and which has been designated a landmark by the cultural heritage board or by the city council on appeal. (Ord. 4782 § 1 (part), 1980).

20.20.020 INITIATION. The designation, repeal or modification of a landmark may be initiated by the cultural heritage board, the city council, the city planning commission or the record property owner. Application shall be made upon such forms and accompanied by such data and information as may be required for that purpose by the cultural heritage board so as to assure the fullest practical presentation of the facts for proper consideration of the request. (Ord. 4782 § 1 (part), 1980).

20.20.030 HEARING DATE. Upon the filing of an application, the matter shall be set for public hearing thereon before the cultural heritage board. The date of such hearing shall be not more than fifty days from the date of filing of the application. (Ord. 4782 § 1 (part), 1980).

20.20.040 HEARING NOTICE. Notice of the date, time, place and purpose of the hearing before the cultural heritage board shall be given by at least one publication of a notice in a newspaper having general circulation in the city not less than ten days prior to the date of such hearing and by depositing in the United States mail, postage prepaid, at least ten days prior to the date of the hearing, a notice addressed to the owner of the property being considered. When the property being considered is not real property, notice shall be given to both the owner and the person in possession of the real property where the object is situated. The last known name and address of each owner as shown on the records of the county assessor may be used for this notice. Failure to send any notice by mail to any property owner where the address of such owner is not a matter

of public record or failure to receive any mailed notice shall not invalidate any proceedings in connection with the proposed designation. (Ord. 4782 § 1 (part), 1980)

20.20.050 HEARING. At the time and place so fixed and noticed, a public hearing shall be conducted before the cultural heritage board. The board may continue such hearing to a time and place certain when such action is deemed necessary or desirable. The board may establish rules for the conducting of public hearings, and the member of the board presiding at such hearings is empowered to administer oaths to any person testifying. (Ord. 4782 § 1 (part), 1980)

20.20.060 INVESTIGATION. The cultural heritage board shall cause to be made by any of its own members or by the museum department such investigation of facts bearing upon such application set for hearing as in the opinion of the board will serve to provide the necessary information to assure board action consistent with the intent and purpose of this title. (Ord. 4782 § 1 (part), 1980).

20.20.070 DESIGNATION. The board may designate a landmark in whole or in part of from the facts presented in the application, at the public hearing or by investigation, the board finds that the site, landscaping, place, buildings, structure, street, improvement, street furniture, sign, work of art, natural feature or other object has special historical, archaeological, cultural, architectural, community, aesthetic or artistic value in the city and that the purpose of this title is maintained by such designation. (Ord. 4782 § 1 (part), 1980).

20.20.080 RESOLUTION. A landmark shall be designated by a numbered resolution of the cultural heritage board which receives the affirmative votes of a majority of the members then

present and voting. A landmark may be repealed or modified in the same manner. (Ord. 4782 § 1 (part), 1980).

20.20.090 NOTICE OF DESIGNATION. Notice of the designation of a landmark shall be transmitted to the city council, the departments of planning, park and recreation, fire, public works, the building division of the planning department, the real property services division of the city manager's office, the redevelopment agency of the city, the assessor and the recorder of Riverside County, and any other interested departments and governmental and civic agencies. Each city department and division shall incorporate the notice of designation as a landmark into its records, so that future decisions or permissions regarding or affecting any landmark made by the city or an official of the city will have been made with the knowledge of the landmark designation, and in accordance with the procedures set forth in this title. Whenever any project to be carried out by the city may have an impact on a designated landmark, reasonable notice shall be given to the cultural heritage board by the city department or division responsible for the project, so that the cultural heritage board may review and make recommendations concerning the project early in the decisionmaking process. (Ord. 4782 § 1 (part), 1980).

20.20.100 APPEAL. Any person aggrieved or affected by a decision of the board in designating, repealing or modifying a landmark may appeal to the city council from such decision at anytime within fifteen days after the date upon which the board announces its decision. An appeal to the city council shall be taken by filing a letter of appeal, in duplicate, with the museum department. Such letter of appeal shall set forth the grounds upon which the appeal is based. Within five days after the receipt of the letter of appeal, the museum department shall transmit to the city council the letter of appeal, copies of the

application and all other papers constituting the record upon which the action of the board was taken. The city clerk shall give notice of hearing upon the appeal in the same manner and time as is required in connection with an application before the board. The date of such hearing upon the appeal shall be not more than thirty days from the date of filing of the appeal. Upon the hearing of such appeal, the city council may by resolution affirm, reverse or modify the determination of the board. The provisions of this title regulating landmarks shall be effective from the date of designation as a landmark and shall become ineffective only after city council action or cultural heritage board action which reverses the determination of the cultural heritage board. (Ord. 4782 § 1 (part), 1980).

20.20.110 DUTY TO MAINTAIN. Every person in possession or control and every owner of a landmark and any appurtenant premises shall maintain and keep in good repair the exterior of such landmark and premises. Good repair is defined as that level of maintenance and repair which clearly insures the continued availability of such structure and premises for lawful reasonable uses and prevents deterioration, dilapidation and decay of such structures and premises. (Ord. 4782 § 1 (part), 1980).

20.20.120 STRUCTURES OF MERIT. The cultural heritage board may encourage the protection, enhancement, appreciation and use of structures of historical, archaelogical, cultural, architectural, community or aesthetic value which have not been designated as landmarks but are deserving of recognition, by designating them as structures of merit so as to emphasize their importance in the past, present and future of the city. (Ord. 4782 § 1 (part), 1980).

Chapter 20.25

PRESERVATION DISTRICTS AND NEIGHBORHOOD CONSERVATION AREAS

Sections:

20.25.010 Preservation district.
20.25.020 Initiation.
20.25.030 Hearing date.
20.25.040 Hearing notice.
20.25.050 Hearing.
20.25.060 Investigation.
20.25.070 Designation.
20.25.080 Resolution.
20.25.090 Notice of designation.
20.25.100 Appeal.
20.25.110 Duty to maintain.
20.25.120 Neighborhood conservation area.

20.25.010 PRESERVATION DISTRICT. A preservation district is any legally described geographic area having historical significance, special character for aesthetic value; serving as an established neighborhood or community center; representing one or more architectural periods or styles typical to the history of the city; or constituting a distinct section of the city, and which has been designated a preservation district by the cultural heritage board or by the city council on appeal. (Ord. 4782 § 1 (part), 1980).

20.25.020 INITIATION. The designation, repeal, or modification of a preservation district may be initiated by the cultural heritage board, the city council, the city planning commission or the record property owner. Application shall be made upon such forms and accompanied by such data and

information as may be required for that purpose by the cultural heritage board so as to assure the fullest practical presentation of the facts for proper consideration of the request. (Ord. 4782 § 1 (part), 1980).

20.25.030 HEARING DATE. Upon the filing of an application, the matter shall be set for public hearing thereon before the cultural heritage board. The date of such hearing shall be not more than fifty days from the date of filing of the application. (Ord. 4782 § 1 (part), 1980).

20.25.040 HEARING NOTICE. Notice of the date, time, place and purpose of the hearing before the cultural heritage board shall be given by at least one publication of a notice in a newspaper having general circulation in the city not less than ten days prior to the date of such hearing and by depositing in the United States mail, postage prepaid, at least ten days prior to the date of the hearing, notices addressed to the owners of all the property being considered for a preservation district. The last known name and address of each owner as shown on the records of the county assessor may be used for this notice. Failure to send any notice by mail to any property owner where the address of such owner is not a matter of public record or failure to receive any mailed notice shall not invalidate any proceedings in connection with the proposed designation. (Ord. 4782 § 1 (part), 1980).

20.25.050 HEARING. At the time and place so fixed and noticed, a public hearing shall be conducted before the cultural heritage board. The board may continue such hearing to a time and place certain when such action is deemed necessary or desirable. The board may establish rules for the conducting of public hearings, and the member of the board presiding at such hearings is empowered to administer oaths to any person testifying. (Ord. 4782 § 1 (part), 1980).

20.25.060 INVESTIGATION. The cultural heritage board shall cause to be made by any of its own members or by the museum department such investigation of facts bearing upon such application set for hearing as the opinion of the board will serve to provide the necessary information to assure board action consistent with the intent and purpose of this title. (Ord. 4782 § 1 (part), 1980).

20.25.070 DESIGNATION. The board may designate a preservation district in whole or in part if from the facts presented in the application, at the public hearing or by investigation, the board finds that the area designated has historical significance, special character or aesthetic value; serves as an established neighborhood or community center; represents one or more architectural periods or styles typical to the history of the city; or constitutes a distinct section of the city and that the purpose of this title is maintained by such designation. (Ord. 4782 § 1 (part), 1980).

20.25.080 RESOLUTION. A preservation district shall be designated by a numbered resolution of the cultural heritage board which receives the affirmative votes of a majority of the members than present and voting. A preservation district may be repealed or modified in the same manner. (Ord. 4782 § 1 (part), 1980).

20.25.090 NOTICE OF DESIGNATION. Notice of the designation of a preservation district shall be transmitted to the city council, the departments of planning, park and recreation, fire, public works, the building division of the planning department, the real property services division of the city manager's office, the redevelopment agency of the city, the assessor and the recorder of Riverside County, and any other interested departments and governmental and civic agencies. Each city

department and division shall incorporate the notice of designation as a preservation district into its records, so that future decisions or permissions regarding or affecting any preservation district made by the city or an official of the city will have been made with the knowledge of the preservation district designation, and in accordance with the procedures set forth in this title. Whenever any project to be carried out by the city may have an impact on a designated preservation district, reasonable notice shall be given to the cultural heritage board by the city department or division responsible for the project, so that the cultural heritage board may review and make recommendations concerning the project early in the decisionmaking process. (Ord. 4782 § 1 (part), 1980).

20.25.100 APPEAL. Any person aggrieved or affected by a decision of the board in designating, repealing or modifying a preservation district may appeal to the city council from such decision at anytime within fifteen days after the date upon which the board announces its decision. An appeal may be taken from the inclusion of a lot or parcel within the district. An appeal to the city council shall be taken by filing a letter of appeal, in duplicate, with the museum department. Such letter of appeal shall set forth the grounds upon which the appeal is based. Within five days after the receipt of the letter of appeal, the museum shall transmit to the city council the letter of appeal, copies of the application and all other papers constituting the record upon which the action of the board was taken. The city clerk shall give notice of hearing upon the appeal in the same manner and time as is required in connection with an application before the board. The date of such hearing upon the appeal shall be not more than thirty days from the date of filing of the appeal. Upon the hearing of such appeal, the city council may by resolution affirm, reverse or modify the determination of the board. The provisions of this title regulating preservation

districts shall be effective from the date of designation as a preservation district and shall become ineffective only after city council action or cultural heritage board action which reverses the determination of the cultural heritage board. (Ord. 4782 § 1 (part), 1980).

20.25.110 DUTY TO MAINTAIN. Every person in possession or control and every owner of property located within a designated preservation district shall maintain and keep in good repair the exterior of any structures and premises located within the district. Good repair is defined as that level of maintenance and repair which clearly insures the continued availability of such structures and premises for lawful reasonable uses and prevents deterioration, dilapidation and decay of such structure and premises. (Ord. 4782 § 1 (part), 1980).

20.25.120 NEIGHBORHOOD CONSERVATION AREA. The cultural heritage board may encourage the protection, enhancement, appreciation and use of areas of historical, architectural, aesthetic, cultural or community value which have not been designated as preservation districts but are deserving of recognition by designating them as neighborhood conservation areas so as to emphasize their importance in the past, present and future of the city. (Ord. 4782 § 1 (part), 1980).

Chapter 20.30

PERMITS FOR RESTORATION, REHABILITATION, ALTERATION, DEVELOPMENT AND DEMOLITION

Sections:

20.30.010 Required.
20.30.020 Application.
20.30.030 Review and standards.
20.30.040 Decision time limit.
20.30.050 Approval required.
20.30.060 Appeal.
20.30.070 Staff approval.

20.30.010 REQUIRED. No person, owner or other entity shall restore, rehabilitate, alter, develop, construct, demolish, remove or change the appearance of any landmark, landmark structure, landmark site, or any structure or site within a preservation district without first having applied for and been granted a permit to do so by the cultural heritage board or by the city council on appeal. (Ord. 4782 § 1 (part), 1980).

20.30.020 APPLICATION. The permit application shall be made on a form and in the manner specified by resolution of the cultural heritage board. The application shall be accompanied by such fee as is required by resolution of the city council. (Ord. 4782 § 1 (part), 1980).

20.30.030 REVIEW AND STANDARDS. (a) The cultural heritage board shall review the following when applicable to the permit applications:

(1) Architectural design;
(2) Scale and proportion;
(3) Construction materials;

(4) Color and texture;
(5) Grading;
(6) Site development;
(7) Orientation of buildings;
(8) Off-street parking;
(9) Landscaping;
(10) Signs;
(11) Street furniture;
(12) Public areas.

(b) The cultural heritage board shall apply the following standards in determining whether to grant or deny a permit:

(1) The proposed change is consistent or not incompatible with the architectural period of the building;

(2) The proposed change is compatible with existing adjacent or nearby landmark structures and preservation district structures;

(3) The colors, textures, materials, fenestration, decorative features and details proposed are consistent with the period and/or compatible with adjacent structures;

(4) The proposed change does not destroy or adversely affect an important architectural feature or features;

(5) Such other standards as are adopted by resolution of the cultural heritage board. (Ord. 4782 § 1 (part), 1980).

20.30.040 DECISION TIME LIMIT. The application shall be considered by the cultural heritage board within forty-five days following its submittal. The hearing may be continued from time to time by the cultural heritage board.

(a) When the application is for permission to restore, rehabilitate, alter, develop, construct or change the appearance of any landmark, landmark structure, landmark site, or any structure or site within a preservation district, the cultural heritage board may approve, conditionally approve or deny the application. The cultural heritage board shall render its decision within

ten days following the conclusion of the hearing.

(b) When the application is for permission to demolish or remove any landmark, landmark structure, landmark site or any structure or site within a preservation district, the cultural heritage board may approve, conditionally approve or object to the proposed demolition or removal. The cultural heritage board shall render its decision within ten days following the conclusion of the hearing. In the event the board objects to the proposed demolition or removal, it shall file its objection with the city council. Upon the filing of objections, the cultural heritage board shall take such steps within the scope of its powers and duties as it determines are necessary for the preservation of the landmark, landmark structure, landmark site, or the structure or site within a preservation district. At the end of forty-five days the cultural heritage board shall report its progress to the city council. The council may, upon review of the progress report, withdraw and cancel the objection to the proposed demolition or removal and approve, conditionally approve or deny the application or it may grant an extension or extensions to the objection, each extension not to exceed ninety days. When the council determines that the granting of an extension or extensions is unlikely to assist in the preservation of the landmark, structure or site it shall deny the request for an extension and approve, conditionally approve or deny the application for demolition or removal. A decision to approve, conditionally approve or deny the application shall be made within one year from the date the application was accepted as complete. (Ord. 4782 § 1 (part), 1980).

20.30.050 APPROVAL REQUIRED. No city permit shall be issued for any purpose regulated by this title for a landmark, landmark structure, landmark site or a structure or site within a preservation district unless and until the proposed work or development has been approved or conditionally approved by

the cultural heritage board or by the city council on appeal, and then shall be issued only in conformity with such approval or conditional approval. (Ord. 4782 § 1 (part), 1980).

20.30.060 APPEAL. Any person aggrieved or affected by a decision of the board to approve, conditionally approve or deny an application, or by the failure of the board to act within the time as required may appeal to the city council from such decision at any time within fifteen days after the date upon which the board announces its decision or is required to announce its decision. An appeal shall be taken by filing a letter of appeal, in duplicate, with the museum department and by concurrently paying to such department a fee in an amount established by city council resolution for such appeals. Such letter shall set forth the grounds upon which the appeal is based. Within five days after the receipt of the letter of appeal and the filing fee, the museum department shall transmit to the city council the letter of appeal, copies of the application and all other papers constituting the record upon which the action of the board was taken. The city clerk shall schedule hearing of the appeal not more than thirty days from the date of filing of the appeal. The city council shall review the application and apply the standards as set forth in Section 20.30.030 in considering the appeal. Upon the hearing of such appeal, the city council may affirm, reverse or modify the determination of the board. (Ord. 4782 § 1 (part), 1980).

20.30.070 STAFF APPROVAL. When the cultural heritage board has prepared and adopted a plan for the preservation of a landmark, preservation district, structure of merit or neighborhood conservation area which sets forth particular development standards, an application to the cultural heritage board to do work consistent with the adopted plan development standards may be approved by the staff person designated by the cultural

heritage board. If such staff person does not approve the application it shall be processed as set forth in this chapter. (Ord. 4782 § 1 (part), 1980).

CITY OF RIVERSIDE

INTEROFFICE MEMO

TO: Barbara Maxson, Planning **DATE:** June 23, 1986

FROM: Alan Curl, Museum

SUBJECT: Proposed Rezoning of Three Lots Within the Twogood Orange Grove Tract Neighborhood Conservation Area

I have reviewed the request, as you have described it, for rezoning properties at 4464, 4472, and 4480 Orange Street. One of the properties, at 4464 Orange Street, suggested for P (parking) zoning, is vacant. Both 4472 and 4480 Orange Street have residences identified as contributory to this neighborhood's inclusion on the California Historic Resources Inventory and as a local Neighborhood Conservation Area. You have indicated that the applicant proposes to continue use of the structure at 4472 Orange Street under RO (office) rezoning and to remove the structure at 4480 Orange Street for rezoning of the property to the P zone.

On behalf of the Cultural Heritage Board, my major concern is with the structure at 4480 Orange Street. This 1911 California Bungalow appears to be structurally sound and is certainly complementary with its historic setting.

Because of the applicant's involvement in the Press-Enterprise Company's expansion project, I am confidant that he received a copy of the Cultural Heritage Board's 3/19/86 minutes which shows the Board unanimously voting to "proceed toward public hearings for the historic district designation of the neighborhood bounded by Prospect, Orange Grove, Main, and Fourteenth streets." Because the structure at 4480 Orange Street is a contributory structure within the nominated historic district--and because a public hearing on the historic district nomination is tentatively scheduled for 9/17/86--I recommend that consideration of the proposed rezoning at 4480 Main Street be continued until after public hearings on the historic district nomination.

r.

cc: Cultural Heritage Board

CITY OF RIVERSIDE

CITY COUNCIL MEMORANDUM

RECEIVED
SEP 18 1992
RIVERSIDE CITY
PLANNING DEPARTMENT

HONORABLE MAYOR AND CITY COUNCIL

DATE: September 22, 1992

ITEM NO.: P.H. (a) (b)

SUBJECT: PROSPECT PLACE HISTORIC DISTRICT

Background:

The Prospect Place neighborhood, generally located south of Fourteenth Street between Main and Orange Grove Streets, was designated a historic district by the Cultural Heritage Board in October, 1986. This designation was subsequently appealed to the City Council by the law firm of Thompson and Colegate, owners of property both within and adjacent to the District. The appeal was subsequently resolved in January, 1989 when the Council upheld the historic district designation. Because of concerns raised by Riverside Community College, however, the City Council voted to revisit its decision after three years so it could assess the status of the historic district, especially in relation to the college's potential expansion. That review is now underway. To help clarify and resolve these issues, the Council formed a citizen committee of various property interests in the District to thoroughly explore all related issues and report back to the Council with its findings. The attachments reflect the work of that committee and staff research and analysis.

With staff support from the Planning, Historic Resources, Development and Legal Departments, the Committee met on 4 occasions between May and August of this year to discuss Prospect Place issues. Following considerable committee input the city staff prepared a report (Exhibit A) which offered four alternatives for the future of Prospect Place. In summary, the alternatives offered are as follows:

1. Retain Prospect Place as a historic district and zoned only for single family dwellings.

2. Retain Prospect Place as a single family zoned historic district, but allow adaptive reuse (ie: conversions to non-residential uses), subject to the granting of a conditional use permit, and with the stipulation that parking requirements be met in parking lots adjacent to, but outside of the Historic District.

3. Retain Prospect Place as a single family zoned historic district, but allow adaptive reuse under a conditional use permit, and with parking requirements provided on-site.

4. Repeal the historic district designation and allow Prospect Place to transition into a district of offices and related uses.

The staff's report includes the pros and cons of each of these alternatives and indicates the follow-up actions that should be taken to implement each choice. Based on this analysis and after receiving considerable testimony by affected property owners, the Planning Department recommends that Alternative 2 be selected as the future for Prospect Place. This alternative accomplishes many of the goals of the historic district while allowing limited adaptive reuse of properties and minimizing additional public investment.

The staff's report and alternatives were considered at the Committee's final meeting on August 20, 1992. At that meeting Committee members, interested citizens and groups discussed and commented upon the report's alternatives. Committee members who could not attend sent delegates to carry their views to the meeting. At the conclusion of this meeting, each member/delegate was asked to voice his/her preference among the alternatives offered. These opinions are recorded in the minutes of that meeting. Of the seven Committee members/delegates present, four favored Alternative 1, two favored Alternative 3 and one favored either Alternative 3 or 4.

To fully document the input generated during the Prospect Place Historic District Citizen Committee's work, the staff has attached several exhibits to this Council report. The minutes of the Citizen Committee's four meetings are attached as Exhibit B. A variety of correspondence submitted as part of this process is attached as Exhibit C, including action of the Cultural Heritage Board on August 19, 1992 which in essence endorses Alternative 1. In addition to these items staff was also presented with a petition with over 800 names supporting Prospect Place's continued designation as a historic district. A copy of this petition is available for inspection in the Planning Department's files.

Fiscal Impact:

None

Alternatives:

The alternatives are outlined in Exhibit A.

RECOMMENDATION:

That the City Council:

1. Reaffirm the Historic District designation for the Prospect Place area; and

2. Approve Alternative 2 as the future direction for the district as outlined in the attached staff report to include: (a) Designating the entire historic district for Medium Density Residential uses on the updated General Plan, (b) Requesting the Planning Commission to initiate the necessary public hearings to consider placing the district in the R-1-65 Zone and (c) pursuing the other administrative actions identified in the report.

Prepared by:

Stephen J. Whyld
Planning Director

Concurs with,

Bill Dougall
Historic Resources Director

Concurs with,

Ralph Megna
Deputy Development Director

Approved by:

John E. Holmes
City Manager

Concurs with,

Robert C. Wales
Assistant City Manager-
Development

cc: City Clerk
City Attorney

Attachments

Report and Recommendations Regarding the Future Status of the

PROSPECT PLACE HISTORIC DISTRICT

JULY 1992

Riverside City Planning Department

in Conjunction with

Historic Resources Department
Development Department
Legal Department

EXHIBIT A

PURPOSE AND ORGANIZATION OF REPORT

This report has been prepared at the request of the City Council to assist the Council in deciding the most appropriate direction for the Prospect Place Historic District. The report begins with an exploration of the District's background and recent Council actions relating to it. The report then provides an account of existing conditions, plans and programs affecting the area. This is followed by an analysis and a discussion of the fundamental issues that need to be considered by the Council. Finally, the report draws upon this information to lay out several alternative actions for the City Council to consider along with the staff's recommendation as to the course of action it feels would be most appropriate.

