

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-2022-00836 DESIGNATING THE NEBLETT RESIDENCE LOCATED
5 AT 6744 OLEANDER COURT, AS CITY HISTORIC LANDMARK NO. 144.

6 WHEREAS, in Planning Case No. DP-2022-00836, an application to designate the Neblett
7 Residence, located at 6744 Oleander Court, on the west side of the Oleander Court cul-de-sac, in the
8 City of Riverside, California, Assessor's Parcel Number 241-190-014, as more particularly described
9 in Exhibit "A" attached hereto incorporated herein by reference, was found to be eligible for listing
10 as a City Landmark; and

11 WHEREAS, on July 20, 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 Neblett Residence described
14 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 Neblett Residence, located at 6744 Oleander Court, on the west side of the Oleander Court
25 cul-de-sac, in the City of Riverside, California, Assessor's Parcel Number 241-190-014, as more
26 particularly described in Exhibit "A" attached hereto and incorporated herein by reference, a Historic
27 Landmark eligible for designation under criteria set forth in the Riverside Municipal Code Section
28 20.50.010(U) and based on the following facts and findings:

//

//

FINDINGS: 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 Neblett Residence embodies the character-defining features of the Mid-Century Modern Style of architecture, including: simple rectangular massing; post-and-beam construction; a low-pitched, asphalt shingle topped gabled roof with wide open eaves; floor to ceiling glass walls; wood framed sliding glass doors and wood framed fix and sliding glass windows; recessed patios surrounded by glass, providing a visual connection between interior and exterior; a rubble stone chimney as an accent.

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

FACTS: The Neblett Residence was designed by prominent local architect Clinton Marr, who was identified in the 2009 Modernism Context Statement as being a significant architect in Riverside during the Modern Era. Marr's work includes: Wesley United Methodist Church (1956), 5770 Arlington Avenue; Lily Tulip Cup Corporation Building (1958), 800 Iowa Avenue; Standard Insurance Company Building (1961), 3380 14th Street; Provident Federal Savings and Loan Building (1962), 3656 Central Avenue; Grace United Methodist Church (1966), 1085 Linden Street; and Riverside Municipal Airport Building (1968), 6951 Flight Road. The Clinton and Geraldine Marr Residence (1954) at 6816 Hawarden Drive, adjacent to the Neblett residence to the west, was designated as a City Landmark in 2013. With no major exterior alterations since construction, the Neblett residence serves as an excellent example of Marr's residential work, exemplifying his post-and-beam construction and his design philosophy of the visual integration of the interior and exterior.

BE IT FURTHER RESOLVED THAT pursuant to Title 20 of the Riverside Municipal Code, the City Council hereby approves the above-referenced application and designates the Neblett Residence, located at 6744 Oleander Court, on the west side of the Oleander Court cul-de-sac, in the City of Riverside, California, Assessor's Parcel Number 241-190-014, as City Historic Landmark No. 144.

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

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

4 ADOPTED by the City Council this ____ day of _____, 2022.

6 _____
PATRICIA LOCK DAWSON
7 Mayor of the City of Riverside

8 Attest:

9 _____
DONESIA GAUSE
10 City Clerk of the City of Riverside

11 I, Donesia Gause, City Clerk of the City of Riverside, California, hereby certify that the
12 foregoing resolution was duly and regularly adopted at a meeting of the City Council of said City at
13 its meeting held on the ____ day of _____, 2022, by the following vote, to wit:

14 Ayes:

15 Noes:

16 Absent:

17 Abstain:

18 IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the
19 City of Riverside, California, this ____ day of _____, 2022.

21 _____
Donesia Gause
22 City Clerk of the City of Riverside

EXHIBIT "A"
LEGAL DESCRIPTION

APN: 241-190-014

Address: 6744 Oleander Court

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

PARCEL 1

Lot 4 of Oleander Hills, as shown by map on file in Book 35, Pages 36 and 37 of Maps, Records of Riverside County, California, excepting therefrom that portion described as follows:

BEGINNING at the most Northerly corner of said Lot 4;

Thence South $46^{\circ} 40' 40''$ East, along the northerly line of said lot 4, a distance of 35.00 feet to a point thereon;

Thence South $39^{\circ} 58'$ West, a distance of 137.24 feet to the most Westerly corner of said Lot 4;

Thence North $25^{\circ} 53'$ East, along the Northwesterly line of said Lot 4, a distance of 143.60 feet to the **POINT OF BEGINNING**.

PARCEL 2

That portion of Lot 3 of Oleander Hills, as shown by map on file in Book 35, Pages 36 and 37 of Maps, Records of Riverside County, California, and described as follows:

BEGINNING at the most Southerly corner of said Lot 3;

Thence North $46^{\circ} 40' 40''$ West, along the Southwesterly line of said Lot 3, 25 feet;

Thence North $59^{\circ} 33' 30''$ East, 123.24 feet to the most Easterly corner of said Lot 3;

Thence South $47^{\circ} 53' 35''$ West, along the Southeasterly line of said Lot 3, 118.70 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.

  Prep. 
Curtis C. Stephens, L.S. 7519 Date



