



City Council Memorandum

City of Arts & Innovation

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

FROM: COMMUNITY & ECONOMIC DEVELOPMENT WARD: 1
DEPARTMENT

SUBJECT: PLANNING CASE P16-0383 – REQUEST BY THE AMERICAN LEGION TO
DESIGNATE THE AMERICAN LEGION POST NO. 79, LOCATED AT 2979
DEXTER DRIVE, AS A CITY STRUCTURE OF MERIT

ISSUE:

Adopt a Resolution to designate the American Legion Post No. 79, located at 2979 Dexter Drive in the Public Facilities Zone, as a City Structure of Merit and adopt an Ordinance for rezoning to apply the Cultural Resources Overlay Zone.

RECOMMENDATIONS:

That the City Council:

1. Determine that Planning Case P16-0383 (City Structure of Merit 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 P16-0383 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 2979 Dexter Drive as a City Structure of Merit;
4. Approve the attached findings (Attachment 3) for the Zoning Code Map Amendment (Rezoning) to apply the CR – Cultural Resources Overlay Zone to the property at 2979 Dexter Drive; and,
5. Introduce and subsequently adopt the attached Ordinance (Attachment 5) to rezone 2979 Dexter Drive from the PF Public Facilities Zone to the PF-CR – Public Facilities 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 P16-0383 to designate 2979 Dexter Drive as a City Structure of Merit, by a vote of 6 ayes, 0 noes and 0 abstentions (Attachment 2).

LEGISLATIVE HISTORY:

Riverside Municipal Code, Section 20.50.010 (FF) is as follows:

“Structure or Resource of Merit” means any Improvement or Natural Feature which contributes to the broader understanding of the historical, archaeological, cultural, architectural, community, aesthetic or artistic heritage of the City, retains sufficient integrity, and:

1. Has a unique location or singular physical characteristics or is a view or vista representing an established and familiar visual feature of a neighborhood community or of the City
2. Is an example of a type of building which was once common but is now rare in its neighborhood, community or area;
3. Is connected with a business or use which was once common but is now rare;
4. A Cultural Resource that could be eligible under Landmark Criteria no longer exhibiting a high level of integrity, however, retaining sufficient integrity to convey significance under one or more of the Landmark Criteria;
5. Has yielded or may be likely to yield, information important in history or prehistory; or
6. An improvement or resource that no longer exhibits the high degree of integrity sufficient for Landmark designation, yet still retains sufficient integrity under one or more of the Landmark criteria to convey cultural resource significance as a Structure or Resource of Merit.

DISCUSSION:

The property owner is requesting to designate the American Legion Post No. 79 Clubhouse at 2979 Dexter Drive as a City Structure of Merit in fulfillment of a Condition of Approval for the award of a Historic Preservation Fund Grant (HPFG) to reroof the clubhouse in April 2016 (P16-0133).

Constructed in 1925, the American Legion Post No. 79 Clubhouse is an uncommon property type that continues to support an increasingly rare use in a unique and established setting, Fairmount Park. The clubhouse was the hub for veterans' social and charitable events. The Riverside American Legion post contributed to the aesthetic fabric of the City, and the active clubhouse continues to reflect the role Riverside has played militarily and its relationship with its veteran community from World War I until today.

The American Legion Post No. 79 Clubhouse retains sufficient integrity to convey its historic significance. The residence appears to be eligible for local listing as a City Structure of Merit under three designation criteria in Section 20.50.010(FF) of the Municipal Code as described in the facts for findings above. The clubhouse is eligible under Criterion 1 because its location within Fairmount Park providing views of Evans Lake and the World War II Water Buffalo tank in front of the clubhouse; Criterion 3 because it remains at the original location where not many communities still have physical and active posts; and Criterion 4 because it retains sufficient integrity to convey significance under Landmark Criterion 1: Exemplifies or reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history, yet no longer exhibits a high level of integrity.

FISCAL IMPACT:

There is no fiscal impact resulting from the Structure of Merit 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