PROSPECT PLACE HISTORIC DISTRICT BACKGROUND INFORMATION

The Prospect Place Historic District has the unique distinction of being one of the oldest of Riverside's truly residential neighborhoods. This neighborhood is the last remnant of five adjoining subdivisions created in the year 1887. These subdivisions included Victoria Place, Scotia Place, Prospect Place, Bedford Place, and the Twogood Orange Grove Tract. It is interesting that Prospect Place would have the distinction of being one of Riverside's oldest neighborhoods, despite its location just outside of the original Riverside town site known as the "Mile Square". While Riverside's founders had intended for the Mile Square to be the beginning of the Riverside townsite, much of the Mile Square outside of its commercial core remained agricultural until as late as the early 1900's.

Prospect Place's early history was that of single family homes ranging from opulent Victorians to simple bungalows. Over time, however, the character of this neighborhood began to change to higher density uses. Helping to fuel this change was the typical practice in the early days of zoning to designate downtown residential areas for high density residential uses. This practice was based upon the belief that a city should be dense at its core and become less dense at its outer limits. Consideration was typically not given to the intrinsic architectural, cultural and residential value of downtown single family residential neighborhoods. Prospect Place is no exception to this practice and it has been zoned for apartments since the City's first zoning ordinance was adopted in the early 1930's. Prospect Place and other residential neighborhoods southerly of Fourteenth Street have also tended to be seen as logical areas into which to expand office and commercial uses from the downtown core. The southerly frontage of Fourteenth Street was the first acreage to experience this transition. Since then, most of the older residential properties in this area have been replaced by commercial, office, and institutional uses with large expanses of supporting off-street

parking lots. The major exception to this is the Prospect Place Historic District.

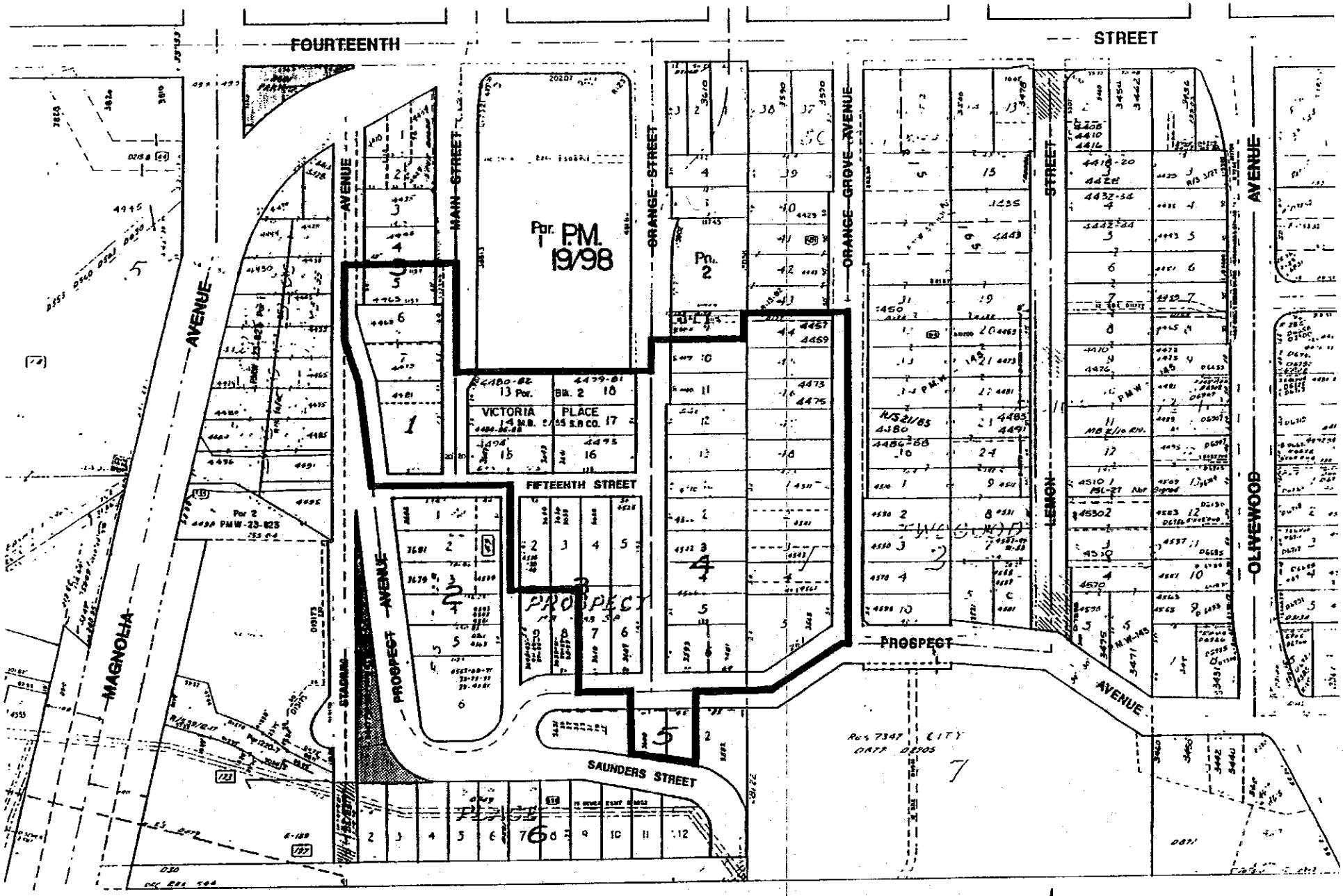
The Cultural Heritage Board, recognizing the importance of preserving the remaining Prospect Place residential properties, officially designated this area a historic district in 1986. Exhibit A shows the boundaries of this district. The Cultural Heritage Board's decision was subsequently appealed to the City Council but not resolved until January 17, 1989, when the historic district designation was upheld.

Because of concerns raised by Riverside Community College, however, the City Council voted to revisit its decision after three years so it could assess the status of the historic district, especially in relation to Riverside Community College's potential expansion. That review is now underway and includes input from a City Council appointed citizens committee. The committee is composed of property owners who reside in the district as well as absentee residential property owners and representatives of the Thompson and Colegate law firm, the Press Enterprise and Riverside Community College.

The Committee has met on several occasions in the spring and early summer of this year, and has had an opportunity to examine and discuss many issues and concerns regarding the Prospect Place Historic District. Members of the Cultural Heritage Board have also attended each meeting, as have a number of other persons with interests in the District. In addition, the Committee has been supported by staff from the Planning Department, Historic Resources Department, Development Department and Legal Department. The City staff has also kept nearby property owners informed of the Committee's proceedings, including Bank of America, Riverside Sports Clinic, Riverside Community Hospital and the Foamy Car Wash.

PRESERVATION EFFORTS SINCE THE HISTORIC DISTRICT DESIGNATION

Since the Prospect Place Historic District was initiated several years ago, a combination of private investment and Cultural Heritage Board guidance have brought about some positive improvements to the area. For instance, district designation prevented the demolition of a deteriorated house at 4481 Orange Street. That house is now rehabilitated as a single-family residence. Other examples of Cultural Heritage Board and staff reviews include a new garage constructed to serve the residence at 3620 Fifteenth Street, exterior alterations to allow the adaptive re-use of the house at 4472 Orange Street as an office and the adaptive reuse of the house at 3600 Prospect Avenue for a Riverside Community College meeting facility. These reviews and their resulting impacts upon completed projects have helped preserve and enhance the neighborhood's historic character.



PROSPECT PLACE HISTORIC DISTRICT

Site Map

NORTH

0 200'

scale

EXHIBIT A

PROSPECT PLACE ZONING, GENERAL PLANNING AND EXISTING LAND USES

In the course of preparing this report, the staff conducted a brief survey of existing records and site conditions, The following the existing zoning, general planning and land uses in Prospect Place:

Zoning:

As indicated in Exhibit B, existing zoning in the Prospect Place Historic District is predominantly R-3, Multiple Family Residential. Exceptions to this are the parking lot and converted residence used by the Thompson and Colegate law offices at 4472 and 4480 Orange Street, zoned "P", Parking and "RO", Restricted Office respectively, and a vacant "RO" zoned parcel situated between 4463 and 4445 Main Street.

At its maximum development potential, R-3 zoning would allow up to two story apartments developed at a density of one dwelling unit per 1500 square feet of site area. RO zoning would allow professional offices in structures up to 40 feet in height. The "P" zone restricts land to off-street parking purposes only.

General Planning:

The current General Plan land use designation for Prospect Place is High Density Residential. This is consistent with the predominant R-3, Multiple Family Residential zoning in the area. Of more importance than the existing General Plan, however, is the new draft General Plan, scheduled for City Council adoption later this year.

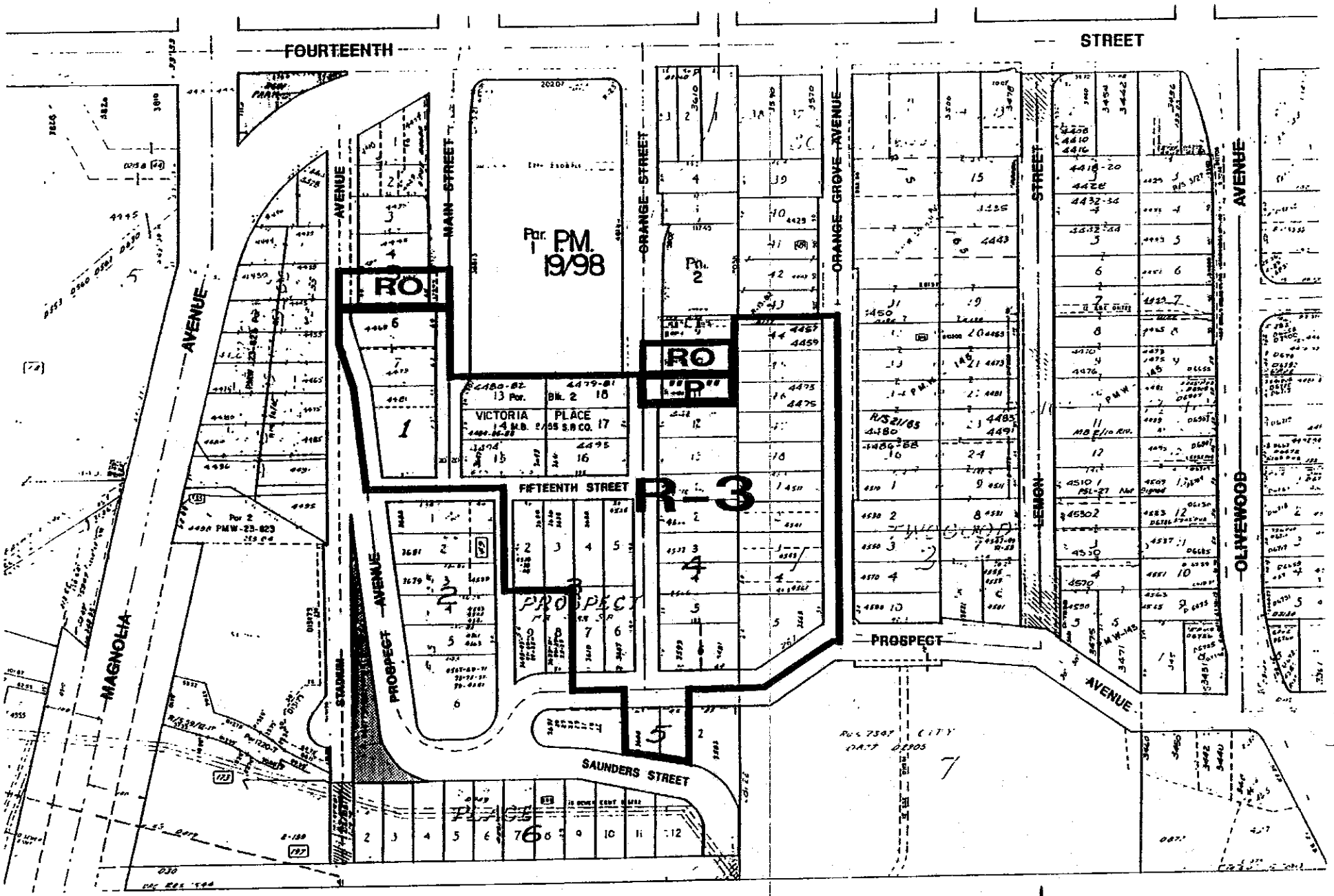
As shown on Exhibit C, the draft General Plan land use designations for this area are:

- Mid-Rise Office uses west of Main Street and in the north portion of the District between Orange Street and Orange Grove Avenue. This designation provides for four to six story professional offices.

- Public Facilities and Institutional uses for the RCC owned property south of Prospect Avenue. This designation is intended to reflect RCC's use of this property for on-going college purposes.

- Medium High Density Residential uses for the apartments at the southeast corner of Fifteenth and Main Streets, reflecting the existing apartment use of this property.

- Medium Density Residential for the balance of the area. This designation is intended to reflect the urban single family residential usage typical of most of this area.



PROSPECT PLACE HISTORIC DISTRICT

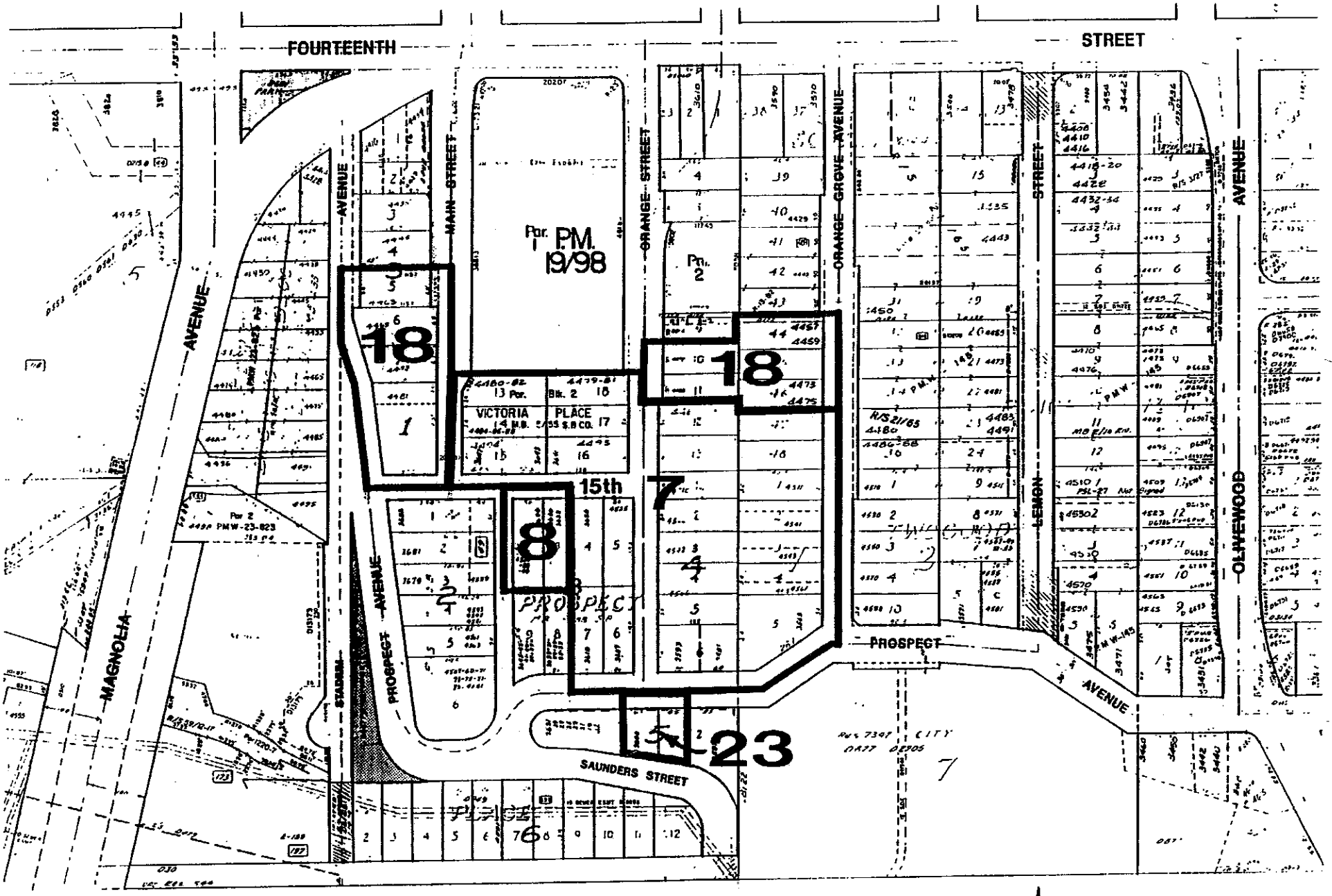
Zoning

R-3 - Multi-Family Residential
RO - Restricted Office
"P" - Parking

NORTH

0 200'
scale

EXHIBIT B



PROSPECT PLACE HISTORIC DISTRICT

General Plan

7 - Medium Density Residential
8 - Medium High Density Residential
18 - Mid-Rise Office
23 - Public Facilities & Institutions

NORTH

0 200'
scale

EXHIBIT C

Existing Land Uses:

In a staff survey of existing land uses in the Prospect Place Historic District, 35 structures (not counting accessory structures) were identified. The following is a breakdown of how these structures are currently used:

USE CATEGORY	NUMBER OF STRUCTURES	% OF STRUCTURES
SINGLE FAMILY	19	54%
DUPLEX	6	17%
MULTIPLE FAMILY	6	17%
INSTITUTIONAL	3	9%
OFFICE	1	3%

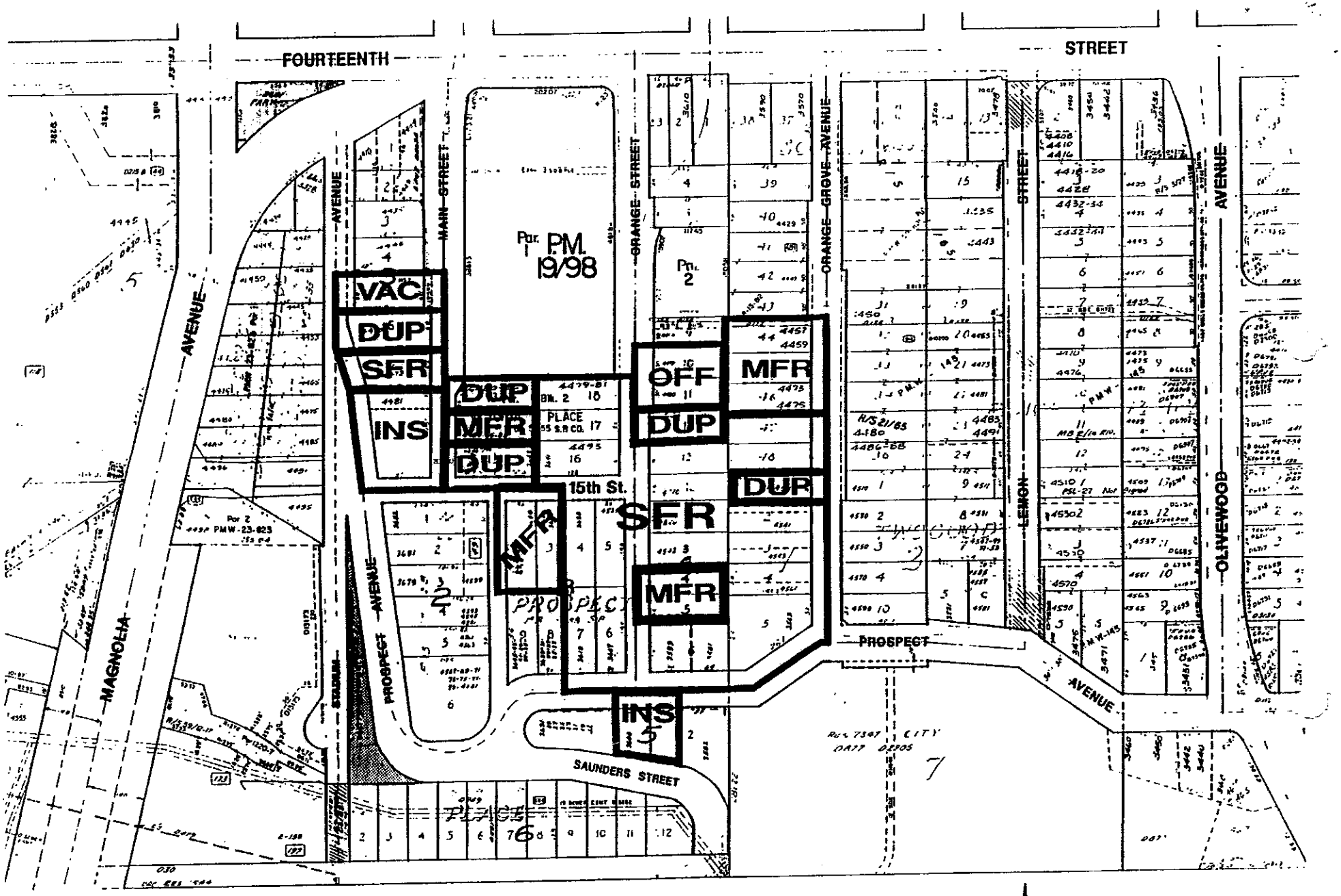
The staff also noted the presence of one vacant parcel on the west side of Main Street, at the north border of the Historic District. Exhibit D shows how these uses are distributed throughout the District.

THE 15TH STREET EXTENSION

The Fifteenth Street extension is a major public improvement proposed for the Prospect Place area. Essentially, the Fifteenth Street extension would continue Fifteenth Street from its current terminus at Prospect Avenue and extend it a short distance to the west to intersect with Magnolia Avenue opposite the main entrance to Riverside Community Hospital. Associated with this project is the vacation of Stadium Avenue northerly from Fifteenth Street to its current intersection with Fourteenth Street and the cul-de-sacing of Stadium Avenue on the south at Riverside Community College. One of the major reasons for these street changes is to provide an improved northerly access route to the Riverside Community College campus. The City Council has approved this project and the Public Works Department and Property Services Division staffs are now working on engineering drawings and property acquisition to allow its implementation. Exhibit E shows the proposed Fifteenth Street extension.

THE A.C. MARTIN STUDY

A recent study which was referred to several times during the Committee's proceedings is the A.C. Martin Study. This study, completed in the late 1980's, is a detailed analysis of several Downtown related planning and redevelopment concerns. The report was adopted by the Redevelopment Agency in concept and the staff was directed to incorporate the relevant portions of the report into the updated General Plan, now in the public hearing process.



