIDE, CALIFORNIA, APPROVING LANDMARK APPLICATION NUMBER HD-001-945 AND DESIGNATING THE CHUDZIKOWSKI HOME AND SITE, LOCATED AT 4998 BUSHNELL AVENUE, RIVERSIDE, CALIFORNIA, AS A LANDMARK - - APN: 146-190-018.

WHEREAS the Cultural Heritage Board has filed the above-referenced application for a landmark designation; and

WHEREAS said application pertains to approximately 2.28 acres of land, in basically a triangular configuration located at 4998 Bushnell Avenue, Riverside, California, and legally described as: 2.28 acres in P.O.R. Lot 25 MB 011\080 Algodena.

WHEREAS on October 19, and November 16, 1994, the Cultural Heritage Board of the City of Riverside conducted a duly noticed public hearing on said application; and

WHEREAS this process is exempt from review under the California Environmental Quality Act ("CEQA") pursuant to Section 15308 of the CEQA Guidelines as set forth in Title 14 of the California Code of Regulations and adopted by the City of Riverside on April 5, 1988 as City Council Resolution No. 16787;

WHEREAS all legal prerequisites to the adoption of this application have occurred;

NOW, THEREFORE, BE IT RESOLVED by the Cultural Heritage Board of the City of Riverside, California, as follows:

Based on substantial evidence presented to this Board during the above-referenced public hearing on said application; and

1 WHEREAS this process is exempt from review under the  
2 California Environmental Quality Act ( "CEQA" ) pursuant to  
3 Section 15308 of the CEQA Guidelines as set forth in Title 14  
4 of the California Code of Regulations and adopted by the City  
5 of Riverside on April 5, 1988 as City Council Resolution No.  
6 16787;

7 WHEREAS all legal prerequisites to the adoption of this  
8 application have occurred;

9  
10 NOW, THEREFORE, BE IT RESOLVED by the Cultural Heritage  
11 Board of the City of Riverside, California as follows:

12 Based on substantial evidence presented to this Board  
13 during the above-referenced public hearing on October 19, and  
14 November 16, 1994, including written and oral staff reports,  
15 together with public testimony, and pursuant to Section 20.20  
16 of the Riverside Municipal Code, and based on adopted  
17 Criteria for the Designation of City Landmarks and for City  
18 Historic Preservation Districts," this Board finds the site  
19 located at 4998 Bushnell Avenue eligible for landmark  
20 designation under criteria A, G, and I of the "Criteria for the  
21 Designation of City Landmarks and for City Historic  
22 Preservation Districts," and makes the following findings and  
23 facts:

- 24 1. Criteria A: Its character, interest, or value as  
25 a part of the heritage of the City.

26 FINDING: The character, interest and value of the  
27 site play a significant part of the heritage of  
the City.

FACTS: It is rare in the history of the City or

1 region that one person is singularly responsible  
2 for shaping and crafting a significant element of  
3 the built environment, such as is true in this  
4 case. The entire site from windmills to  
5 reservoirs relays the handicraft of a  
6 Czechoslovakian immigrant who built a sustainable  
7 home and farm for himself. Infused with a sense  
8 of his aesthetic and craftsmanship, the site  
9 exists today as a visual reminder of one man's  
10 contribution to the City's rich and varied  
11 history.

- 12 2. Criteria G: Its embodiment of elements of  
13 outstanding attention to architectural design,  
14 detail, materials, or craftsmanship.

15 FINDING: The site is distinguished by a number  
16 of architectural design and aesthetic  
17 characteristics.

18 FACTS: The buildings and structures relate to the  
19 topography and to one another. The site  
20 integrates the refined and intensive use of  
21 natural building materials.

- 22 3. Criteria I: Its unique location or singular  
23 physical characteristic representing an  
24 established and familiar visual feature of a  
25 neighborhood.

26 FINDING: The site, with its unique location and  
27 the architectural design, has served as a familiar  
visual feature for years.

FACTS: The natural and man-made features of this  
prominent hill-top site work is in unison to  
create an important and historic visual permanency  
in the La Sierra area. This hillside complex had  
been an important fixture in the once heavily  
agricultural community for approximately seventy  
years.

BE IT FURTHER RESOLVED that pursuant to Title 20 of the  
Riverside Municipal Code, this Board hereby approves the above-  
referenced application and designates the site located at 4998  
Bushnell Avenue, Riverside, California, as a landmark.

ADOPTED by the Cultural Heritage Board of the City of  
Riverside, California, and signed by the Chairman of the Board

1 and attested by the Secretary this 16th day of  
2 November, 1994.

3 Chairman of the Cultural Heritage  
4 Board of the City of Riverside

5 Attest:

6  
7  
8 Secretary of the Cultural Heritage Board  
9  
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1 I, Kathleen Kaplan, Secretary to the Cultural Heritage  
2 Board of City of Riverside, California, hereby certify that the  
3 foregoing resolution was duly and regularly introduced and  
4 adopted at a meeting of the Cultural Heritage Board of said  
5 City at its meeting held on the 16th day of November, 1994, by  
6 the following vote, to wit:

7 Ayes: Emmett, Frick, Gardner, McPeters, Sandison

8 Noes: None

9 Absent: Beard, Jones, Powell, Perring

10 IN WITNESS WHEREOF I have hereunto set my hand this  
11 16th day of November, 1994.

12 \_\_\_\_\_  
13 Secretary to the Cultural Heritage  
14 Board of the City of Riverside  
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20 JL/jm/sb  
21 12/14/94  
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