PROSPECT PLACE HISTORIC DISTRICT

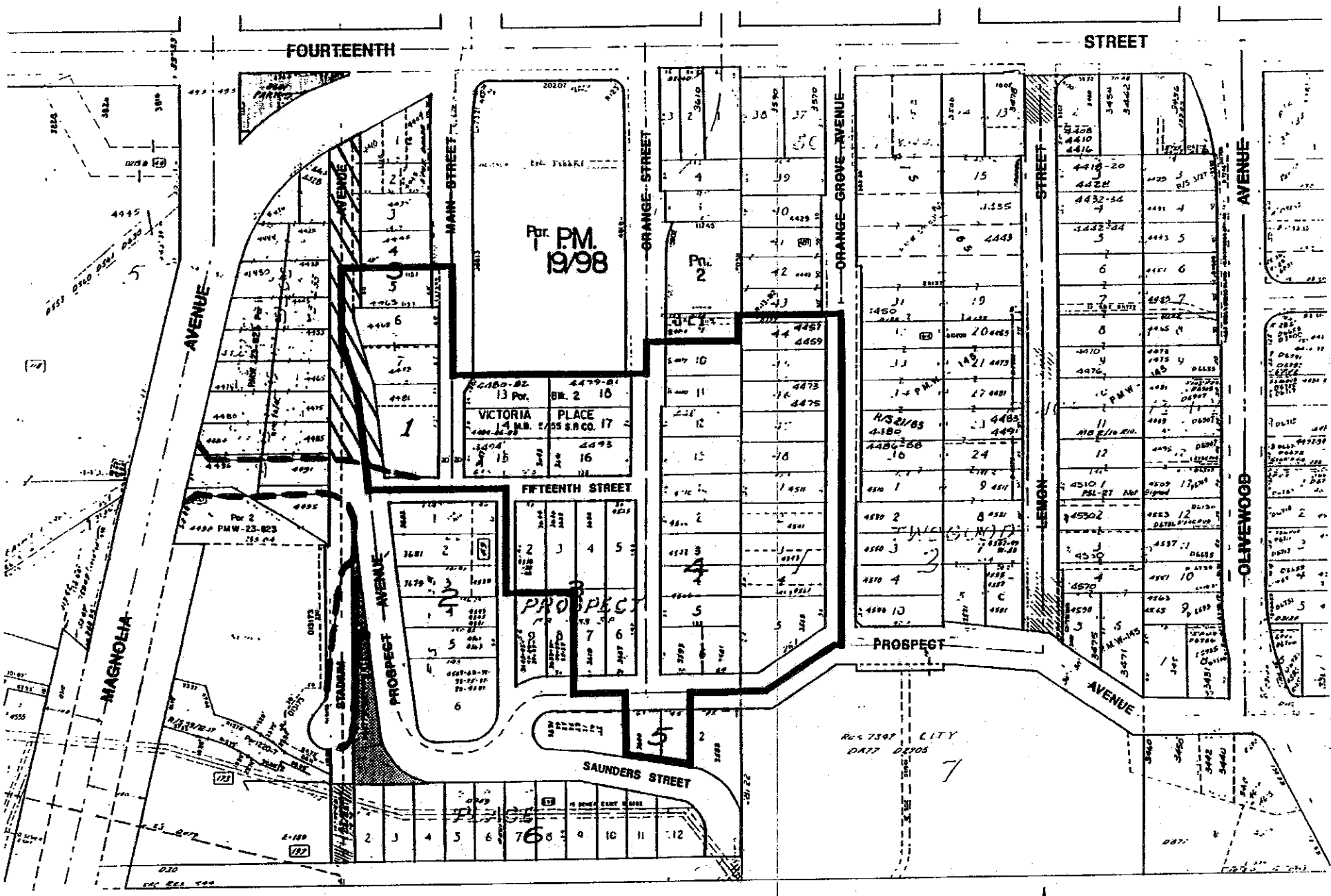
Land Use

VAC - Vacant
SFR - Single Family Residence
DUP - Duplex
MFR - Multi-Family Residence
INS - Institutional
OFF - Office

NORTH

0 200'
scale

EXHIBIT D



PROSPECT PLACE HISTORIC DISTRICT

15th Street Extention

EXHIBIT E

The A.C. Martin study makes specific reference to Prospect Place, noting that "there are a number of architecturally interesting houses in (this area)". The report also acknowledges that the intent of forming the Prospect Place Historic District was to protect the remaining houses in the area from further commercial encroachment. More importantly, the report recommends that:

> "In keeping with its designation as a historic District, the Prospect Place neighborhood should be retained as residential. Further commercial encroachment should not be allowed. Although small, this neighborhood provides valuable housing downtown, and renovation of the housing stock is encouraged."

ANALYSIS

The foregoing existing conditions information paints a picture of Prospect Place as an area under pressure from a variety of sources, and with conflicting signals as to the future direction for this neighborhood from a planning and zoning perspective. While the area has been designated a historic district, presumably because of the architectural value of the existing single family homes, the existing R-3 (Multiple Family Residential) zoning and the current High Density Residential General Plan land use designation do not in and of themselves promote retention of existing structures. In the absence of a historic district, the conventional approach to apartment development would suggest that these structures would be removed and replaced. With a historic district designation in place, it would be assumed that the existing residences would be remodeled into apartments over time. The new draft General Plan has attempted to address this apparent inconsistency to a large degree by designating most of Prospect Place for Medium Density Residential uses (single family residential). However, portions of the district are indicated for Mid-Rise Offices, which does not seem consistent with the historic district designation. Finally, the value of the historic district designation itself is currently being questioned as evidenced by the impending Council review.

This uncertainty has had its impacts upon land uses and property maintenance in the district over the years. Some property owners appear to be limiting maintenance on these older homes in anticipation that other uses will ultimately be approved, while at the same time other owners have bought and restored residences for the purpose of investing in a historic single family residential neighborhood. While there has been no recent apartment construction in Prospect Place, the R-3 zone has had its impacts. In this regard, one of the original single family residences was replaced with an apartment building in the early 1950's and other residences have been cut up into apartments or duplexes, mostly in the 1920's, '30's and '40's. In the mid-1980's, one residence was converted to an office and recently two residences have been converted to institutional uses. In addition, two residences on

the north side of Prospect Place have recently been purchased by RCC for unspecified uses. The Press Enterprise Company also owns a residence on Orange Grove Avenue in the District.

It should be noted that of the 32 residential structures remaining in the District, a total of 8, or 25%, are presently owner occupied. Property maintenance throughout the district is generally good, however one residence is in extremely poor condition and some show evidence of deferred maintenance. The residences that are not in good condition, however, appear to be restorable based on an initial visual survey.

The Fifteenth Street extension has also had its impacts upon the area. Originally, it was the City's plan to extend Fifteenth Street from Magnolia Avenue through to Olivewood Avenue as a means of lessening the traffic pressures now being exerted upon Fourteenth Street. After hearings and considerable discussion of this concept, the Fifteenth Street extension was scaled back to serve as an alternative access route for Riverside Community College. Even the scaled back Fifteenth Street extension, however, is viewed as harmful by many area residents.

FUNDAMENTAL ISSUES

There are two fundamental issues to be considered regarding the Prospect Place Historic District. They are:

1. Should Prospect Place continue to remain a historic district?

2. What zoning and General Plan land use designation should be applied to the area?

While the alternatives for Prospect Place's future may be a subject for potential debate, one thing has become abundantly clear in the course of the staff's and Committee's work. That is the need for the City to make a definitive decision regarding the future of this area, and then to aggressively follow up with appropriate actions and support to bring this future vision about. One of the significant problems that has plagued Prospect Place in the past has been an inconsistency in the existing uses of land and the zoning and General Plan designations for that land, coupled with a general lack of clarity as to the City's commitment to the historic district designation.

HISTORIC DISTRICT STATUS

The first issue to resolve regarding this area is whether it should remain a historic district. Clearly, this area, although quite small, has considerable historic value. While the desires of current property owners in such an area need to be carefully appraised, considerable weight should also be given to the overall

value of the area to the history and culture of the entire community. Preserving individual historic houses by relocation to another site has proven beneficial where no other alternative exists except demolition, but the significance of such houses in their original context is very important and should be the first choice whenever possible. Demolition, of course, should always be the last resort. Once a historic resource is gone, it is impossible to replace it.

LAND USE CONSIDERATIONS

Land use is another important item of consideration. Certainly, if it is decided to repeal the historic district designation, the land use and zoning of the area will be a very logical part of that decision. But even as a historic district, different land use choices exist. Through "adaptive reuse", the conversion of a residential use to a non-residential use, the exterior of a residence can be retained, while its actual use is changed. For example, Prospect Place could become an area of offices using converted residences as office space. There are advantages and disadvantages to such an approach that need to be considered, however. They are:

ADVANTAGES OF ADAPTIVE REUSE

1. An area which is no longer a viable residential district can, nonetheless be preserved, at least in terms of the exteriors of structures.

2. The preservation process can occur, while at the same time allowing such structures to produce a higher return on investment.

DISADVANTAGES OF ADAPTIVE REUSE

1. While the exteriors of structures are preserved, interiors are often altered to accommodate the new use, thus compromising, to some degree, the total historic value of such structures.

2. As adaptive reuse expands, the area eventually loses its viability as a residential neighborhood. Thus, over time as housing is lost, human activity is often limited solely to weekday business hours. On a broad scale, this can contribute to a downtown becoming "dead" at night and it increases opportunities for crime and vandalism.

3. Even with the exterior preservation of structures, the residential ambiance of the area is eroded due to the presence of commercial signing and parking lots in back yards.

4. Traffic and on-street parking are typically significantly increased during business hours. This is especially likely when adequate and conveniently located parking is not available.

It should also be noted that to be viable, a residential neighborhood needs a "critical mass" of like residential uses. The Prospect Place neighborhood has already been severely eroded over time by the expansion of neighboring businesses and by the conversion of existing single family residences to multi-family uses and non-residential uses. If the number of single family residences in this area is reduced too much, its continuing viability as a residential neighborhood will be compromised. It is, therefore, clear that if the decision is made to designate Prospect Place for continued residential use, the critical mass of viable residences must be maintained, and the City's policies must provide clear direction for future land use decisions.

ALTERNATIVE ACTIONS

There are a number of alternatives that could be taken with regard to Prospect Place. With each alternative, the staff has listed the pros and cons of that choice along with the follow-up actions we believe would be **REQUIRED** to make the alternative a reality.

ALTERNATIVE #1: Retain Prospect Place as a historic district, designated for single family residences.

PROS:

1. Prospect Place would remain a viable residential neighborhood in Downtown Riverside and contribute to the overall vitality of downtown with a human presence 24 hours a day, seven days a week.

2. Speculation would be curtailed, and with necessary City support, the area could be expected to stabilize and transform, much like Heritage Square, into an area of well maintained, predominantly owner occupied homes.

3. An original Riverside neighborhood would be preserved in its original form, as a permanent link to Riverside's historic and cultural roots.

CONS:

1. Persons who have invested in the area in anticipation that the area would transform to nonresidential uses would not realize the benefits of that investment.

2. Any further expansion of the adjacent college and office uses would have to be in areas other than the Prospect Place neighborhood. (The staff notes with regard to the Fourteenth Street office area that there are some, albeit limited, opportunities for additional office expansion along the south side of Fourteenth Street, with possible Redevelopment Agency support.)

NECESSARY FOLLOW-UP ACTIONS:

1. Designate the entire Historic District for Medium Density Residential land use on the new General Plan.

2. Rezone the entire District R-1-65.

3. Incorporate the area into the jurisdiction of the Downtown Neighborhood Advisory Committee to make it eligible for various Redevelopment Agency administered property rehabilitation programs.

4. Target substandard properties for appropriate Code Compliance actions, with an emphasis on working with property owners to voluntarily carry out repairs using financial assistance from the Development Department whenever possible.

5. Identify needed street and sidewalk repairs and carry out appropriate improvements using contractors skilled in historic preservation street and sidewalk work in accordance with original designs and detailing. Since no new construction is associated with this alternative, the cost of these improvements would likely need to be funded through public dollars. The cost of these improvements are not presently known, but could be substantial.

6. Limit conditional use permits for conversions of residential structures into office or institutional uses to the area south of Prospect Place.

ALTERNATIVE #2: Retain Prospect Place as a historic district for single family homes, but allow adaptive reuse for office or institutional uses on a limited basis, subject to the granting of a conditional use permit, and with the stipulation that all required parking be met by parking facilities outside of, but adjacent to, the District.

PROS:

1. Persons who desire to develop their properties

with offices or institutional uses could do so, but on a more limited scale than would be possible if the residence were allowed to be removed. Individual requests for conversion would be subject to the granting of a conditional use permit following public hearings.

2. The exterior historic architectural values of the existing homes in the district would be largely saved.

3. The negative impact of converting rear yards into parking lots would be averted.

CONS:

1. If too many office conversions occurred, the residential viability of the area would be compromised, and perhaps lost altogether.

2. The historic value of the area would be somewhat compromised by the need for commercial signing.

3. With a lack of convenient parking on site, it is likely that on-street parking and traffic would increase, with consequent impacts on the neighborhood.

NECESSARY FOLLOW-UP ACTIONS:

1. Designate the entire Historic District for Medium Density Residential land use on the new General Plan.

2. Rezone the entire District R-1-65.

3. Incorporate the area into the jurisdiction of the Downtown Neighborhood Advisory Committee to make it eligible for various Redevelopment Agency administered property rehabilitation programs.

4. Target substandard properties for appropriate Code Compliance actions, with an emphasis on working with property owners to voluntarily carry out repairs with financial assistance from the Development Department whenever possible.

5. Identify needed street and sidewalk repairs and carry out appropriate improvements using contractors skilled in historic preservation street and sidewalk work in accordance with original designs and detailing. The cost of these

improvements would be funded through a combination of public and private dollars.

6. Allow consideration of conditional use permits for office/institutional conversions throughout the district with a prohibition on the construction of further on-site parking and subject to such uses providing required parking outside of, and within 300 feet of the Historic District. The conditional use permit process will also stipulate site development and sign controls consistent with the historic nature of the district

ALTERNATIVE #3: Retain Prospect Place as a historic district with an overlay zone allowing adaptive reuse of structures for office or institutional uses, as a permitted use, with consolidated parking in rear yards and other design and development standards to help minimize impacts from conversions.

PROS:

1. All property owners who desire to develop their properties with offices could do so, subject to certain restrictions, but on a more limited scale than would be possible if the residence were allowed to be removed.

2. The historic residential character of the area would be saved although to a somewhat lessor degree than Alternative 2, depending upon the number of office conversions and the ultimate location and arrangement of needed off-street parking facilities.

3. Parking would be conveniently available on site.

CONS:

1. If too many office conversions occurred, the residential viability of the area would be compromised, and perhaps lost altogether.

2. The historic value of the area would be somewhat compromised by commercial signing.

3. Conversion of rear yards to parking would further reduce the historic character of the area.

4. Office conversions would be allowed as a matter of right. Accordingly, the City would lose the ability to deny a use altogether, and it would also

lose the flexibility of reviewing and conditioning adaptive reuse applications on a case-by-case basis.

FOLLOW-UP ACTIONS:

1. Designate the entire Historic District for Medium Density Residential land use on the new General Plan.

2. Rezone the entire district R-1-65. In addition place this area in an overlay zone allowing for office/institutional conversions with parking provided in rear yards or within 300 feet of such uses and with such parking consolidated, when possible, with adjacent office/institutional conversions. Stipulate development standards and sign controls consistent with the historic nature of the district.

3. Incorporate the area into the jurisdiction of the Downtown Neighborhood Advisory Committee to make it eligible for various Redevelopment Agency administered property rehabilitation programs.

4. Target substandard properties for appropriate Code Compliance actions, with an emphasis on working with property owners to voluntarily carry out repairs with financial assistance from the Development Department whenever possible.

5. Identify needed street and sidewalk repairs and carry out appropriate improvements using contractors skilled in historic preservation street and sidewalk work in accordance with original designs and detailing. The cost of these improvements would be funded through a combination of public and private dollars.

ALTERNATIVE #4: Repeal the historic district designation from the area and designate it for office uses, with institutional uses allowed under a conditional use permit, per existing zoning laws. Such uses could occur in existing structures or existing structures could be demolished or relocated to make way for new structures. A designated historic structure proposed for demolition or relocation would, of course, be subject to an environmental reviews, including the possibility of a full environmental impact report.

PROS:

1. The area would be made available for office and institutional uses as the local economic market dictates.

2. Opportunities for the expansion of Fourteenth Street office uses and Riverside Community College would be increased.

CONS:

1. As the area transitions to office uses individual property maintenance is likely to decrease and visual blight increase. The transition time could be short lived or lengthy depending on the demand for new office space in this area.

2. Over time an important part of Riverside's cultural, social and historical fabric would be permanently lost to contemporary development.

FOLLOW-UP ACTIONS:

1. Request the Cultural Heritage Board to initiate public hearings to repeal the Historic District.

2. Following the repeal of the Historic District, designate the entire area Mid-Rise Offices on the new General Plan.

3. Retain the existing property zonings so that rezonings can be evaluated and conditioned on a case-by-case basis. In any event new office development should be limited to minimum one half acre projects.

4. Direct the Cultural Heritage Board to identify houses of particular historic and/or architectural significance and require the relocation of all such houses that are proposed to be replaced with new structures or related uses.

STAFF RECOMMENDATION

The staffs of the Planning, Development and Historic Resources Departments have very carefully reviewed all of the data, alternatives and information, and we have considered the various discussions and opinions offered at Prospect Place Historic District Citizen Committee meetings. Based upon this analysis, the following recommendations are offered:

Historic District Status: With regard to the historic district question, we believe this area is of significant historical value to the community and its status as a historic district should be retained. The area is an important part of Riverside's earliest history and it has a number of unique historic structures. While there have been a number of non-single family encroachments and conversions, most of these have retained a historical character and the area, although now quite small, is still largely intact.

Land Use: With regard to the land use question, we believe there is merit in both Alternative 1 and Alternative 2. To successfully implement Alternative 1, however, a major shift in several property owners' thinking and expectations would have to occur and the City of Riverside would have to be willing and able to commit potentially significant staff time and economic resources. These resources would include potentially significant investment in street, sidewalk and other infrastructure improvements as well as a substantial commitment of Redevelopment funds and other public monies for property improvement loans and grants. Without such a commitment, the area cannot survive as a solely residential neighborhood. Given the severe constraints on the City's resources such a commitment is doubtful at best.

Alternative 2 on the other hand promotes an influx of capital from private and other non city sources and would require much less City involvement. Street improvements, for instance, would be required of individual property owners who process conditional use permits for adaptive reuse. The need for grants and loans would also be less.

With this in mind, the Planning Department recommends Alternative 2, including the action program identified previously in this report, as the next best sensitive approach to retaining the historic character of the area. This alternative accomplishes many of the goals of the District while allowing adaptive reuse of properties and minimizing additional public investment. Alternate 3 falls somewhat short of the District goals since off-street parking would be allowed in the area, and conditional use permits would not be required for conversion. Alternative 4 is not recommended.

MINUTES

CITY OF RIVERSIDE
PROSPECT PLACE HISTORIC DISTRICT CITIZEN COMMITTEE

4:00 p.m. May 14, 1992
MAYOR'S CEREMONIAL ROOM, SEVENTH FLOOR, CITY HALL
3900 MAIN STREET

MEMBERS PRESENT: Russell Gross, Virginia Mc Donald, Bill Rich, Duane Pratt, John Pickard, Dale Fike, Jim Ward

MEMBERS ABSENT: Sandra Brown

STAFF PRESENT: Steve Whyld, Acting Planning Director; Bill Wilkman, Principal Planner; Bill Dougall, Historic Resources Department Director; Alan Curl; Administrative Curator, Marion Mitchell-Wilson, Historic Preservation Project Manager; Clarice Turney, Assistant City Attorney

THE FOLLOWING BUSINESS WAS CONDUCTED:

1. Self Introductions

2. Opening Statement By Steve Whyld, Acting Planning Director

   Mr. Whyld outlined the purpose and charge of the Committee and indicated what he hoped would be accomplished at this meeting. He invited each committee member to state his or her views on the current state and future status of the Historic District.

3. The following comments were made by committee members:

   RUSSELL GROSS

   Mr. Gross said he has several properties in the area and he does not see the historical value in most of them. One exception is the 1892 Victorian house he lives in which he feels should be preserved. He said his vision for the Historic District would be for his Orange Street homes should be replaced with commercial or office uses.

   VIRGINIA MC DONALD

   Ms. Mc Donald said she represented Riverside Community College. She said the College owns three properties in the area which RCC intends to use for non-student college purposes. She said RCC is concerned about the security of the area and its current state of decline. There has been a recent change in RCC's administration and the College's plans for this area may be evaluated by the new administration. The main vision at this time is to see the area cleaned up and made safe.

   BILL RICH

EXHIBIT B

Mr. Rich said he represented the Press Enterprise newspaper. He said the Press is not planning any immediate expansion in this area. While he favors the idea of preservation, he does not see the practicality of preserving the overall area. The Press only owns one rental in the area, which is used as a residential rental.

DUANE PRATT

Mr. Pratt said he owns three parcels across from the Press Enterprise. He said he opposes Thompson Colegate's plans to build offices in the area. He likes living in this neighborhood and believes if properties are maintained there will not be a crime problem. He said he believes the Historic District status can be an aid in the stabilization of the area.

JOHN PICKARD

Mr. Pickard said he wishes to see his own property preserved. He said he does not like the Press Enterprise expansion. He feels most of the area looks good. Two properties are in poor condition and there are others that could be improved with a little maintenance. He said the area should be retained as a residential area and that RCC should be kept south of Prospect Avenue.

DALE FIKE

Mr. Fike said he believes the area should be preserved and he cited Georgetown as a example of an area that is a "treasure" today, but which could have been lost to decline and commercial encroachment. He pointed out that the A.C. Martin Study says the Prospect Place area should remain residential.

JIM WARD

Mr. Ward said he represented Thompson Colegate Law Offices. He said Thompson Colegate does not see Prospect Place as a residential area in the future. He said he favors moving the nicer Victorian houses to form a Victorian enclave of offices. He said Thompson Colegate has no immediate expansion plans, however, if the area is given continuing residential status, Thompson Colegate will go elsewhere when expansion is needed.

Mr. Whyld asked if any of the Cultural Heritage Board member present wished to make a statement or observation.

KATHY MADDOX

Ms. Maddox said the CHB considers Prospect Place to be a viable historic district. She said the area is a "neighborhood" and to save only a few structures would not be the appropriate way to treat the area. Moving residences is also not the preferred way to preserve them.

RICHARD FRICK

Mr. Frick said he agrees with Ms. Maddox.

SANDY SANDISON

Mr. Sandison said prices in the area range up to $125,000, and it is not "run down". He said Downtown needs residential uses and Prospect Place is a logical Downtown residential area. He pointed out that people are buying homes in the area for use as owner occupied single family residences and that rezoning the area from R-3 to R-1 would help stabilize it. He said that properties in poor condition could be renovated. It would also help if RCC expanded "up" rather than "out".

4. Staff Observations and Summary

Mr. Whyld said the staff would summarize the comments made today and send them to the Committee members. He said the staff would also prepare some reference and background material for use by the Committee. Included will be information on the area's General Planning and zoning, the status of the 15th Street extension, information on the purpose of historic districts and assistance possibilities from the Development Department.

He asked if anyone else wanted to make a comment.

TOM ROBERTSON

Mr. Robertson said he owns the home at 4481 Orange Street. He said he restored this house and considers the area to be very viable as an historic district. He noted that RCC has boxed itself in and is now trying to find a way out.

5. Determination of Date, Time and Place for Next Meeting

The Committee determined that the next meeting should be held Thursday, June 4th at 5:00 pm in the Mayor's Ceremonial Room. The Committee agreed that Riverside Community Hospital, the Sports Clinic and Bank of America should be notified. Mr. Wilkman said the owner of Foamy Car Wash has requested that he be added to the mailing list.

6. Adjournment

The meeting was adjourned at 5:00 pm to June 5, 1992 at 5:00 pm in the Mayor's Ceremonial Room.

MINUTES

CITY OF RIVERSIDE
PROSPECT PLACE HISTORIC DISTRICT CITIZEN COMMITTEE

5:00 p.m. JUNE 4, 1992
THIRD FLOOR CONFERENCE ROOM, CITY HALL
3900 MAIN STREET

MEMBERS PRESENT:	Russell Gross, Virginia Mac Donald, Bob Camp (for Bill Rich), Duane Pratt, Jon Pickard, Dale Fike, Linda Mc Clure (for Jim Ward), Sandy Brown
MEMBERS ABSENT:	None
GUESTS:	Carol Pickard, Ellen Mc Peters, Derrell Morrison, Harold Doshier, V.P. Dhalla, Marie Hayslip, Nelle Lethers, Mary Louise Ashlock, Kathleen Difani-Briggs
CULTURAL HERITAGE BOARD:	Sandy Sandison
STAFF:	Steve Whyld, Acting Planning Director; Bill Wilkman, Principal Planner; Clarice Turney, Assistant City Attorney; Marion Mitchell-Wilson , Historic Preservation Project Manager; Alan Curl, Administrative Curator; Bill Dougall, Historic Resources Department Director

THE FOLLOWING BUSINESS WAS CONDUCTED:

Mr. Whyld asked the people in attendance to introduce themselves. He then summarized the purpose of the meeting and the objective to be accomplished this day.

1. Approval of the May 14, 1992 Committee Minutes:

   Several corrections and additions were suggested for the minutes as follows:

   Duane Pratt did not say the area had a crime problem.

   The summary of Russell Gross's discussion should indicate his primary interest is an economic return on the investment he has made in property in the area.

   Jon Pickard's first name is spelled "Jon" not "John".

   Virginia Mac Donald requested her last name be spelled "Mac Donald" not "Mc Donald".

   The cover memo, agenda and minutes mailed out with the June 4, 1992 meeting packet all referenced the first meeting as having taken place on April 14, 1992. This is in error. The first meeting actually took place on May 14, 1992.

   The minutes were accepted with the above corrections/additions.

2. Presentation by Staff of Informational Report:

Mr. Whyld said the staff would now present a series of oral reports based upon the written Informational Report mailed with the meeting packet.

Mr. Curl, Administrative Curator for the Historic Resources Department reviewed the portions of the report covering the purpose of historic preservation districts and the history of the Prospect Place District.

Mr. Gross noted the number of improvements made in the area since its designation as an historic district was minimal. Mr. Curl said the references to improvements in the staff's report were only examples.

Ms. Mitchell-Wilson, Historic Preservation Project Manager, summarized the various Development Department administered programs available for historic districts.

A general discussion ensued regarding the various programs available for the area.

Mr. Wilkman, Principal Planner, presented the portions of the report on land use controls, code compliance, the A.C. Martin Study, the 15th Street extension, zoning, general planning and existing land uses.

A discussion ensued in which the following points/questions were raised:

Mr. Pickard asked if it was realistic to believe the intersection of 15th and Main Streets could be designed to keep traffic from turning left onto Main Street.

Mr. Gross said morning traffic in the area is already heavy, from RCC students and Press Enterprise employees. Mr. Fike said it is no heavier than in the Wood Streets area. Mr. Morrison asked if a traffic analysis was done, as part of the 15th Street work and Mr. Whyld said one had been done.

Mr. Whyld asked if design guidelines could be developed for the area and Mr. Curl said this area is not so unique that it needs its own guidelines. Restoration Riverside and/or the White Park guidelines address the kinds of buildings that exist in this area.

Mr. Pickard said the Stadium Way vacation was in jeopardy because of property acquisition problems. He cited problems with fire truck turning radiuses and access to the day care center. Mr. Whyld said staff would invite the Public Works Department to the next meeting to provide a status report on the 15th Street Extension. He reminded the Committee, however, that its purpose is not to reexamine the whole 15th Street extension question.

Ms. Mc Clure asked who to call for code violations. Ms. Mc Peters said the number was 782-KODE.

Mr. Fike asked if this area could be downzoned like Heritage Square. Mr. Whyld explained the downzoning process. He said it is important that the zoning and General Plan land use designations be consistent so as not to give mixed messages. He explained how non-conforming rights work in a downzoned area.

Mr. Gross asked if the area could be zoned R-O (Restricted Office). Mr. Whyld said it could be zoned R-O, however, this would assume that the preservation of residences would be in the form of office conversions, or what is known as "adaptive reuse". Provisions also currently exist to do office conversions in a residential zone, with a conditional use permit, but this is only appropriate in special circumstances. Mr. Curl and Mr. Dougall said adaptive reuse is a valid form of historic preservation. Mr. Wilkman pointed out that with adaptive reuse, you typically have parking lots in back yards and more extensive interior remodeling. It is not really the same as preserving a residence as a residence.

Mr. Gross said 2/3 of the property owners in the area do not want the historic preservation district designation. Mr. Sandison said a preservation district is not just for the people owning property in the district, but it is a resource for the whole community. Mr. Fike referred to a petition circulated during a recent home tour in the area, wherein 810 people had signed in favor of the area remaining an historic district. He said residential is needed downtown to keep it from being a ghost town in evenings and on weekends. Mr. Morrison said he favors an office/commercial use designation and zoning. He owns a duplex at 15th and Main Streets. Mr. Fike said the City needs to remove the incentives for slum lording. Ms. Mc Peters said the zoning and General Plan designations need to be single family. Commercial or office will "doom" the area.

4. Discussion Regarding the Format and Content of the Committee's Report to the City Council.

Mr. Whyld indicated the kinds of concerns the committee needs to consider in formulating its report to the City Council. Staff will put together a list of these concerns for the next meeting.

5. Determination of Date, Time and Place of Next Meeting.

Mr. Fike offered his home as the location of the next meeting. It was decided the next meeting would be Thursday, June 18, 1992 at 5:00 p.m. in Mr. Fike's home.

6. Adjournment

The meeting was adjourned at 6:25 p.m. to Thursday, June 18, 1992 at 5:00 in Dale Fike's home at 3563 Prospect Avenue.

MINUTES

CITY OF RIVERSIDE
PROSPECT PLACE HISTORIC DISTRICT CITIZEN COMMITTEE

JUNE 18, 1992, 5:00 p.m.
MAYOR'S CEREMONIAL ROOM, SEVENTH FLOOR, CITY HALL
3900 MAIN STREET

MEMBERS PRESENT:	Russell Gross, Virginia Mac Donald, Bob Camp (for Bill Rich), Duane Pratt, Jon Pickard, Dale Fike, Jim Ward, Sandy Brown
MEMBERS ABSENT:	None
GUESTS:	Carol Pickard, Ellen Mc Peters, Harold Doshier, Linda Mc Clure, Helen Richardson, Elizabeth Martinez, Marlene Pratt, Salvatore Rotella, Nelle Lethers, Kathleen Difani-Briggs, Collette Lee
CULTURAL HERITAGE BOARD:	Sandy Sandison, Philippa Jones, Kathy Maddox
STAFF:	Steve Whyld, Planning Director; Bill Wilkman, Principal Planner; Clarice Turney, Assistant City Attorney; Alan Curl, Administrative Curator; Bill Dougall, Historic Resources Department Director; Sandy Caldwell, Principal Engineer; Ben Urquiza, Senior Engineer

THE FOLLOWING BUSINESS WAS CONDUCTED:

1. Approval of the June 4, 1992 Committee Minutes:

The following corrections were requested:

Mr. Curl said his response to a question regarding the need for design guidelines in Prospect Place on page 2 should be corrected to indicate that Prospect Place does not now have design guidelines, however, there is no reason why the area should not have design guidelines.

Mr. Sandison said the minutes should be amended to reflect his statement that comparable sales in the area have been up to $190,000, not $125,000 as asserted by others.

Mr. Pickard said his statement on page 2 referring to fire truck access to the child care center on Stadium Avenue should be clarified to indicate there is a "potential" fire truck access problem, not an actual problem.

The minutes were accepted as corrected.

2. Discussion of 15th Street Extension with Public Works Department:

Mr. Sandy Caldwell and Mr. Ben Urquiza of the Public Works Department explained the planned improvements associated with the Fifteenth Street extension. Mr. Caldwell indicated that construction would commence no earlier than summer of 1993.

Mr. Gross asked what affect an expansion of RCC would have on the extension. Mr. Caldwell said it would not impact the extension.

Mr. Pickard asked if an EIR was done for the Fifteenth Street extension and if area property owners were notified, and Mr. Caldwell explained the environmental review process that was followed. Mr. Whyld said staff would check the notification records and report back to the Committtee.

Ms. Mc Peters asked whether the Fifteenth Street extension would be necessary if the Bank of America on Fourteenth Street were vacated and made available for the expansion of the Riverside Sports Clinic? Mr. Caldwell said the extension would still be necessary for access to RCC.

Mr. Fike asked for clarification as to how the Fifteenth Street extension would benefit RCC, and Mr. Caldwell explained the way in which Fifteenth Street would allow access to RCC.

Ms. Difani-Briggs expressed concern that notifications of such proposals as the Fifteenth Street extension may not be broad enough.

Mr. Caldwell announced that the City would soon commence a major street rehabilitation program in the area.

3. Discussion of Issues to be Addresed in the Committee's Report:

Mr. Whyld review a staff memo listing topics to be considered by the Committee.

Ms. Maddox distributed a letter in which the Cultural Heritage Board strongly urged the City to retain the historic district status of Prospect Place and for the City and affected property owners to work together to resolve planning, land use and rehabilitation assistance issues in the area through the specific plan process.

Mr. Gross asked if anyone on the Cultural Heritage Board lives in the area. He said 2/3 of the property owners in Prospect Place don't want the area to remain an historic district. Mr. Curl questioned the accuracy of this figure.

Mr. Ward displayed a map illustrating the results of a petition asking property owners if they supported the historic district designation. He said that is where the figure used by Mr. Gross had been derived. He said that if 2/3 of the owners don't want an area to be an historic district, then there will be little interest in property maintenance and improvements. The value of this area as a preservation district is as a commercial district.

Mr. Sandison said an historic district is for the whole community, not just the property owners in an area. Once an area is designated an historic district and appropriate zoning and planning actions are taken, it will attract property owners who want to be a part of an historic district, and who will work to improve and stabilize the district.

Mr. Dougall said that the philosophy of historic preservation districting is not based upon neighborhood "pulse taking". If an area is worth preserving then it should be preserved, and that decision needs to be made based upon the value of an area to the entire community, not just the property owners in the area. The City can vote to preserve an area many times, but it can only vote to allow its demolition once. Once it is gone, it is gone forever.

Mr. Sandison quoted from the Cultural Resources Ordinance regarding a property owner's "duty to maintain".

Mr. Whyld emphasized that an important consideration beyond whether Prospect Place should be an historic district is what land uses should be allowed in the area. He pointed out that an office or institutional land use designation would not preclude preservation of the exteriors of structures.

Mr. Pickard asked about the origins of the land use designations in the draft General Plan, and Mr. Whyld explained the process by which the General Plan had been developed to date. He said hearings befor the City Council were scheduled to commence August 4th. However, if the Committee is not through with its work by then, he was sure the Council would be willing to continue consideration of Prospect Place until after this work was completed.

Ms. Mc Peters explained that a speculator is not ENTITLED to a profit. The area is a major cluster of Victorian and other vintage architecture and it should be preserved as a residential area.

Ms. Mac Donald asked if the area has potential to remain an historic district and whether code enforcement has been used to any significant degree. Mr. Whyld said the area is already an historic district and code enforcement currently operates on a complaint referral basis. Ms. Turney added that the previous City Attorney did not believe current Municipal Code property maintenance provisions were enforceable. A new City Attorney may see things differently. Ms. Mc Peters talked about Councilman Loveridge's "Great Neighborhoods" idea.

Mr. Fike said he favors the retention of the Prospect Place Historic District and indicated he believes properties should be zoned in accordance with current use. He said the A.C. Martin Study should be followed with regard to its recommendation that Prospect Place be retained as an historical residential neighborhood.

Mr. Pickard said he does not favor institutional uses in the area.

Mr. Wilkman noted that the General Plan for an area should reflect the "vision" for that area's future. Zoning should follow the General Plan, and serve as an implementation tool. Zoning based upon current use can confuse the City's vision for an area. Properties zoned for other than their current use would become what is known as "non-conforming". A non-conforming use is allowed to remain as it is unless it is left unoccupied for a year or it is destroyed. If this happens, it may not continue to exist as a non-conforming use, but must be made to conform with the current zoning. The expansion of a non-conforming use is only allowed with a conditional use permit.

Mr. Whyld reminded the Committee that uses other than residential are allowed in an historic distric via the conditional use permit process. Mr. Curl said he believed the conditional use permit process was not intended for an area such as this.

Mr. Sandison said he favors a residential historic district. He vioced oposition to institutional uses, other than non-student uses for RCC.

Mr. Ward said adaptive reuse is the only way to save some of the residences in this area, especially the larger houses. Mr. Fike said this would not help in the effort to keep residential neighborhoods downtown. He referenced Heritage Square as an example of a successful residential historic district which had been threatened by several proposed commercial ventures.

Mr. Gross said Thompson and Colgate had shown what can be done in the conversion of a single family residence to an office. He remarked that the end result was good.

Ms. Kathy Maddox pointed out that property owners can cause deterioration or they can cause preservation. All of the housing stock in Prospect Place is restorable, given the desire to do so. A number of houses have been removed from Prospect Place and restored elsewhere. Those houses could have and should have been restored in Prospect Place.

Ms. Philipa Jones noted that uncertainty has hurt Prospect Place. If the City makes a definitive stand for residential preservation you will see people move in and turn the area's housing stock into what it can be.

Mr. Whyld thanked the Committee members and others for their input. He said the staff would take this input and other information and develop a draft City Council report and recommendations for the Committee to comment upon. The Committee will be invited to comment upon the report first, then it will be opened up for further comment by any visitors to the meeting.

4. Determination of Date and Time of Next Meeting:

The Committee decided upon July 16, 1992 at 5:00 p.m. for the next meeting. The staff will locate an appropriate meeting room in City Hall.

5. Adjournment:

The meeting was adjourned at 6:30 p.m. to July 16, 1992 at 5:00 p.m. at a City Hall location to be determined.

MINUTES

CITY OF RIVERSIDE
PROSPECT PLACE HISTORIC DISTRICT CITIZEN COMMITTEE

AUGUST 20, 1992, 5:00 p.m.
MAYOR'S CEREMONIAL ROOM, SEVENTH FLOOR, CITY HALL
3900 MAIN STREET

MEMBERS PRESENT:	Bob Camp (for Bill Rich), Linda Mc Clure (for Jim Ward), Pam and Marvin Morrison (for Russell Gross), Dale Fike, Sandy Brown, Duane Pratt, Mark Pickard (for Jon Pickard)
MEMBERS ABSENT:	Virginia Mac Donald
GUESTS:	Ellen Mc Peters, Kathleen Difani-Briggs, Jerome Wall, John Hidlebaugh, Harold Doshier, Betsey Williams
CULTURAL HERITAGE BOARD MEMBERS:	Richard Frick, Philippa Jones, Kathy Maddox, Sandy Sandison
STAFF:	Steve Whyld, Planning Director; Bill Wilkman, Principal Planner; Clarice Turney, Legal Department; Bill Dougall, Historic Resources Department; Marion Mitchell-Wilson, Development Department; Alan Curl, Historic Resources

THE FOLLOWING BUSINESS WAS CONDUCTED:

1. Approval of the June 18, 1992 minutes.

There were no additions or corrections to the June 18, 1992 minutes and they were approved as published.

2. Acknowledgement of the receipt of a petition circulated at a recent home tour, and letters received from the Downtown Neighborhood Advisory Committee and the Cultural Heritage Board.

Mr. Fike stated that the petition the agenda referred to was not the one circulated at the home tour. The petition referred to in the agenda was circulated independently of the home tour. He provided a copy of the home tour petition.

Mr. Wilkman thanked Mr. Fike for the clarification and he read the text of the correspondence and petitions.

3. Presentation of the staff's Report and Recommendations Regarding the Future Status of the Prospect Place Historic District.

Mr. Wilkman suggested that the review of the staff's report and recommendations begin with a statement from each Committee member followed by input from the guests at the meeting.

BOB CAMP (representing Committee member Bill Rich, Press Enterprise newspaper)

Mr. Camp stated that Alternative 2 seemed too limiting with regard to its provisions for parking. He said the Press Enterprise would favor either Alternative 3 or 4.

DALE FIKE (Committee member, property owner and resident in Prospect Place)

Mr. Fike complimented the staff on a well written report. He said he believed the report provided considerable evidence in support of Alternative 1. He pointed out that there is not enough "critical mass" of single family homes in the area to allow any more conversions to non-residential uses. The City needs to send the strongest message possible that the area will remain single family and that the home owners in the area will not be isolated by further transitions to office and institutional uses. He said the only substantive reason given by the staff for supporting Alternative 2 over Alternative 1 was the cost of public improvements necessary to restore the area's infrastructure. He said the weight of this argument has been severely reduced, however, since the City has embarked on a comprehensive roadway replacement program throughout a large part of the Historic District. Mr. Fike indicated, in any case, that he would rather have an intact single family historic district with streets in need of repair than a district of well maintained streets where single family homes are being pushed out.

SANDY BROWN (Committee member, property owner and resident in Prospect Place)

Ms. Brown indicated she agreed with Mr. Fike. She said she believed Alternative 2 would not work. There is already a parking problem in the District and forcing people to park outside of the District will only compound things. Mr. Whyld, Planning Director, said parking could be controlled by a permit system.

DUANE PRATT (Committee member, property owner and resident in Prospect Place)

Mr. Pratt said he favored Alternative 1. He said parking will be a serious problem with either Alternative 2 or 3. There is no parking close to the District that could serve the needs of non-residential uses in the District and parking on-site would disrupt the appearance of the District.

LINDA CLURE (for Committee member Jim Ward, Thompson and Colegate Law Offices, property owners in Prospect Place)

Ms. Clure said Thompson and Colegate does not feel Alternative 2 will work. There is not enough adjacent parking to accommodate uses within Prospect Place. She said Alternative 3 was Thompson and Colegate's preference. Mr. Whyld explained how adjacent

parking could, in fact, work to serve the District. He said the staff was trying to balance many different concerns and needs in Prospect Place.

MARVIN MORRISON (representing Committee member Russell Gross, property owner and resident of Prospect Place)

Mr. Morrison said Mr. Gross and he are against Alternative 2. They are also against the historic district designation. Business uses have already closed in on the District and he could not see people investing in property for single family use. He said he and Mr. Gross favor Alternative 4.

MARK PICKARD (representing Committee member Jon Pickard, property owner in Prospect Place)

Mr. Pickard said his father favors Alternative 1. If more non-residential uses are allowed in Prospect Place, it will go downhill. There are just a couple of dilapidated structures in the area. If the owners of these buildings weren't allowed to slum-lord them, Prospect Place would be a completely viable area.

Mr. Wilkman suggested that the Cultural Heritage Board members present be allowed to speak next.

KATHY MADDOX

Ms. Maddox stated that the Cultural Heritage Board voted to support Alternative 1 at its last meeting. She said the Prospect Place tract was created and marketed by important pioneers in Riverside's history and she named several of these people. Prospect Place is a single family neighborhood and should be preserved as such.

RICHARD FRICK

Mr. Frick said the Cultural Heritage Board's vote was not unanimous. Three members favored Alternative 2. He said the Conditional Use Permit process allows input from the public and area property owners. There would be public hearings before the City Planning Commission and the City Council. Input would also be likely from the Cultural Heritage Board and perhaps the Board of Administrative Appeals and Zoning Adjustment. These safeguards were felt to be sufficient by the members that favored Alternative 2. In addition, the stipulation that parking be provided outside of the District would be a strong deterrent to numerous conversions. A lack of clear direction, standards and guidelines has been the biggest deterrent to upgrading Prospect Place.

PHILIPPA JONES

Ms. Jones said she strongly favors Alternative 1. She said she could not see the practicality of requiring parking outside of the District per Alternative 2.

SANDY SANDISON

Mr. Sandison shared a copy of the recently republished Riverside Directory of 1893-1894. In it he said, one could see the names of several prominent early citizens with residences in Prospect Place. He said he favors Alternative 1 as the best approach for Prospect Place. The need for office space downtown is not so critical that it justifies compromising or removing an important historic district. Code enforcement is needed to deal with the couple of poorly kept properties in the area. People elsewhere in the district are upgrading properties and price trends are up in the District. The area is an important part of Downtown's historic residential fabric.

Mr. Wilkman asked if any of the other guests at the meeting wished to speak.

JERRY WALL

Mr. Wall said the City needs to either commit itself to Prospect Place or allow it to transition to other uses. Alternative 2 is not an alternative. He said the area has deteriorated due to mixed messages and lack of code enforcement. Alternative 2 perpetuates the mixed message problem. He said nobody would convert a house in the Prospect Place area if they could not provide on-site parking. Mr. Whyld said the offices anticipated in Alternative 2 would be for employee oriented functions of existing uses on the periphery of Prospect Place.

ELLEN MC PETERS

Ms. Mc Peters said Downtown Renaissance prefers Alternative 1 because Alternatives 2 and 3 allow for too many interior alterations to the residences of Prospect Place. These interior alterations would ruin the value of these structures as residential uses, and it is unlikely residential uses would ever go back after a residence had been converted to an office.

KATIE DIFANI-BRIGGS

Ms. Briggs said Prospect Place was once a thriving area of desirable single family homes and it could be such an area once again. Alternative 1 would allow this to happen.

Mr. Wilkman then opened the meeting to discussion of the points raised.

Mr. Fike referred to the "tenement" properties and said he too had been concerned about these properties when he was considering buying his home. He said he asked neighbors about these properties and he observed them himself. The said both his and the neighbors' observations found that these properties were not a source of significance disturbance in the area, but that they did need to be cleaned up.

Mr. Morrison said the houses in Prospect Place are not so special and many of them are deteriorated.

Mr. Curl, Historic Resources Department Administrative Curator, said the area needs a concerted commitment from the City. Heritage Square was turned around, in part because of the City's commitment to it through its downzoning and other efforts. He said he personally favors Alternative 1.

Ms. Mitchell-Wilson, Development Department Historic Preservation Project Manager, said incentives for investing in the area are available through the Development Department, and she listed several programs. She said the area needs to become a member of the Downtown Neighborhood Advisory Committee. She said the same Redevelopment assistance was used to help reverse the downward spiral of Heritage Square. The homes in Prospect Place fit very well into the entry level home buyer market.

A discussion ensued regarding the viability of Prospect Place's historic designation and what was needed to ensure its future.

Ms Mc Peters talked about past problems in getting the City to enforce its property maintenance laws. Ms. Turney, Assistant City Attorney, clarified the Legal Department's role in the code compliance arena.

Mr. Whyld suggested that the development of design guidelines be added as follow-up measures for Alternatives 1, 2 and 3.

Mr. Fike asked if Prospect Place was eligible for National Register status. Mr. Whyld said it could be nominated. Ms. Mitchell-Wilson reviewed the process for such a designation. She said the development of comprehensive design guidelines could form part of the research needed to nominate Prospect Place as a National Register site.

Mr. Wilkman asked how the Committee wished to transmit its views to the City Council. After a short discussion, it was decided to pole the members/designates present and ask them to state a preference. The pole should be transmitted as part of the Committee's minutes. The following was the result of that pole:

BOB CAMP (for Bill Rich): Alternative 3 or 4.

MARK PICKARD (for Jon Pickard): Alternative 1.

DALE FIKE: Alternative 1.

SANDY BROWN: Alternative 1.

DUANE PRATT: Alternative 1.

LINDA MC CLURE (for Jim Ward): Alternative 3.

JIM MORRISON (for Russell Gross): Alternative 4.

CITY OF Riverside CULTURAL HERITAGE BOARD • 3720 Orange Street • Riverside, California 92501
714/782-5273

June 18, 1992

Mr. Steve Whyld, Acting Planning Director
City Hall
3900 Main Street
Riverside, CA 92501

Dear Mr. Whyld:

Within the last four months, the Cultural Heritage Board has conducted one of its regular monthly meetings within the Prospect Historic District, offering the full membership an opportunity to reassess the historic and cultural resources protected by this designation. At a subsequent meeting, on May 20, 1992, the Board, by unanimous vote, reaffirmed its strong support for the designation and boundaries of said preservation district.

The Cultural Heritage Board believes that the question of whether this preservation district should stand was resolved in 1989 when the City Council denied an appeal of the action creating the designation. Instead, we urge, every effort should be made among staffs in the Planning, Development, and Historic Resources departments, together with affected property owners, to resolve planning, land use, and rehabilitation assistance issues so as to devise a specific plan for this historic neighborhood.

It was Councilman Loveridge's call for such a specific plan which lead to the formation of the current Prospect Place Historic District ad-hoc committee. We sincerely urge that the committee be guided toward addressing the objectives of such a plan and pledge the participation of our representatives toward this end.

Sincerely,

Kathryn M. Maddox
Chairman

WHYLDLTR.618

EXHIBIT C

CITY OF RIVERSIDE DOWNTOWN NEIGHBORHOOD ADVISORY COMMITTEE
3900 MAIN STREET, RIVERSIDE, CA 92522
(714) 782-5584

RECEIVED
JUN 26 1992
RIVERSIDE CITY
PLANNING DEPARTMENT

June 22, 1992

Mr. Steve Whyld
Deputy Planning Director
City of Riverside
3900 Main Street
Riverside, CA 92522

Dear Mr. Whyld:

At the June 15, 1992 meeting of the Downtown Neighborhood Advisory Committee (DNAC), a motion was made for the DNAC to go on record as supporting the continued historic designation of Prospect Place. That motion passed unanimously.

Please convey to the Study Committee our support for this action and desire to see this historic portion of the City of Riverside maintained.

Sincerely,

Dave McNiel
Chairman

Mr. Steve Whyld, Planning Director
City of Riverside
3900 Main Street
Riverside, CA 92522

June 26, 1992

Dear Mr. Whyld:

We would like to congratulate you on your new position.

This letter reaffirms our opinions regarding the Prospect Place Historic District. The following items are of importance to us.

Contrary to opinions stating a continued neighborhood decline, there have been a number of remodeling and upgradings completed since the formation of the Prospect Place Historic District. Listing only a few: Sandy Brown's new garage and complete painting of the house at 3620 15th Street; Nelle Lethers $18,000 garage, $1,000 fence, $2,500 security guards at 4561 Orange Grove Avenue; complete restoration of Elizabeth Williams' home located at 4481 Orange Street; painting and clean-up at 3563 Prospect Avenue; landscaping at 3581 Prospect Avenue; Duane Pratt's $40,000 in improvements at his properties on Orange Grove Avenue; the complete restoration of Elizabeth Martinez's home at 3607 Prospect Avenue; the complete renovation of the College House located at 3600 Prospect Avenue. This is only to mention a few that have obvious exterior upgrades. Many houses have and are in the process of being upgraded and preserved on the interior.

As Bill Dougal, City Historic Resources Director, pointed out, one can save these historic buildings many times, but one can only lose them one time and they are lost forever.

A great deal of time and effort have gone into Councilman Ron Loveridge's Great Neighborhood program being implemented throughout the city. Here, we have a neighborhood, which is one of the oldest, if not THE oldest, and it is being considered for drastic change. High rise attorney buildings, parking lots, and commercial buildings can be built in parts of town that are not historic.

The A.C. Martin report clearly states that the Prospect Place Historic District should remain residential. The report also extolls the virtues of downtown residential use throughout.

A point not brought out at the meetings is the impact of increased commercialization on the urban forest. Many of the district's trees and shrubs are in themselves historic and should not be sacrificed for parking.

An historic part of a city belongs to all the citizens, not just those who are fortunate enough to live in that particular neighborhood. We have a petition, circulated at the May 16, 1992 Old Riverside Foundation Vintage Home Tour. It contains over 800 signatures, exemplifying community support for maintaining the historic district. Not only are the buildings worthy of preservation, but also the old trees, plants, walls, and accessory structures should be preserved.

We would like to re-emphasize our position regarding the zoning in the Prospect Place area. Using the Heritage Square Model, the properties that are now used as single family residential should be zoned R-1; those that were built as multiple residential units should remain zoned R-3; the properties built as single family residences, but converted to multi-family or commercial use could be grandfathered in with the hope that they would be converted back to single family usage in the future.

The petition for dissolution of the Historic District needs to be examined for credibility. It was circulated by a <u>few</u> property owners who would hope to profit from its dissolution and change to commercial zoning. Those approached were asked to sign if they "wanted to keep the government from telling them what to do with their property," with no further explanation of what the district can do FOR them. An absentee speculator's right to profit should be subjugate to the right of citizens to enjoy tthe cultural assets of their community. After all, a historic district is a common resource for all Riverside's citizens.

The Prospect Place Historic District is wholeheartedly supported by the City's Cultural Heritage Board, the Downtown Neighborhood Advisory Committee, Downtown Renaissance, the Old Riverside Foundation, and Councilman Loveridge's Great Neighborhood program.

We certainly appreciate the time both you and your staff have given to this matter. We hope you will treat us as you would wish to be treated in your own neighborhood.

We, the undersigned support the retention of the the Prospect Place Historic District:

Name	Address	Phone	Resident/Owner	Signature
CAROL PICKARD	4087 Hare	684-8805	owner	Carol Pickard
SANDY BROWN	3620 15TH ST.	683-5851	Res/Owner	Sandra Brown
Jina ORR	3636 15th st.	781-2928	Reter	Jina Orr
Pete Wohlgemuth	3632 15th St	686-6936	Res	Peter M Wohlgemuth
Jennifer Wohlgemuth	3632 15th St.	686-6936	resident	Jennifer Wohlgemuth
Lynn Hyoaj	3641 15TH ST	788-5054	RESIDENT	Lynn Hyoaj
Eric Shoemaker	3641 15TH ST	788-5054	RESIDENT	Eric Shoemaker
Christa Sears	3643 15th St.	684-1226	Resident	Christa Sears
Jeff Woolsey	3643 15TH ST.	684-1226	RES.	
LORIE M. WISEMAN	3644 15th st.	787-8046	RES.	Lorie M. Wiseman
Mark Pickard	3636 15th st	781-2928	Res/	
Amelia E. Rust	4510 Orange St	Riverside, Ca		
James W. Pattison	4525 Orange # 2	Riverside Ca.		
H.E. Robertson	4481 Orange ST	Riverside CA 92501		
E B Williams	"	"	"	E B Williams
E. M. Martinez	3607 Prospect Ave	Riv. Ca.	92501	
Derrick B. Harvey	4488 MAIN	RUSD	CA 92501	

Name	Address	Phone	Resident/Owner	Signature
Dale W. Fiber	3563 Prospect Ave.	369-3562	res/owner	Dale W. Fiber
Jon Pickard	4087 Hare Ave	6848805	owner	Jon Pickard
Dominic A. Budicin	3581 Prospect Av.	686-7140		Dominic A. Bu
Nelle Lothers	4561 Orange Grove	683 3246	Res/owner	
Patrick Tisot	4543 ORANGE GROVE	781-4885	PATRICK TISOT	
Deborah Tisot	4543 Orange Grove,	Resident		Deborah Tis
Yvonne Isaacs	4511 Orange Grove,	Resident		Yvon Isa
Duane L. Pratt	4489 Orange Grove Ave	Riverside	Resid	
Marlene Pratt	4489 Orange Grove Rw, Ca		resid	
Ellen Rochelle Johnson	4481 Orange Grove Riv. CA.		Resider	
Marie Hayslip	4475 Orange Grove Riv. Ca.		Reside	
John K. Larson	3563 Prospect Ave.	369-3562	Resident	John K. Lar
INGRID BUDICIN	3581 PROSPECT AVE	788-5623	RESIDENT	Ingrid Budicin

Name	Address	Phone	Resident/Owner	Signature
MORRIS L. CURTS	4465 MIAMI	682-1137		Morris L. Curts
Alice Moss	4526 Orange	684-8530	res.	Alice J. Moss
Elizabeth Prince	4486 Orange	686 4026	yes	Elizabeth Prince
Peter Morris	4473 Main St.	369 3084 Resident	no	P. Morris
Carol Vuieros	4525 Orange	(Resident)	Resident	Carol L. Vu 369-7088
Rita C. Coronado	3619 Prospect	Riverside		R. Coronado
Shannon O'Brien	3619 Prospect #A,	Resident	Riv. (714) 369-7088	Shannon O'Brien

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RECEIVED
AUG 24 1992
RIVERSIDE CITY
PLANNING DEPARTMENT

August 20, 1992

City of Riverside Planning Department
3900 Main Street
Riverside, CA 92522
Attn: Stephen J. Whyld, Planning Director

Re: Prospect Place Historic Site

Dear Mr. Whyld:

Unfortunately, we are unable to attend the August 20 meeting of the Prospect Place Citizens Commmittee due to the time arrangement of 5:00 PM. Our company's established business hours are 7:00 AM until 5:00 PM. Perhaps future meetings could be scheduled for 6:00 PM. I am sure there are other individuals who are caught in this time dilemma.

As far as making Prospect Place an Historic District, we are vehemently opposed to the idea. We do not see the advantages to such an arrangement. In fact, we feel that there may be many economic disadvantages. Would you please notify us when the next meeting might be in the future.

In addition, is there a collective vote taken by all the homeowners that are affected by this historical site prior to adoption of such a plan? I am interested in finding out this information.

Thank you.

Sincerely,

Mrs John Magleby

Mr and Mrs John Magleby

cc: files

From: Laurel Hampton
To: Watson, Scott
Subject: [EXTERNAL] Proposed Demo on Orange St
Date: Tuesday, May 20, 2025 9:37:07 AM

CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.

Hi Scott,
I just wanted to voice my strong disapproval of plans to demolish that Structure of Merit! Because I work during the day I won't be able to attend the hearing in person so I'm writing you instead.
First choice would be for it to be restored and occupied as a residence or business, and only if that's not feasible, then to have it moved to another location, but to destroy that piece of history and craftsmanship for another asphalt parking lot is wrong on so many levels.
Thanks, Laurel

Maldonado, Matthew

From: Sala Ponnech <ponnech@att.net>
Sent: Thursday, May 22, 2025 11:27 AM
To: Ward1
Subject: [EXTERNAL] Demolition of Old House on Orange Street

CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.

In order to built the new school in Riverside's Eastside, the school district had to demolish an old house that stood on what within the new school's campus. I was grieved by this decision, but the house stood in the way of a badly needed school that will be an amenity for the neighborhood and would right a historic wrong. On the other hand, I don't see that the County Office of Schools' desire for more parking rises to that level of necessity. Also, if we allow houses to be taken down in historic districts for anything but the mst pressing needs, then the designation of areas as historic districts is meaningless. For these and other reasons, I oppose the COE's decision to destroy this house.

Sala Ponnech
3878 Pine Street, Riverside, CA 92501

Maldonado, Matthew

From: Alana A <alanaatencio1997@gmail.com>
Sent: Thursday, May 22, 2025 12:15 PM
To: Ward1
Subject: [EXTERNAL] 1908 Victorian house on Orange Street

CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.

I'm a long-time resident of Riverside, born and raised here, and I'll be brief. Regarding the demolition of a 1908 Victorian home for a parking structure, I'm astonished that the city would consider such a move. It's outrageous to prioritize parking over preserving historic buildings. My concerns are that we're losing the beauty that makes Riverside unique.

Sincerely
Alana R Atencio
Resident since 1973

Maldonado, Matthew

From: Cynthia Aburto <coolcyn1124@gmail.com>
Sent: Thursday, May 22, 2025 9:32 AM
To: Ward1
Subject: [EXTERNAL] Preservation of Structure of Merit Historical Home in the Prospect Place Historical District

CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.

To Whom it May Concern,

I am writing as a concerned resident and advocate for our city's cultural and architectural heritage. It has come to my attention that a demolition request for a historic home located at 4472 Orange St has been requested by the Riverside County Office of Education (RCOE), and in its place will be a parking lot. I respectfully request that the City Council consider intervening in this decision and explore alternatives that would preserve the structure while supporting urban growth.

Across the world and within our own city, there are successful models of urban regeneration that harmonize cultural heritage preservation with economic revitalization. A 2021 study by Knippschild and Zöllter described how the city of Görlitz, Germany, used a collaborative planning approach—known as the Urban Transformation Matrix—to preserve heritage buildings while adapting them for modern use. This framework has led to sustainable development in shrinking cities, proving that history and progress can coexist.

Riverside has already demonstrated this balance with projects such as the Fox Performing Arts Center and The Cheech Marin Center for Chicano Art & Culture. These adaptive reuse successes show that integrating preservation into development not only protects our identity but also enhances economic opportunity and community engagement.

I urge the powers that may be to consider a temporary pause on the demolition to allow for a thorough review by the Cultural Heritage Board, and to explore options such as adaptive reuse, community leasing, or partnership with local preservation organizations. I understand there are interested parties willing to take on this project.

As a community, we can ensure this home becomes a lasting asset, not a lost opportunity by honoring the past and future of Riverside. Thank you for your time and consideration.

Sincerely,
Cynthia Aburto

4701 Whipple Rd, Riverside, CA 92506

Maldonado, Matthew

From: Falcone, Philip
Sent: Thursday, May 22, 2025 8:27 AM
To: Ward1
Subject: FW: [EXTERNAL] Tear down of home on Orange St

PHILIP FALCONE
CITY COUNCIL - WARD 1
PFALCONE@RIVERSIDECA.GOV
(951) 312-0572
WWW.RIVERSIDECA.GOV

From: Ronald Velasquez <ronnie.g.vee@gmail.com>
Sent: Wednesday, May 21, 2025 4:14 PM
To: Falcone, Philip <PFalcone@riversideca.gov>
Subject: [EXTERNAL] Tear down of home on Orange St

CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.

I am writing to oppose the tear down of historic home on Orange St by the Riverside County Office of Education. I hope they will repurpose the home or sell/donate the home to someone for preservation.

Sent from my iPhone

Stay in-the-know with all things Riverside! Connect with us at RiversideCA.gov/Connect.

Maldonado, Matthew

From: Dawn Plumb <dawnplumb52@hotmail.com>
Sent: Thursday, May 22, 2025 6:47 AM
To: Ward1
Subject: [EXTERNAL] Save the 4472 Orange Street House

CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.

To Whom it May Concern,

Please save this historic home at 4472 Orange Street from being demolished. Riverside needs to continue to save our cities beautiful historic structures. We need to value and promote our past through restoration and education.

It is imperative that Riverside saves our charming historic past.

Sincerely,
Dawn Plumb

Sent from my iPad

Maldonado, Matthew

From: Natalie Gomez <natalieg7796@gmail.com>
Sent: Wednesday, May 21, 2025 9:42 PM
To: Ward1
Subject: [EXTERNAL] Have a Heart and Save the Gearhardt House!

CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.

Dear Councilmember Falcone,

I have been a resident of Riverside for more than 40 years. I have seen many changes during those years. Some good, and some not so good.

Razing a building of historical significance for short-term convenience undermines the cultural integrity of Riverside and erases a piece of our shared heritage. This is not a good change and I strongly oppose the demolition of the Gearhardt building.

We would be deeply remiss to demolish an irreplaceable Structure of Merit # 313, for a few parking spaces. This reflects short-term thinking and a disregard for legacy, and possibly a failure of civic responsibility.

It's the kind of decision that future generations often regret, wondering why preservation wasn't prioritized over convenience.

Historical preservation in Riverside must be honored, as a civic duty to protect the character, stories, and identity that define our community.

Thank you,

Kind Regards,
Natalie Gomez

951-543-7696
4010 Redwood Drive

Maldonado, Matthew

From: Tamera Phipps <tamera.phipps@aol.com>
Sent: Wednesday, May 21, 2025 7:19 PM
To: Ward1
Subject: [EXTERNAL] Old home

CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.

Why??? I'm reading on the neighborhood app that a house is being torn down for a parking lot. Please!! Don't do this. We need to save the historical areas, homes, buildings , etc of the city of Riverside.
Sent from my iPhone

Maldonado, Matthew

From: Charlene McKinley-Powell <charlene.powell@gmail.com>
Sent: Wednesday, May 21, 2025 3:36 PM
To: Ward1
Subject: Re: [EXTERNAL] Concerns about the 1908 Victorian Cottage

CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.

Good afternoon Philip,

Thank you for your swift response.

Have a good day,
Charlene

On Tue, May 20, 2025 at 1:36 PM Ward1 <Ward1@riversideca.gov> wrote:

> Hi Charlene,
>
> The home is currently owned by Riverside County Office of Education. It had a fire because RCOE left it boarded up and neglected. If it were to be restored and used again, that would deter undesirable activity. I hope they will just sell it off to someone who has the interest in maintaining it. There are a few folks who have expressed interest in buying it but no word from RCOE. Moving it could be a second, although not my preferred, option. We really do not utilize eminent domain anymore unless in direct relation to city construction projects.
>
> Thank you!
>
> PHILIP FALCONE
> CITY COUNCIL - WARD 1
> PFALCONE@RIVERSIDECA.GOV
> (951) 312-0572
> WWW.RIVERSIDECA.GOV

From: Charlene McKinley-Powell <charlene.powell@gmail.com>
Sent: Tuesday, May 20, 2025 10:32 AM
To: Ward1 <Ward1@riversideca.gov>
Subject: [EXTERNAL] Concerns about the 1908 Victorian Cottage

CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.

Good morning Philip,

I absolutely love old buildings - my house is a 1918 Craftsman - but I am concerned about problems that often occur when a building is empty.

The area where the building is located has a rather significant homeless population, many of whom appear to be under the influence of drugs. I don't want the building to be saved only to be vandalized, stripped of anything that could possibly be sold, set on fire, or occupied by squatters. The cost of any of those problems is significant, especially a fire.

I assume that the house is currently owned by a company, which may be an insurmountable obstacle to attracting a resident or business that will restore it. However, if the demolition request is denied they may be motivated to sell the property.

Is there any chance the city can obtain it by eminent domain?

Thank you,

Charlene McKinley-Powell

Maldonado, Matthew

From: Sally Clark <sallyclark333@gmail.com>
Sent: Wednesday, May 21, 2025 2:30 PM
To: Ward1
Subject: [EXTERNAL] 4472 Orange St

CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.

Please stop the demolition of this historic home at 4472 Orange St in Riverside. It is in a historical neighborhood. It should be saved and refurbished. This historic neighborhood of Prospect Place does not need a parking lot. This home has been designated as a historical Structure of Merit. It is a beautiful home and needs to be saved.

Maldonado, Matthew

From: John Fay <drjohnfay@netscape.net>
Sent: Wednesday, May 21, 2025 3:04 PM
To: Ward1
Subject: [EXTERNAL] Fw: I'm writing to report a concerning incident that occurred on...

CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.

Please preserve the historic house at 4472 Orange.
John Fay
4260 Bandini

Sent from the all new AOL app for iOS

Begin forwarded message:

On Wednesday, May 21, 2025, 13:07, Wood Streets Safety Posts <reply@rs.email.nextdoor.com> wrote:

28

I'm writing to report a concerning incident that occurred on our property...

See more

Angela Edwards

13

Share

Maldonado, Matthew

From: Kevan D Cloud <gcloud9@sbcglobal.net>
Sent: Wednesday, May 21, 2025 2:33 PM
To: Ward1
Subject: [EXTERNAL] Save the Gerhardt house

CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.

Dear Councilman,I
I messaged you rd this subject and you responded; but more formally I would implore the City Council to save this house. We have precious few historical homes because they have been demolished. They preserve our history and are great examples of SoCal architecture. I love driving through old Redlands or downtown Orange where their preservation efforts have been more successful than ours.

Thank you,
Gayle Cloud

Sent from AT&T Yahoo Mail for iPhone

Maldonado, Matthew

From: Susan Quanstorm <skquanstr@gmail.com>
Sent: Wednesday, May 21, 2025 2:26 PM
To: Ward1
Subject: [EXTERNAL]

CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.

Historic buildings in Riverside need to be left alone I understand everybody wants to make money but we have enough parking lots

Maldonado, Matthew

From: Claudia Gonzalez <claudia.gonzalez0625@gmail.com>
Sent: Wednesday, May 21, 2025 2:24 PM
To: Ward1
Subject: [EXTERNAL] 4472 Orange St

CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.

Dear Council members, Mayor, and City Representatives:

I am writing as a concerned resident of Riverside to express my strong opposition to the proposal to demolish a historical structure (4472 Orange St) in order to build an asphalt parking lot in its place.

Riverside is a city rich with history, and our early 20th-century buildings are more than just architectural landmarks—they are tangible links to our community's past. These structures contribute not only to the unique character and charm of our city but also to its cultural and historical narrative.

Replacing such a building with a parking lot would be a short-sighted decision that prioritizes temporary convenience over long-term value. Once our history is paved over, it cannot be reclaimed. I urge you to consider alternative solutions that respect and preserve our city's heritage while addressing current development needs. Surely, we can find another use for this building—one that protects the historical heritage and quaint charm that make Ward 1 feel like home.

Thank you for your time and service to our community.

Sincerely,

Claudia and Jose Gonzalez

Ward 1 Residents

Claudia.Gonzalez0625@gmail.com

Maldonado, Matthew

From: Rachel Schneider <rachel.s@hhbxsol.com>
Sent: Wednesday, May 21, 2025 2:06 PM
To: Ward1
Subject: [EXTERNAL] House on orange st owned by RCOE

CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.

This was most likely a gorgeous home back in it's hay day.i know time hasn't been kind but someone somewhere can redo it and give it some life again. If RCOE wants to they can turn it into a day care that would help out so many families.pleasw consider all options not just knock down and build a parking lot. Sincerely

Rachel Schneider Ward one resident

Maldonado, Matthew

From: joshua <jhardina@gmail.com>
Sent: Wednesday, May 21, 2025 2:04 PM
To: Ward1
Subject: [EXTERNAL] Jacob Gerhardt House

CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.

To our Ward 1 representatives,

There was a time when the Mission Inn teetered on the edge of destruction—almost replaced by a parking lot. Today, it stands proudly as Riverside's centerpiece, a testament to what can be saved when we choose preservation over expediency.

We have a chance now to save another important piece of Riverside.

Located at 4472 Orange Street, the Henry Jacob Gerhardt House is among the final surviving residences from the original Prospect Place Historic District. Recognized as a Structure of Merit, the home is a tangible reminder of Riverside's early neighborhoods and the skilled craftsmanship of the early 20th century. Despite its current state, the house is repairable—and saving it is more than possible; it's necessary.

Turning yet another lot into pavement contributes to a hotter, harsher environment. More concrete means higher temperatures and less character, less Riverside charm and history. Demolition here would erase a valuable piece of our past while offering little in return.

Keeping the Gerhardt House intact honors Riverside's story. To destroy it would be to chip away at our identity and silence those who care deeply about the city's legacy.

Thank you for reading.

Sincerely,

Joshua Hardina

4057 Beechwood Place

Maldonado, Matthew

From: Uriel Moralez <olympia1979@gmail.com>
Sent: Wednesday, May 21, 2025 1:56 PM
To: Ward1
Subject: [EXTERNAL] 4472 Orange St

CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.

Good afternoon. I oppose this house being demolished for an asphalt parking lot.

Maldonado, Matthew

From: Charlotte Davidson <charsnet@aol.com>
Sent: Wednesday, May 21, 2025 1:45 PM
To: Ward1
Subject: [EXTERNAL] No demo!

CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.

Tell the County Office of Education NO DEMO!!! They have already bulldozed many historic homes for parking lots. Just stop!!!
Charlotte Davidson
Property owner downtown
Sent from my iPhone

Maldonado, Matthew

From: The Dawsons <rdawson11@earthlink.net>
Sent: Wednesday, May 21, 2025 1:15 PM
To: Ward1
Subject: [EXTERNAL] please save the cottage!

CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.

I am vehemently opposed to the demolition of the Victorian cottage located at 4472 Orange Street.

As a 30+ year homeowner of a 1921 bungalow in the Wood Streets, I am particularly proud of Riverside's heritage and dedicated to maintaining these older homes that represent the foundation of our culture and community.
Surely the County can find another solution for their needs rather than tearing this property down. They should share in our community pride, not tear down our history to be replaced by a parking lot.

Sincerely,

Ronald and Michelle Dawson
Elmwood Court

Maldonado, Matthew

From: Falcone, Philip
Sent: Wednesday, May 21, 2025 12:48 PM
To: Kathy Schulz
Cc: Maldonado, Matthew
Subject: RE: [EXTERNAL] Tearing down historic house

Thank you, Kathy. We will file this with our other letters of support to deny the request for demolition.

PHILIP FALCONE
CITY COUNCIL - WARD 1
PFALCONE@RIVERSIDECA.GOV
(951) 312-0572
WWW.RIVERSIDECA.GOV

From: Kathy Schulz <katnet384@gmail.com>
Sent: Wednesday, May 21, 2025 12:02 PM
To: Falcone, Philip <PFalcone@riversideca.gov>
Subject: [EXTERNAL] Tearing down historic house

CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.

Philip,
I want to tell you how great you are doing as our councilman for our ward. I love what you are doing and your outreach is amazing.

I want to weigh in on the Historic house that was picked to be torn down for a parking lot. I do not approve of this action and back you up on opposing it. There are a number of uses for this property that the city could use it for. It is houses like this that make our city the icon it is.

Kathy Schulz
951-237-8347

Stay in-the-know with all things Riverside! Connect with us at RiversideCA.gov/Connect.

Maldonado, Matthew

From: Katie Knight <stanmag35@gmail.com>
Sent: Wednesday, May 21, 2025 12:07 PM
To: Ward1
Subject: [EXTERNAL] Demolition

CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.

Good afternoon,

Recently RCOE has requested to tear down a historic home to build a parking lot. I am strongly opposed to this. RCOE had already torn down homes to build parking lots. If parking is an issue they should pay to build a parking structure on one of their existing lots. In this current market, no home should ever be destroyed to make room for a parking lot. The last thing we need is more ugly, often empty parking lots. There is plenty of parking already available. What we do need is more homes. And we need to preserve our historic homes as they are a big part of the character of this city.

Thank you,

Katie Knight

Maldonado, Matthew

From: Valerie Payne <val.l.payne@gmail.com>
Sent: Wednesday, May 21, 2025 10:58 AM
To: Ward1
Subject: [EXTERNAL] The Henry Jacob Gerhardt House is a Victorian Cottage built by George P. Harsh at 4472 Orange Street in 1908.

CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.

Hello,
I'm so sad to hear of the notice of demolition for this historic home. Much of the reason I live here in Riverside is because of the beautiful old historic homes and buildings. I live in the historic district on Redwood Dr. in a house built in 1926.
Can the home be relocated and restored? Please consider all options before our lovely Riverside loses more of its charm and down home feel.

--Sincerely,

Val

Maldonado, Matthew

From: birmer123 (null) <birmer123@aol.com>
Sent: Wednesday, May 21, 2025 10:23 AM
To: Ward1
Subject: [EXTERNAL] Save our historic sites

CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.

Stop the demolition of cottage at 4472 Orange st
In Riverside. We need to preserve our historic buildings!!!

Thank you.
Mrs. J Nebo
Sent from my iPhone

Maldonado, Matthew

From: Kelly Grady <kelly@kellygradycreative.com>
Sent: Wednesday, May 21, 2025 10:23 AM
To: Ward1
Subject: [EXTERNAL] Proposed Demolition of Orange Street Cottage

CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.

Dear Riverside City Council,

I am writing to voice my opposition to the proposed demolition of a beautiful and valuable Victorian cottage at 4472 Orange Street. Though damaged by fire, I feel strongly that preservation of this cottage is far more valuable than another parking lot.

I have been very proud of the fact that Riverside values its history and has a staunch preservation community. That is one of the primary reasons we purchased a historic home here five years ago. Please don't disappoint me by tearing down this home. Surely, funds could be raised and an appeal put out to save this cottage, which was designated a Structure of Merit.

We need homes and community. We do not need another parking lot.

Sincerely,

Kelly Grady

Maldonado, Matthew

From: Karen Pinkham <karenpinkhamrealtor@gmail.com>
Sent: Wednesday, May 21, 2025 9:48 AM
To: Ward1
Subject: [EXTERNAL] 4472 Orange Street Historic Home

CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.

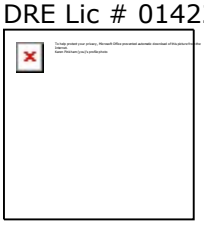
Ward 1,

If you truly represent the residents of our community, you would NOT consider demolishing this Historic home. We are losing the charm of Riverside when a building is demolished for parking lots or more concrete buildings.

We are the City of Trees not the city of parking lots.

Respectfully,

Karen Pinkham
Cell (951) 850-5814
WESTCOE REALTORS, INC
7191 Magnolia Avenue
Riverside, CA 92504
DRE Lic # 01422180



Maldonado, Matthew

From: Chantel Hardina <chantelhardina@gmail.com>
Sent: Wednesday, May 21, 2025 9:34 AM
To: Ward1
Subject: [EXTERNAL] Preserve the Gerhardt House and Protect Riverside's Heritage

CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.

To whom it may concern,

Not long ago, the Mission Inn was nearly lost to demolition and replacement by a parking lot. Today it stands as the crown jewel of Riverside and a treasured symbol of our city's heritage. The same cannot be said for the old Carnegie Library, whose demolition is still mourned by many longtime residents. Let us not make the same mistake again.

The Henry Jacob Gerhardt House at 4472 Orange Street is one of the last remaining original homes in the Prospect Place Historic District and a designated Structure of Merit. It carries undeniable architectural and historical value, reflecting Riverside's early residential character and the craftsmanship of 1908. Though damaged, it is not beyond saving. Restoration is not only possible but vital.

More hardscaping in the form of parking lots only worsens the rising temperatures we face as a city and region. Paving over this property adds to the heat, erases history, and gives nothing meaningful back to the community.

Preserving this home would protect a living part of Riverside's story. Demolishing it would do irreversible harm to our identity and ignore the passionate voices of residents who value heritage over short term convenience.

Please choose preservation over demolition. Help us save this irreplaceable structure and invest in a future that respects the past.

Sincerely,

Chantel Hardina

4057 Beechwood Pl.

Maldonado, Matthew

From: Griffith, Marnel <Marnel.Griffith@goucher.edu>
Sent: Wednesday, May 21, 2025 8:54 AM
To: Ward1
Cc: mbfeild@aol.com
Subject: [EXTERNAL] Regarding 4472 Orange Street

CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.

Dear Friends in Ward 1,

I am writing to express my deep concern about the proposed demolition of 4472 Orange Street, a significant piece of Riverside's history.

Far too often, vernacular architecture, the structures designed by local builders using regionally available materials and techniques, faces unwarranted destruction. Yet, some of the richest heritage emerges from these spaces. While high-style buildings tell stories of wealth and prestige, vernacular structures reveal the daily rhythms of ordinary life, the materials and techniques available at the time, and the cultural traditions that influenced their design.

Riverside has long been a city that values its historic fabric, recognizing that these buildings contribute to our cultural, economic, and educational landscape, and provide visual evidence of our historic context.

These spaces hold immense historical and educational value, showing how communities adapted to their environment, lived their lives, while chronicling stories about community identity, climate adaptation, and cultural evolution. Losing this 1908 cottage would mean losing a vital piece of Riverside's architectural legacy. As stewards of this heritage, we have a responsibility to protect and restore sites that tell all narratives, not just the stories of the most prestigious residents.

If you recall, in 1957, the city witnessed a remarkable restoration following a fire at the Riverside Woman's Club under the expertise of Clinton Marr. Additionally, Riverside has seen the devastating loss of the Fairmount Park Band Shell due to fire, with a beautiful reconstruction in its honor. These examples prove that restoration is not only possible but can breathe new life into historically significant landmarks.

According to the Secretary of the Interior's Standards for the Treatment of Historic Properties, restoration is a viable option that allows us to maintain the integrity of historically significant places while adapting them for contemporary use. Given the importance of our 1908 Victorian/ Craftsman cottage to our city's history, we ask for the opportunity to explore alternatives to demolition—ones that would allow this cherished landmark, an example of relevant vernacular architecture, to be revitalized rather than erased. *It would even be better to relocate the building as an interpretive learning center than remove it from existence.*

We urge you to consider the long-term benefits of preservation, from fostering local pride to boosting economic sustainability through heritage tourism. By saving our 1908 Cottage, we are investing in Riverside's future while paying homage to a *greater* scope of its past.

Please reconsider the decision to demolish and allow us the chance to work toward a preservation solution that aligns with our city's values and national standards. We stand ready to support efforts to restore this historic site and ensure it continues to serve as an emblem of Riverside's remarkable legacy.

Thank you for your time and consideration. You have many people that prioritize preservation here in Riverside. I would like to be included in the dialogue about the future of this important building. I urge others to do the same.

Sincerely,
Marni Griffith
Goucher MA Historic Preservation, Class of 2027

951-453-2820

Maldonado, Matthew

From: Larkin Sommer <larkinmartin0@icloud.com>
Sent: Wednesday, May 21, 2025 6:58 AM
To: Ward1
Subject: [EXTERNAL] It would be a real shame to demolish such a structure for a parking lot. Downtown is special due to its historic charm and lovely old houses. A parking lot does not benefit the surrounding community, especially when housing is needed in the ...

CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.

Sent from my iPad

Maldonado, Matthew

From: Claudia Rodriguez <crodsbiz@gmail.com>
Sent: Tuesday, May 20, 2025 11:06 PM
To: Ward1
Subject: [EXTERNAL] 1908 Victorian Cottage - 4472 Orange St

CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.

I have read about the demolition request for this building by the County Office of Education. As I understand it, they are looking to demolish the building and replace it with a parking lot.

As a Structure of Merit in an Historic District, I vigorously oppose the demolition of this structure. There is a reason that the City Council and Cultural Heritage Board make these designations...to acknowledge structures that preserve our history.

Please help us save this structure!

Claudia Rodriguez
Ward 2 Resident and Riverside History Enthusiast

Maldonado, Matthew

From: Rebecca Kallinger <rkallinger@me.com>
Sent: Tuesday, May 20, 2025 6:36 PM
To: Ward1
Subject: [EXTERNAL] House on Orange St

CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.

Philip,
It is important that we preserve the historic
Character of our neighborhoods in Riverside. I believe the house on Orange should not be demolished. How many people would trade looking at a charming historic house in their neighborhood to looking at an asphalt car lot.
Rebecca Kallinger
Sent from my iPhone

Maldonado, Matthew

From: Sandra Adams <sandrasadams@gmail.com>
Sent: Tuesday, May 20, 2025 4:54 PM
To: Ward1
Subject: [EXTERNAL] Orange street home

CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.

Please keep the Orange street home and designate it as a historical place.

Sandra Adams
Director, American English Institute
(951) 824-6150 | Cell: (951) 321-0707
https://urldefense.com/v3/__http://www.american-english-institute.com__;!!LnQxKMu5lWc!PpeliQ6rl_ryxyBJMkLx-cNLiLtJPekCSEoaGkEvSV1ufsf0UBoOjWR3_1B373jd7P3J7zFCeEc2tHfE7ux6NeFp2Q$
sandrasadams@gmail.com
2002 Iowa Ave #110, Riverside, CA 92507

Maldonado, Matthew

From: Ward1
Sent: Tuesday, May 20, 2025 4:24 PM
To: Maldonado, Matthew
Subject: FW: Save the Cottage!

From: Sara Witt <sara@pcounter.com>
Sent: Tuesday, May 20, 2025 11:23:44 PM (UTC+00:00) Monrovia, Reykjavik
To: Ward1 <Ward1@riversideca.gov>
Subject: [EXTERNAL] Save the Cottage!

CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.

Historic buildings show various architectural styles, artistry and craftsmanship. But they also provide communities with a link to its heritage and those who came before us. I believe we have a responsibility to care for those historic buildings whenever possible. It's nice way to show gratitude for those who came before us and cared for this community that we now all call home, and hopefully we pass that spirit on to future generations. :)

Stay in-the-know with all things Riverside! Connect with us at RiversideCA.gov/Connect.

Maldonado, Matthew

From: Adam Brown <brown.adam1980@live.com>
Sent: Tuesday, May 20, 2025 4:22 PM
To: Ward1
Subject: [EXTERNAL] Opposition to Demolition Request for 4472 Orange St (Structure of Merit in Prospect Place Historic District)

CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.

Adam C. Brown
470 Glenhill Dr
Riverside, CA 92507
brown.adam1980@live.com
951.455.2440
05/20/2025

City of Riverside Planning Department
3900 Main Street
Riverside, CA 92522

RE: Opposition to Demolition Request for 4472 Orange St (Structure of Merit in Prospect Place Historic District)

Dear Members of the Planning Department and City Officials,

I am writing to formally express my strong opposition to the proposed demolition of the historic Victorian cottage located at 4472 Orange Street in Riverside. As a resident and advocate for the preservation of our city's unique architectural heritage, I urge you to deny the request submitted by the Riverside County Office of Education to destroy this historically significant building for the construction of a parking lot.

This 1908 cottage is not only a beautiful representation of Victorian architecture but also a designated Structure of Merit and a contributing asset to the Prospect Place Historic District. It represents more than a physical structure, it is a living embodiment of our community's identity, craftsmanship, and rich historical narrative.

Although the building has sustained fire damage, reports indicate that it remains structurally sound. Restoration and adaptive reuse, not demolition, should be the path forward. To permit its destruction would not only undermine decades of thoughtful preservation but also set a dangerous precedent for the further erosion of our historic districts.

Once these irreplaceable landmarks are gone, they are gone forever. In their place, we are left with soulless asphalt lots that do nothing to enhance our community, engage our residents, or reflect the character that makes Riverside such a special place to live.

I respectfully urge the City of Riverside to preserve 4472 Orange Street and uphold the values of historical stewardship and cultural preservation. Let us not trade architectural legacy for impermanence. We owe it to past and future generations to protect the fabric of our city.

Thank you for your time and consideration.

Sincerely,

Adam C. Brown

Maldonado, Matthew

From: Chris r + o <chris@romero-obeji-interiordesign.com>
Sent: Tuesday, May 20, 2025 3:00 PM
To: Ward1
Subject: [EXTERNAL] Re: our citiy's heritage and character in jeopardy - SAVE 4472 Orange St

CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.

Hello,

I recently learned about the possible destruction of a beautiful historic residence - 4472 Orange St.
I moved with my family and business to Riverside only a few years ago . I was drawn by the incredible spirt of the downtown and its surrounding wards' unique architecture and I am thrilled to live in a 1913 home here in riverside.
I am shocked that the city is considering permitting the destruction of this recognized Structure of Merit.
I sincerely hope that the city will reconsider allowing this demolition. Many local's have told me they remember when the Mission Inn was once threatened with demolition, but luckily those in charge realized the vital importance our heritage architecture is to the fabric and soul of our city. - and the income the citys business enjoy from visitors and tourists drawn to these historical areas.

Please remember-one of the reasons so many of us live here is because of these irreplaceable structures that offer so much joy to all of us citizens- don't remove what we cannot replace.

Thank you for your time.

Chris Obeji
https://urldefense.com/v3/__http://www.romero-obeji-interiordesign.com__;!!LnQxKMu5lWc!Ju92IhgdSGaVoybCM9UQhItBKNak3bIWXj8b6HcEUtn4t_xqfLje2rY8V9oScilNi3lS8MkmDsrzZwHTMTkVlScSycEoC-Jatw$

Woodstreets resident

Maldonado, Matthew

From: Josiah Kenan <josiahkenan@me.com>
Sent: Tuesday, May 20, 2025 1:21 PM
To: Ward1
Subject: [EXTERNAL] 4472 Orange St

CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.

Please save the historic building at 4472 Orange St!

Maldonado, Matthew

From: J W <john.warlikowsk@gmail.com>
Sent: Tuesday, May 20, 2025 1:20 PM
To: Ward1
Cc: J W
Subject: [EXTERNAL] 4472 Orange St, Riverside, CA

CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.

Dear County of Education,

Please do not destroy the historic home located at 4472 Orange Street. Too many of our historic homes often fall victim to demolition. It should be preserved.
I would think a better option is the car wash across the street, or build a historically accurate 4 story parking structure on the existing lot behind the old B of A building.

Best regards,

John Warlikowski
3538 Linwood Place
Riverside, CA 92506

Maldonado, Matthew

From: Jessica McIntyre <jessmcintyre77@gmail.com>
Sent: Tuesday, May 20, 2025 12:09 PM
To: Ward1
Subject: [EXTERNAL] 4472 Orange street

CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.

I am voicing my opposition to the demo of this historic home to put in parking for RUSD. It is a structure of merit and important to our city history. Also, our city is charming due to the old homes and they bring culture. A parking lot does not. Please do not allow this.

Jess McIntyre
6317 Brockton Ave
9097305643

Maldonado, Matthew

From: Charlene McKinley-Powell <charlene.powell@gmail.com>
Sent: Tuesday, May 20, 2025 10:32 AM
To: Ward1
Subject: [EXTERNAL] Concerns about the 1908 Victorian Cottage

CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.

Good morning Philip,

I absolutely love old buildings - my house is a 1918 Craftsman - but I am concerned about problems that often occur when a building is empty.

The area where the building is located has a rather significant homeless population, many of whom appear to be under the influence of drugs. I don't want the building to be saved only to be vandalized, stripped of anything that could possibly be sold, set on fire, or occupied by squatters. The cost of any of those problems is significant, especially a fire.

I assume that the house is currently owned by a company, which may be an insurmountable obstacle to attracting a resident or business that will restore it. However, if the demolition request is denied they may be motivated to sell the property.

Is there any chance the city can obtain it by eminent domain?

Thank you,

Charlene McKinley-Powell
Ward 1 Resident

Maldonado, Matthew

From: armando benitez <aab_benitez@yahoo.com>
Sent: Tuesday, May 20, 2025 9:17 AM
To: Ward1
Subject: [EXTERNAL] Do NOT demolish the house at 4472 Orange St.

CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.

Preserve our history!!

Maldonado, Matthew

From: Bado Gma <badogma59@gmail.com>
Sent: Tuesday, May 20, 2025 8:53 AM
To: Ward1
Subject: [EXTERNAL] OpOz Dstruction of any vintage hOm...

CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.

...SpecLy t 1908 Victorian cottage at 4472 Orange St!!
tu, fiL 🙏

Maldonado, Matthew

From: Mariela Anguelov <mariela.anguelov@gmail.com>
Sent: Tuesday, May 20, 2025 8:07 AM
To: Ward1
Subject: [EXTERNAL] Opposing a demolition

CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.

I, Mariela Anguelov, am strongly opposing the demolition of a 1908 Victorian cottage located at 4472 Orange St named Riverside Structure of Merit.

Sincerely,

Mariela A.

Maldonado, Matthew

From: Alexis Reynoso <akreynoso@gmail.com>
Sent: Tuesday, May 20, 2025 7:39 AM
To: Ward1
Subject: [EXTERNAL] Orange Street Home Help

CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.

Hello,

I grew up in Riverside and am now a home owner in ward 1.

How can we help with the Orange street property requested for demolition? I hate to see the history of Riverside taken out for something as depressing as a parking lot.

Parking has become an issue become of all these apartments and multifamily living added downtown. Which are also not in the character or keeping of the history of the city either.

Best,

Maldonado, Matthew

From: M. C.E. <elliottmark9@gmail.com>
Sent: Tuesday, May 20, 2025 7:06 AM
To: Ward1
Subject: [EXTERNAL] A Look Back: Scenes From the Old Riverside Vintage Home Tour.

CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.

Mr. Falcone,

This article in this mornings Gazette highlights that the ORV advocates for the preservation of the types of homes that are much like the one on Orange St. Just a thought.

https://www.raincrossgazette.com/a-look-back-scenes-from-the-old-riverside-vintage-home-tour/ A Look Back: Scenes From the Old Riverside Vintage Home Tour

Best,
Mark

Maldonado, Matthew

From: M. C.E. <elliottmark9@gmail.com>
Sent: Tuesday, May 20, 2025 6:57 AM
To: Ward1
Subject: [EXTERNAL] 4472 Orange St. and Co Dep t od Education

CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.

Dear Mr. Falcone,

I was most saddened and distressed to hear of the request for demolition of the structure of merit at 4472 Orange St. In Riverside

Further, to learn this request came from our own Co. Board of Education has me puzzled and at a loss.

Surely this must be a mistake as the Board more than any other governing body values the preservation of such notable historic homes, and the priority these buildings are for so many of us here in Riverside.

I have sent a contact request via the website to the administrator in hopes this action can at minimum be paused while seeking alternatives to ensure the buildings preservation.

Sincerely,

Mark Elliott
Lifelong and Resident of Ward 1
7th St. Riverside, CA. 92507

Maldonado, Matthew

From: Deanne Moore <deannesmoore@gmail.com>
Sent: Tuesday, May 20, 2025 5:43 AM
To: Ward1
Subject: [EXTERNAL] 4472 Orange St

CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.

Greetings. Please allow this email to serve as my opposition to this home being demolished in favor of a parking lot. The integrity and history of this structure should be preserved.

Thank you.

Deanne Moore
Mortgage Loan Officer, Zillow Home Loans
949-570-4825| deannem@zillowhomeloans.com
2600 Michelson Drive, Irvine, CA 92612

Please consider the environment before printing this e-mail!

Create your own email signature

Maldonado, Matthew

From: Lisa Alexander <lalex4231954@gmail.com>
Sent: Tuesday, May 20, 2025 12:22 AM
To: Ward1
Subject: [EXTERNAL] Request to Stop Destruction of historic home on Orange Street

CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.

As a long-time (48 years) resident of Riverside, a city I've come to love and enjoy being community-active in, I respectfully request that those making a final decision to demolish a historic home on Orange Street make that final decision one that will allow the unique old home to remain.

One of the very best highlights in our beautiful city are the older homes built in ways that can never be (and never will be) duplicated.

Please consider (and decide) that this home is more important to preserve than an asphalt parking lot is to create. Thank you for your time.

Sincerely,

Lisa M. Alexander
951-212-5209

Sent from my iPhone

Maldonado, Matthew

From: Don Morris <drdmorris@earthlink.net>
Sent: Tuesday, May 20, 2025 12:22 AM
To: Ward1
Subject: [EXTERNAL] Refuse The Request

CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.

To Whom It May Concern:

I ask that you refuse the demolition request that has been submitted to demolish the 1908 Victorian cottage at 4472 Orange St. I am totally against considering the request to demolish any Riverside Structure of Merit.

Preserve Riverside's history. It's the most valuable asset we share.

Don Morris
Resident of Ward 1

Maldonado, Matthew

From: Dane <spyellow45@gmail.com>
Sent: Monday, May 19, 2025 11:13 PM
To: Ward1
Subject: [EXTERNAL] 4472 Orange Street

CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.

I am writing to oppose demolition of this historic structure for a parking lot. We need to learn from our past mistakes (think of the many architecturally significant structures that have been forever removed and replaced by randomness). The historic structures we still have are what makes Riverside special when compared to the proliferation of cookie cutter communities in much of Southern California. Offering incentives for a buyer to restore this structure will serve this city much better the long run! Thank you.
Sent from my iPhone

Maldonado, Matthew

From: R hot <lizardzman@hotmail.com>
Sent: Monday, May 19, 2025 10:56 PM
To: Ward1
Subject: [EXTERNAL] Demolition

CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.

I know old Victorian homes have been relocated to other lots. Why can't this one also be relocated?

Get Outlook for Android

Maldonado, Matthew

From: Joani McGowen <joanimcgowen@yahoo.com>
Sent: Monday, May 19, 2025 11:57 AM
To: Ward1
Subject: [EXTERNAL] Help Preserve Riverside's History

CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.

To Whom it May Concern,

My husband and I have been informed the city intends to demolish another historic Riverside gem to make way for a parking lot. The property at 4472 Orange Street is valued, precious 1890's Victorian architecture and an integral piece of Riverside's charm. Homes like these are not only works of art, they make up the soul of our city. Please take a moment to consider the architecture in this town vs our neighboring cities. If you haven't really looked lately we encourage you to do so. Riverside is special. It's unique. It has character and charm precisely because of the historic homes such as the one you're considering demolishing. Not only do we not need another parking lot but as residents, we do not want our city to look like every other city around. We take pride in the history of our city, the story telling we share when we have guests and the fact that our city's history is exactly what draws people here.

Please, leave the residence alone along with other historical structures and help do your part in keeping Riverside magical.
Sincerely,
Joani and Pat McGowen
Sent from my iPhone

Maldonado, Matthew

From: Tom Coyote Canyon <suzjor22@gmail.com>
Sent: Monday, May 19, 2025 9:52 PM
To: Ward1
Subject: [EXTERNAL] Historic home on orange Street

CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.

The land surrounding this is a parking lot. Tear it down. You and your misdirected efforts. The quality inn is a horrible place to convert into a homeless shelter/ low income housing. The sears property is a ridiculous location for the multi family housing that you endorse.
You do not reflect the wishes of the majority, you clearly have a secret agenda
Shame on you

Maldonado, Matthew

From: Jessica Sharp <jperezmsw@gmail.com>
Sent: Monday, May 19, 2025 9:45 PM
To: Ward1
Subject: [EXTERNAL] opposition to demolishing historical buildings

CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.

Hello,

I'm a riverside resident living off of 4th Street in downtown. People come to Riverside for its charm, which includes its architecture and history. As such, we do not need more parking lots. We need to keep our beauty. Please do not demolish the home in Prospect Place. Build it up and bring life back into it.

Best Regards,

Jessica Sharp

Maldonado, Matthew

From: Victoria Lopez <vlopezrn2004@yahoo.com>
Sent: Monday, May 19, 2025 8:59 PM
To: Ward1
Subject: [EXTERNAL] No to demolition of this heritage home!

CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.

I am a resident of Riverside and I own property in the woods street. One of the things that attracted me to Riverside is the unique Victorian homes. Preserving heritage home in Riverside is what makes Riverside special and unique. Parking lots are a dime a dozen but not homes built like the ones in Riverside.

Please reconsider and stop the demolition now!

Respectfully,

Victoria Lopez
626-399-4094

Maldonado, Matthew

From: Audrey Ellis <aurney47@gmail.com>
Sent: Monday, May 19, 2025 8:57 PM
To: Ward1
Subject: [EXTERNAL] Please don't do this

CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.

When I raised in Banning and we would 1 uncle aunt and their children then do same in La please don't this Riverside spend night go back home their hardly nothing Left please don't do this

Maldonado, Matthew

From: April Glatzel <aprilglatzel@gmail.com>
Sent: Monday, May 19, 2025 8:53 PM
To: Ward1
Subject: [EXTERNAL] SAVE 4472 Orange Street, Riverside CA

CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.

As a longtime Riverside resident, local Realtor, and Chair of Neighbors of the Wood Streets (NOWS), a well-respected community group, I strongly oppose the demolition of the historic 1908 Victorian cottage at 4472 Orange Street to make way for an asphalt parking lot, especially given the ample parking that already surrounds the property.

This property has long been recognized as both a **Structure of Merit** and a **contributing building within the historic district**. Approving its demolition would not only be a loss to our architectural heritage but also a disservice to the character and identity of our city.

Riverside has already seen too many of its historic structures erased. If this trend continues, we risk losing the vintage charm that defines and enriches our community. I urge the City to preserve what remains of our past and say no to this unnecessary and irreversible loss.

Kindest regards,

April Glatzel
==========
Tara and April Glatzel
"The Sister Team"
Your Realtors For Life!
Re/Max Partners Real Estate
April: (951) 205-4429 license #01224102
Tara: (951) 205-4428 license #00981891
Fax: (951) 278-4439
E-mail: aprilglatzel@gmail.com
Website: www.TheSisterTeam.com
==========

Maldonado, Matthew

From: Leti Bernard <letibarnyard@gmail.com>
Sent: Monday, May 19, 2025 7:49 PM
To: Ward1
Subject: [EXTERNAL] [URGENT] Opposition to demolishing a Riverside Structure of Merit

CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.

Dear Councilmember Falcone,

Thank you for bringing this important matter to the attention of our Riverside community. I'm writing this email to voice my opposition to the demolition of a Riverside Structure of Merit, located at 4472 Orange St. I urge the Riverside County Office of Education to choose the path of preservation and help protect our historical landmarks. One of the many things I love about Riverside is our rich history and beautiful buildings and structures. We don't need another concrete parking lot, especially one that destroys a piece of Riverside's history.

Thank you for advocating for this issue!

Best,

Leti Bernard

Maldonado, Matthew

From: AT&T YAHOO SERVICES▸ <theona1@sbcglobal.net>
Sent: Monday, May 19, 2025 7:19 PM
To: Ward1
Subject: [EXTERNAL] Demolation

CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.

Please stop the demolation of this home.

Thank you,

Ona Wright
Redwood Drive

Maldonado, Matthew

From: VALENCIA SMITH <srj1029@aol.com>
Sent: Monday, May 19, 2025 7:14 PM
To: Ward1
Subject: [EXTERNAL] No! 4472 Orange St!

CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.

Please do not demolish this home! We can't replace history!

—V.

Don't just smile in the sun 🌻 😊
Dance in the rain ☔ 💃

Maldonado, Matthew

From: Richard Stalder <xcoachrs@sbcglobal.net>
Sent: Monday, May 19, 2025 7:00 PM
To: Ward1
Subject: [EXTERNAL] Thank you

CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.

Philip
Congratulations, after years of your previous council members destroying historic buildings in downtown Riverside we finally have a council member that is willing to stand up and say NO to destroying what few historic buildings we have left. It's very sad this wasn't the attitude of previous council members years ago.
Respectfully
Rich Stalder
Sent from my iPad

Maldonado, Matthew

From: addieschnirel@icloud.com
Sent: Monday, May 19, 2025 6:53 PM
To: Ward1
Subject: [EXTERNAL] 4472 Orange St

CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.

Hello!

The history of Riverside, represented in part by homes such as the one at 4472 Orange St, is a big part of why I moved to Riverside.

I would not like to see 4472 Orange St restored and preserved. I do want to see it demolished for a parking lot.

Best,
Addie Schnirel
4404 11th St, Riverside

Maldonado, Matthew

From: Dan Cocco <chr20dan@gmail.com>
Sent: Monday, May 19, 2025 6:57 PM
To: Ward1
Subject: [EXTERNAL] Save the house

CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.

Hello Philip, please check with Dave Stolte, May have someone interested in moving it if access is possible to evaluate it!
Dan Cocco
Sent from my iPhone

Maldonado, Matthew

From: Teresa Hunter <sohappy831@yahoo.com>
Sent: Monday, May 19, 2025 6:49 PM
To: Ward1
Subject: [EXTERNAL] Victorian Home Demolition

CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.

Good afternoon:

As part of Riverside's historic legacy, those Victorian homes that are still in existence represent a wonderful period of the city of Riverside. Please do not remove another historic link to our wonderful past - do not demolish 4472 Orange St. Thank you in advance…
Sent from my iPhone

Maldonado, Matthew

From: Robert Shaffer <shafferr833@gmail.com>
Sent: Monday, May 19, 2025 6:33 PM
To: Ward1
Subject: [EXTERNAL] Please to not demolish the house on Orange! Especially not for another black top parking lot! Also the empty gas station on corner of first and main has been broken into and needs to be secured!

CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.

Sent from my iPhone

Maldonado, Matthew

From: Linda Bailey <catwoman5150@sbcglobal.net>
Sent: Monday, May 19, 2025 6:03 PM
To: Ward1
Subject: [EXTERNAL] Demolition of the 1908 Victorian cottage at 4472 Orange St for an asphalt parking lot

CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.

I oppose the above referenced demolition proposed by the Riverside County Office of Education and would strongly recommend that the Cultural Heritage Board also oppose it when the matter comes before it in June.

Riverside needs to preserve its' history and appreciation for what has come before our current time.

Linda Bailey
catwoman5150@sbcglobal.net

=^..^=

Maldonado, Matthew

From: Tena Petix <tpetix@sbcglobal.net>
Sent: Monday, May 19, 2025 5:54 PM
To: Ward1
Subject: [EXTERNAL] Destroying Historic Buildings

CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.

This is a Big NO from me in regard to demolishing the historic structure on Orange Street. The County Office of Education has adequate parking.

Christine W. Petix
951.533.3791

Maldonado, Matthew

From: Keely Berry <keelyberryart@gmail.com>
Sent: Monday, May 19, 2025 5:43 PM
To: Ward1
Subject: [EXTERNAL] Opposing Demolition of 4476 Orange Street

CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.

Hello,

I am writing in to voice my opposition for demolishing the cottage at 4476 Orange Street. Having grown up in Riverside, my reason for staying is the local history, architecture and the opportunity to see this city be recognized for the things that have originally made it wonderful. Demolishing old craftsmanship for "parking" or any structure that isn't true to the original building is a disservice to our city.

Kind Regards,
Keely Berry Seeger

Maldonado, Matthew

From: RichardB@3145Market.com
Sent: Monday, May 19, 2025 5:35 PM
To: Ward1
Subject: [EXTERNAL] 4472 Orange st (Demo)

CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.

What can we do to stop this?

Sincerely,
R.B.
3145Market@gmail.com

(951) 755-3253

3145 Market Street
Riverside CA 92501

Maldonado, Matthew

From: Tim Maloney <tim@timinc.fun>
Sent: Monday, May 19, 2025 5:31 PM
To: Ward1
Subject: [EXTERNAL] Salvage

CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.

Typical higher agency scam…

Glad to help….let me know
….

Sent from my Verizon, Samsung Galaxy smartphone
Get Outlook for Android

Maldonado, Matthew

From: susan pickens <spgcanada320@gmail.com>
Sent: Monday, May 19, 2025 5:20 PM
To: Ward1
Subject: [EXTERNAL] Demolishing a home in a historical neighborhood

CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.

Philip Falcone,

I'm strongly against demolishing a 1908 Victorian Cottage at 4472 Orange Street as you are Philip! Riverside is a very attractive city in part because of our many charming historical neighborhoods!

Have them look instead at some of the boarded up unatractive buildings around town that are not in historical neighborhoods, and tear them down for a parking lot instead!

Sincerely,

Susan Pickens

A proud resident of the City I call my home since 1976.

Maldonado, Matthew

From: Rebecca Gross <rebecca.gross@cune.org>
Sent: Monday, May 19, 2025 5:18 PM
To: Ward1
Subject: [EXTERNAL] Structure of Merit

CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.

To whom it concerns:
We oppose the wrecking of the burned out house on Orange Street. We would rather see it restored. We do not need any more parking lots in this neighborhood! As it is, the current parking lot in which that house stands is never filled. Why would we want more ugly empty blacktop space for possible homeless encampments?
Furthermore, demolishing it would release a lot of lead dust into our neighborhood with little children!
Please save the historic structure. It is an adorable piece of our already too encroached-upon family neighborhood.

I have contacted many neighbors and have gotten their permission to add their signature to this email protesting a demolition of the historic Riverside County Office of Education house.
EVERY neighbor I contacted said to RESTORE the building!

Thank you!

Signed,
Russell and Rebecca Gross
-4493 Orange St.
Matthew and Rachelle Chrzan
-4494 Orange St.
Clara Gross
-4510 Orange St.
Bryan Sherman
-4526 Orange St.
Tim and Christine Henry
-4481 Orange St.
Blanca
-4489 Orange St.
Nancy and Eugene Fenton
-3641 15th St.
Danielle Johnson
-3644 15th St.
Clara Gross
-3643 15th St. (owner)

Maldonado, Matthew

From: Tony Elmo <tonyelmo@att.net>
Sent: Monday, May 19, 2025 5:10 PM
To: Ward1
Subject: [EXTERNAL] Victorian Home

CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.

Do not demolish. This is a historical home.

And, apparently the Council approved putting American flags on two streets, Beechwood and Castle Reagh Pl with no notice to the residents. Whether I personally like it or not, the right thing to do is to canvass the people who live on the street or don't put them up until you do.

When a new development is on the docket, it is typically required to obtain input from those properties affected for Planning Commission review and then Council. Should have been done on these streets also but was not.

Tony Elmo
3733 Castle Reagh Pl
Sent from my iPhone

Maldonado, Matthew

From: Burt Williams <Burt@nvbequipment.com>
Sent: Monday, May 19, 2025 5:07 PM
To: Ward1
Subject: [EXTERNAL] NO NO NO

CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.

Are you telling me, that in the current real estate market, there is no way for a contractor or home restoration project to be created to save this beautiful home?

How can we save this? Has is been up for auction? Has Ward 1 become so desperate for concrete that this gem gets sacrificed? There are literally hundreds of young talented family's looking for the opportunity to rehab and live in this Ward. You cannot let this happen.

Best Regards

Burt Williams,
Home owner of a 102 yr old home in Ward 1

"A soft answer turneth away wrath, but grevious words stir up anger"

Maldonado, Matthew

From: ArtisanHC <artisanhc@Jdbrestore.com>
Sent: Monday, May 19, 2025 4:40 PM
To: Ward1; Janice Penner
Subject: [EXTERNAL] Octopus Systems Rehousing Program
Attachments: Loan Pitch 05192025.pdf

CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.

Hello,
Hope the day finds you well.

Ref: email sent today- **Historic Structure Demolition Requested**

There may be a way to save this piece of history and bring revenue the city and aid in the homeless crisis.

Let me began by introducing myself:
I am Gilbert Ellsworth Jordan

I am asking for a help to make live better, the pitch is attached, but first about me.

Finding My Path to the Future

My path began when my grandmother had a stroke. She was bound to a wheelchair and lived in an old Victorian built in 1918, a house I love dearly. She needed access to the house upon returning from the hospital. My uncle, who had just returned home from Vietnam, and I spent the summer building a beautiful wheelchair ramp to match the existing house. I was 8 years old, and it was the first time I met him. The first thing he taught me, after how to hammer a nail, was a lesson that has recurred throughout my life and what I teach my children: "A carpenter never leaves a bent nail in place even if he must straighten it himself." It was a life-changing experience, and I will always remember those three weeks during the sweltering summer of 1977.

(I lost him after his body gave out from years of abusing heroin. All that knowledge, skill, and life lost so young.)

When we were completing the white exterior siding, I told him, "When I grow up, I will be a carpenter," like most of the men in my family on both sides, going back as far as the 1700s in St. Mary's County, Maryland. He simply and directly told me, "The world changes, and we must change with it, but never forget the past. Remember the forgotten, integrate the past, present, and future. True beauty, he explained in a fashion that my 8-year-old mind would later interpret as meaning the following: Mountains are old and majestic, and trees new and sprightly, but each complements the other. As should your carpentry as an artisan, complement what you are building."

After completing my training in carpentry and building maintenance at the Western School of Technology & Environmental Science in Catonsville, MD, in 1986, I spent the next years, due to life's circumstances, traveling and working in the field of carpentry. I worked in Maryland, Virginia, Pennsylvania, Indiana,

Missouri, Illinois, and California on some of the most heavily damaged, gorgeous old homes in need of time and care, as well as new homes. Most of those were built between the 1500s and the 1900s. I learned techniques and tricks unique to those regions of the country.

This began my love for restoration.

Now, after 35 years as a carpenter, I feel it is important to teach the trades to young people who do not want to be in "IT" or computer programmer or simply do not find joy working in an office but really enjoy being hands-on.

Artisan Historic Contracting: Works to restore buildings.

Jordan's Design and Building / J.D.B. Restore L.L.C: Plans to work with schools, churches, at-risk kids, and veterans' groups to teach and train new craftsmen to keep the trades alive and help build the future.

International Guild of Artisans and Masters Inc. (IGAM): Plans to be a place where those who love the trades can blog/talk, shop, and share old and new ideas. Also, share stories on the Haunted Restoration blog.

It is also planned to have Haunted Restoration appear on multiple types of media broadcasts in the future to help and support ongoing programs.

Mission Statement

I plan to take on projects that aid the community by preserving the history and traditions of the trades, while restoring what is being lost to the ravages of time. By aiding home and building owners, we create a dedicated network of trades, crafts, artisans, business, civic leaders, and all who wish to help. Additionally, we teach those eager to learn these crafts and trades both in the field and in the classroom.

My journey

When I was 15, I found myself suffering from homelessness. The only thing I had was my love of carpentry and a twilight program through the Western Institute of Technology that taught trades. If they knew I was homeless, I could never have attended. Luckily, I could get a work permit and work as an apprentice in Baltimore for 5 years. To have a safe place to stay and sleep, I joined The Guardian Angels. After my apprenticeship and other life-altering factors, I decided to leave Baltimore in December 1992. With $400, I bought a bus ticket to Riverside, CA, and a little food.

In Riverside, I found basic resources to help maintain a person suffering from homelessness. I used to sleep behind the Universalist Unitarian Church of Riverside on Mission Inn Blvd. and Lemon St., where I talked about carpentry and working on old houses with someone involved with the church's restoration board. This was the beginning of my journey in January 1993.

I did not survive well in Riverside. An architect working with the church's restoration board suggested programs in downtown LA (Skid Row) that might help. He gave me $20 and told me to go there. Skid Row was like North Avenue and Pennsylvania Ave (Penn North) in Baltimore but warm year-round. I found structured programs, but something always fell short, and I had to seek resources and other programs the fill the gaps. Without my trade I would have starved. It took 3 months to find and schedule the 3 programs I needed to get off Skid Row: Education, Training, Therapy, and Access to Resources.

In September 1993, I got my first apartment in LA.; Six months later, I was installing screw jacks in partially collapsed apartment buildings after the January 1994 Northridge earthquake in Reseda California.

On two other occasions I found myself suffering from homelessness again.

In 2000, In January my father died in Baltimore and my second child was due to be born in California. Also, I opened a small construction company in Moreno Valley, and was trying to buy my first house, but the person

selling the house did not own it, and the FBI soon showed up. My family had to move, and I went back to Baltimore to rebuild.

In 2007, I lost my handyman service just before the 2008 housing crisis, so I moved my family to Illinois to help a former client start a construction division for his Home & Garden business. In 2009, the mother of my 3 children had a heart attack. Due to the strain of medical issues and having three young kids under 14, work was affected. We were evicted in December 2011, the kids and their mother went to stay with her mother in Mo. Val., and I followed my family to Riverside in January 2012. I stayed at Hulen Place Homeless Shelter and worked to find a job and a place to stay. By April, I had a motel room and was working for a local contractor. I promised the mother of my children that I would never be more than an hour away from them. She died January 2014

In December 2019, I received my C-6 Contractor's license and opened Jordan's Custom Woodwork. Despite the COVID lockdown in January 2020, I persevered. In 2022, I became a General Contractor. However, the 2023 atmospheric river overwhelmed my business, by the third quarter of 2023 I was embroiled in a lawsuit with a client "as a contractor in California you expect to happen sooner or late and you plan for it". What I did not plan for the scammers gas lighters and the amount of people there are just gaming the system. Especially the employment laws, the way their structured small business without backing will not stand and I suffered a stroke February.24,2024

With a heavy heart, I had to shutter Jordan's Custom Woodwork and file for chapter 7 bankruptcy in March 2024. After taking time to heal, and as I healed physically and mentally, I studied the mistakes, missteps, my naivety and arrogance. I trimmed things, cut thing and changed things. One lesson learned is not to just settle to avoid employee problems i.e... scams. The loss of funds will kill a small business so keep detailed records and learn to represent your Pro Se`

Armed with this new business plan I opened Artisan Historic Contracting, specializing in historic restoration.

Our Services

- Repair: A Master Craftsman and a apprentice will be assigned to repair the damaged structure.
- Renovation: We integrate all elements of your historic structure to use the latest innovations in efficiency.
- Historic Restoration: We research the history of the structure to ensure we match every aspect of your structure's restoration project to the finest possible detail.

Education: Integrating the old and the new, providing our restoration clients with a wealth of design innovations, the unique ability to replicate a lost home with modern amenities seamlessly blended into the design.

Training: In the field and online to give access to all levels of talent to ensure a product that meets our stringent requirements.

Therapy: The foundation of any business is its people.

Access to Resources: An area on the website dedicated to resources.

One thing I've learned over the years is that a good, maintainable foundation is key. Even if all you have is a cardboard box to start, maintain it and use it as a jumping-off point or fallback point. This will help you not be afraid to take small risks. Remember each mistake you made and how you made them. Write them down if you must. Look out for the warning signs. Like I tell my 6 children: Please make mistakes but own them and learn from them, for with every mistake comes a lesson.

I still live just blocks away from the Universalist Unitarian Church of Riverside. To do my part, I developed a 5-month path out of homelessness program for youths, those newly released from incarceration, returning veterans, and anyone who needs it.

Thank you for letting us help you make your dream a reality.
Gilbert Jordan
Artisan Historic Contracting
CSLB#1060886
P.O. Box 1023
Riverside CA.92502
Direct (951) 500-3050
artisanhc@jdbrestore.com
Jdbrestore.com

Remembering The Forgotten

Maldonado, Matthew

From: Crystal Coleman <crystal@teamfamous.com>
Sent: Monday, May 19, 2025 4:16 PM
To: Ward1
Subject: [EXTERNAL] Opposition to Demolition of Historic Home at 4472 Orange St

CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.

Dear Councilmember,

I'm writing to express my strong opposition to the proposed demolition of the 1908 Victorian cottage at 4472 Orange Street—an officially recognized Structure of Merit and a contributing resource in the Prospect Place Historic District.

This home is not just a fire-damaged building. It is a rare survivor from a pivotal era in Riverside's history—one that speaks to the craftsmanship, architectural richness, and character that make our city unique. Once demolished, its historic value is lost forever, replaced by yet another patch of asphalt in an already over-paved downtown.

As someone deeply invested in Riverside's architectural heritage, I believe in restoration over removal. In fact, I would even be open to exploring the possibility of restoring the home myself or partnering with others who are committed to saving this important piece of our shared story. Restoration is not only possible—it's the responsible and inspired path forward.

We must stop the slow chipping away of our historic districts. This building deserves a second life, not a bulldozer. Please stand with those of us who believe Riverside's future should honor its past. I urge you to reject the demolition request and pursue alternatives that preserve and celebrate our city's historic assets.

Sincerely,
Crystal Coleman

Ward 1 resident and Historic Real Estate Specialist

Maldonado, Matthew

From: Karl Roemer <karlroemer@sbcglobal.net>
Sent: Monday, May 19, 2025 4:15 PM
To: Ward1
Subject: [EXTERNAL] Please save the structure at 4472 Orange Street from demotion

CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.

Hello Riverside City,

Please save the structure at 4472 Orange Street from demolition.

Peace - Karl Roemer
(951) 787-6241

Maldonado, Matthew

From: DOUGLAS ADAMS <speedywkr@aol.com>
Sent: Monday, May 19, 2025 4:09 PM
To: Ward1
Subject: [EXTERNAL] Demolition of Orange St home

CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.

We are opposed to the demolition of this home to put in a parking lot. It is important that we restore and save our historic homes as these are some of the jewels of Riverside.
Doug and Jane Adams
5075 Blanchard Dr
Riverside 92504
951-315-7924
Sent from my iPhone

Maldonado, Matthew

From: L S <leslieswor@gmail.com>
Sent: Monday, May 19, 2025 4:08 PM
To: Ward1
Subject: [EXTERNAL] Do not demolish 4472 Orange St

CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.

Dear Philip:

I adamantly support NOT demolishing the historic home located at 4472 Orange Street. Riversiders are way past demolishing our history and the neighborhoods that represent who we are.

To expect that the residents of Riverside would approve demolishing this, or any other historic home, is madness. The home is literally surrounded by parking lots.

I would suggest that the County of Riverside encourage their employees to use our great transportation system to get to and from work. We are much more sophisticated than we used to be here in Riverside. Our historic buildings are not up for debate. We will fight to save these treasures!

Thank you for your support Philip! This is literally coming on the heels of the fantastic Old Riverside Foundation Home Tour! We are serious here about our history! Tell the County of Riverside "nothing doing!!"

Maldonado, Matthew

From: Jeff Cook <cookcs@sbcglobal.net>
Sent: Monday, May 19, 2025 4:00 PM
To: Ward1
Cc: const.
Subject: [EXTERNAL] 4472 Orange st. Demolition...
Attachments: cookcs.vcf

CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.

To:

Philip Falcone - Ward 1 Councilman / Whom it may concern,

Re:

Proposed demolition of the existing home located at 4472 Orange st.

Hearing of this proposed historic home demolition definitely pulls at some particular heart strings for me. I happen to live in one of 4 homes that were moved from the Press Enterprise property on Olivewood St. to it's current location at 3177 Orange st. Our home along with 3 of our direct neighbors' homes' were all moved to their current locations in the early 1990's rather than be demolished to make room for the Press Enterprises' new parking lot and building at the time. We were not the original owner's / Contractor at the time these homes were moved, but have enjoyed living here since the late 1990's. I have witnessed several other homes in the area - (a total of six homes on Orange st. between First and Third Streets alone) - that were moved to Heritage Square and other areas of downtown to escape being demolished. As a general contractor, I have worked on relocated homes in Riverside and other areas and I have acquired a deeper level of appreciation for the historicity and craftsmanship of these historic homes. As the saying goes, "They don't build 'em like they used to!" rings very true. I also understand current needs for Urban change / updating, however, this particular home already appears to be bounded by two parking lots with another across the street. Why the need for more parking here? I assume the Riverside County Office of Education is the current owner?

The home is obviously in need of repair, but I have personally repaired homes with far more damage.

If the parking requirements are absolutely necessary, why not explore the possibility of moving the home? I know many properties were acquired and homes were moved through the now defunct city Redevelopment Agency. I don't know which city agency would facilitate that now but it seems this home would be a perfect candidate for it.

In conclusion, I would not be in favor of demolishing this home just for the sake of adding parking spaces!, and it should not be left to set as-is / unoccupied. So as an acceptable alternative, I think the

process of moving the home should be explored. I see several properties around this area with city owned / for sale signs on them. Possibly this home could be moved to one of them and sold at a reduced cost? I know the city is pushing for higher density rental housing projects, but maybe this home could be incorporated onto one of those available lots. There is still a lot to be said for single family residences. Rentals are always needed, but people will put down roots and stay invested in their communities when they are home owners much more so than just renters -- and that may be a win-win for all.

Sincerely,

Jeff Cook.

Virus-free.www.avast.com

Maldonado, Matthew

From: Matthew Hahn <matthahn@sbcglobal.net>
Sent: Monday, May 19, 2025 4:03 PM
To: Ward1
Subject: [EXTERNAL] No demo!

CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.

Protect 4472 Orange St!
Sent from my iPhone

Maldonado, Matthew

From: Mary <moearden@gmail.com>
Sent: Monday, May 19, 2025 3:58 PM
To: Ward1
Subject: [EXTERNAL] Opposition to Demolition

CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.

I am writing to express my opposition to the proposed demolition of the 1908 Victorian cottage located at 4472 Orange St for the purpose of constructing an asphalt parking lot.

I believe that the demolition of this historic cottage would be a significant loss to our community. The Victorian architecture of the building is a unique and valuable part of our city's heritage. Preserving such structures enhances the character of our neighborhoods and provides a tangible link to our past.

Furthermore, replacing a historic building with an asphalt parking lot raises concerns about the impact on the local environment and the aesthetic quality of the streetscape.

I urge you to consider alternatives that would preserve the cottage and explore other solutions for parking needs in the area.

Thank you for your time and consideration of this important matter.

Sincerely,

Rick and Mary Arden
3274 Redwood Dr, Riverside, CA 92501

Maldonado, Matthew

From: r2rogers <r2rogers@earthlink.net>
Sent: Monday, May 19, 2025 3:57 PM
To: Ward1
Subject: [EXTERNAL] Historic Home Preservation

CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.

Hi Phillip. I say "NO" to demolition!

Maldonado, Matthew

From: Mark Debus <mdebus54@outlook.com>
Sent: Monday, May 19, 2025 3:51 PM
To: Ward1
Subject: [EXTERNAL] 4472 Orange St

CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.

Agree with preserving this location!!

Dept of Education can build a parking lot just about anywhere!!

Thanks for listening!
Mark DeBus
Ward 3

Sent from my iPhone

Maldonado, Matthew

From: Kirsten V <kirstenvarvi@gmail.com>
Sent: Monday, May 19, 2025 3:48 PM
To: Ward1
Subject: [EXTERNAL] Our beautiful city

CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.

To Whom it May Concern,
My name is Kirsten Varvi. I live in ward 1. I walk my streets every day. I watch my city like a hawk. I see something and say something. This is my voice.
Please do not tear down a beautiful home, structure and space, with over a hundred years of memory. I moved here with my family in 1978. I was 4 years old. I cried when they tore down the old Victorian home behind the Dairy Queen on Magnolia Ave, when I was little. It felt like a desecration. Like those who once lived there, who built families and nurtured our city, were now without the place they made a stronghold for love and a future. Even though my father explained that it was too far gone for repairs, it made no sense, who let it get to that point? “The City,” he said.

Here we are over 40 years later. Housing crisis. Homeless crisis. A need for space for artists, community outreach facilities and gardens. But we need another pay for parking lot? Really?

Please stop the madness. At least when the Tamale Factory was built the city insisted it have style & architecture. As a collective, the citizens held their breath and rolled their eyes. But the city did right by its constituents. That might be the last time it did.

Sincerely (pissed),
Kirsten Varvi

Maldonado, Matthew

From: alina sayshello <alina.smile4me@gmail.com>
Sent: Monday, May 19, 2025 3:45 PM
To: Ward1; Falcone, Philip
Subject: [EXTERNAL] 1908 Victorian cottage at 4472 Orange St

CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.

In regards, to a demolition request that has been submitted by the Riverside County Office of Education to demolish a 1908 Victorian cottage at 4472 Orange St for an asphalt parking lot. Not only is this home in the Prospect Place Historic District, it was identified decades ago to be a contributing structure to the fabric of that district and is a Structure of Merit – the second highest historic designation a building can obtain in Riverside.

I say no to the chipping away of our historic districts in favor of lifeless, concrete, increased noise, traffic and pollution. While damaged from a fire, the home is not beyond salvage and restoration.

I oppose the demolishing a Riverside Structure of Merit. Riverside Housing Development Corporation, I believe, can rehabilitate the home to original satisfaction with one of their contractor's implementing a competitive bid process from a local approved contractor and sell to a private buyer while preserving the historical value. This would then contribute to the city's revenue upon sale of the property.

Sincerely,

Alina Ritchie,
Local Riverside resident, homeowner, tax payer

Maldonado, Matthew

From: jtln@aol.com
Sent: Monday, May 19, 2025 3:26 PM
To: Ward1
Subject: [EXTERNAL] Orange street home demolition

CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.

I am writing to voice my opposition to the demolition of the historic home at 4472 Orange Street. We need to preserve our historic homes and do not need another parking lot. If the Office of Education needs more parking they can at least move the house to another lot.

Thank you
Julie Boyes
5859 Grand Ave
Riverside, CA 92504
951-788-2294

Maldonado, Matthew

From: Teresa Wassman <fullmaa@icloud.com>
Sent: Monday, May 19, 2025 3:21 PM
To: Ward1
Subject: [EXTERNAL] Opposed to 4472 Orange St being destroyed for a Parking lot

CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.

I am opposed to the proposal of demolishing a historic landmark at 4472 Orange St located in the Prospect Place Historic District.

Demolishing a County property in a City of Riverside Historic District sets a negative example to homeowners in Historic Districts. It casts the appearance that Government is above the citizens, who mush follow the Historic Districts policies. Secondly, this is a County property, not a City property. The County Must be forced to follow the City Historic District policies, otherwise it is more than just the appearance that Government is above the citizens.

Additionally, if the County needs parking, let them pay to park in a City Garage, like the citizens. Win/Win, we keep our integrity by enforcing the policies of the Historic District while also providing parking for the County.

We are in a historic battle for democracy. The people in the City of Riverside have spoken to their willingness and desire to live in Historic Districts while abiding by the policies, so MUST the County. Riverside Citizens will be appalled and alienated if the Riverside City Counsel permits the demolition of a structure in the Prospect Place Historic District for a Parking lot by the County. Benign neglect at the City, County, State or Federal level is not a reason to grant a demolition permit. It is a reason to stand up and say NO.

We, the citizens are watching, we are concerned about Government overreach, about Government acting as if it is above the very citizens who elected them. Make no mistake, granting this request, will result in citizens taking action at the voting booth. I see you, we see you and we will be heard and seen. Take care.

Nameste
Teresa Wassman
3673 Oakwood Place

Maldonado, Matthew

From: Ron Vervick <rvervick@yahoo.com>
Sent: Monday, May 19, 2025 3:20 PM
To: Ward1
Subject: [EXTERNAL] demolition

CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.

If minimal repairs are needed, I'll put $50K down if City will carry remainder at 4%. Ron l. Vervick

Maldonado, Matthew

From: Ron Vervick <rvervick@yahoo.com>
Sent: Monday, May 19, 2025 3:18 PM
To: Ward1
Subject: [EXTERNAL] demolition

CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.

How can we stop it? Buy it? For sale?

Maldonado, Matthew

From: Trisha Sanzari <tsanzari@cnusd.k12.ca.us>
Sent: Monday, May 19, 2025 3:15 PM
To: Ward1
Subject: [EXTERNAL] Keep 4472 Orange St

CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.

I am against the demolition of 4472 Orange St. It should be restored and celebrated for it's beauty.

Trisha Sanzari
Secretary
Sierra Vista Elementary
(951)736-3311
x75101

Statement of Confidentiality: The contents of this e-mail message and any attachments are intended solely for the addressee. The information may also be confidential and/or legally privileged. This transmission is sent for the sole purpose of delivery to the intended recipient. If you have received this transmission in error, any use, reproduction, or dissemination of this transmission is strictly prohibited.

Maldonado, Matthew

From: Robert Merrill <ramerrill@charter.net>
Sent: Monday, May 19, 2025 3:12 PM
To: Ward1
Subject: [EXTERNAL] 4472 Orange St. Demolition Request

CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.

To Whom It May Concern,

A public entity, such as the Riverside County office of Education, has a heightened responsibility to be a good steward of the community in which it operates. Demolishing a home in a city where housing is at a premium, adding additional asphalt that will reduce greenery while increasing the urban heat sink, and erasing a home of significant character is not good stewardship. Therefore, I asked that you reject the application to demolish 4472 Orange St.

Sincerely,

Robert Merrill

Sent from my iPad

Maldonado, Matthew

From: Morrison-Cook, Monique
Sent: Monday, May 19, 2025 3:07 PM
To: Ward1
Subject: RE: [EXTERNAL] Councilmember Philip Falcone: Help us save a historic home from the wrecking ball!

I'm not a resident in Ward 1, but I would hate to see them demolish this home!

Monique Morrison-Cook | Senior Administrative Assistant
Assistant to Chief McKinster
City of Riverside | www.RiversideCA.gov
Fire Department - Administration
3401 University Avenue, Riverside, CA 92501
mmorrison-cook@riversideca.gov
☎ Office: 951-826-5875 Cell: 951-505-4221

From: Philip Falcone Riverside Councilmember, Ward 1 <cariverside@public.govdelivery.com>
Sent: Monday, May 19, 2025 2:34 PM
To: Morrison-Cook, Monique <MMorrison-Cook@riversideca.gov>
Subject: [EXTERNAL] Councilmember Philip Falcone: Help us save a historic home from the wrecking ball!

CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.

Historic Structure Demolition Requested

Once historic structures are demolished the history, character, and craftsmanship they represent are gone forever.

Maldonado, Matthew

From: christalmomcm <christalmomcm@yahoo.com>
Sent: Monday, May 19, 2025 3:05 PM
To: Ward1
Subject: [EXTERNAL] Demolished if historic buildings

CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.

Please respect the designation given to our historic buildings. From the homes to our Cesar Chavez Community Center, we work to identify, preserve and protect the few buildings that remain to show our past.

Sent from my T-Mobile 5G Device

Maldonado, Matthew

From: lee eventsmarketing.us <lee@eventsmarketing.us>
Sent: Monday, May 19, 2025 2:55 PM
To: Ward1
Subject: [EXTERNAL] Parking lot vs. historic home

CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.

Dear City Council:

Once a piece of history is lost--

You can't change your mind, 20 years later...

In about 2004-2005, when Riverside was "having
a moment," the City Council considered removing the center island rose bushes from Victoria Ave. to allow for more traffic.

The Magnolia/ Jurupa intersection area is ugly compared to Magnolia on the other side of Arlington, with trees and flowers down the center of the street.

We once had a Carnegie Library.

Exchanging an historic home for a parking lot is something that you will regret, years from now, when the parking "issues" are resolved.

Lee Wade
4623 Braemar Pl.
Riverside, CA 92501
(310) 871-8670

Maldonado, Matthew

From: Willow Kudla-Smith <swillow002@gmail.com>
Sent: Monday, May 19, 2025 2:55 PM
To: Ward1
Subject: [EXTERNAL] Opposition to the Demolition of 4472 Orange St

CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.

To Whom it may concern,

I am writing to formally express my strong opposition to the proposed demolition of 4472 Orange St, a historically significant site in our community.

This structure is not merely an old building; it is a tangible reminder of Riverside's rich heritage and a vital part of our city's architectural and cultural identity. As a designated Structure of Merit, it represents a unique era in the city's development and holds immense historical value that should not be overlooked or erased.

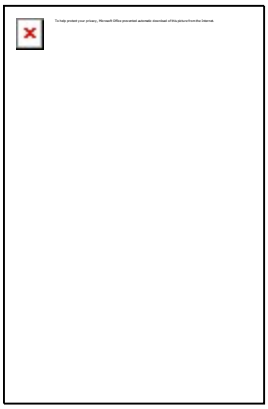
The preservation of such structures is essential not only for honoring the past but for fostering a sense of continuity, pride, and place within our community. Once demolished, these irreplaceable landmarks and the stories they hold are lost forever.

I respectfully urge the Riverside County Office of Education to explore alternative options to demolition.

I hope you will choose to protect this valuable piece of our past for the benefit of future generations.

All the best,

Willow Kudla-Smith
Michigan Native | SoCal Resident
Linkedin
She/Her/Hers



Maldonado, Matthew

From: Ellen Baer <ejb33@yahoo.com>
Sent: Monday, May 19, 2025 2:55 PM
To: Ward1
Cc: Falcone, Philip
Subject: [EXTERNAL] Fw: Councilmember Philip Falcone: Help us save a historic home from the wrecking ball!

CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.

I am opposed to the demolition of this property, at least move it to another location. It is a beautiful home. When was it purchased, price, and by whom? Is this a residential district, if so, it should stay there.

Ellen Baer

----- Forwarded Message -----
From: Ellen Baer <ejb33@yahoo.com>
To: Philip Falcone <pfalcone@riversideca.gov>
Sent: Monday, May 19, 2025 at 02:51:26 PM PDT
Subject: Fw: Councilmember Philip Falcone: Help us save a historic home from the wrecking ball!

Its adorable! Is it zoned residential? What can be done to save it? It is not listed in Zillow with that address for some reason, FYI.

TY

Ellen Baer

----- Forwarded Message -----
From: Philip Falcone Riverside Councilmember, Ward 1 <cariverside@public.govdelivery.com>
To: "ejb33@yahoo.com" <ejb33@yahoo.com>
Sent: Monday, May 19, 2025 at 02:33:35 PM PDT
Subject: Councilmember Philip Falcone: Help us save a historic home from the wrecking ball!

Historic Structure Demolition Requested

Once historic structures are demolished the history, character, and craftsmanship they represent are gone forever.

A demolition request has been submitted by the Riverside County Office of Education to demolish a 1908 Victorian cottage at 4472 Orange St for an asphalt parking lot. Not only is this home in the Prospect Place Historic

Maldonado, Matthew

From: J R <praxter357@gmail.com>
Sent: Monday, May 19, 2025 2:48 PM
To: Ward1
Subject: [EXTERNAL] My 1921 cottage bungalow that I added 500 ft. to and built my garage, three car in the back. All with permits and all with cultural heritage. If you boys need help, let me know.

CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.