

1 RESOLUTION NO.

2 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERSIDE,  
3 CALIFORNIA, APPROVING THE APPLICATION UNDER PLANNING CASE  
4 NUMBER DP-2025-00469 DESIGNATING RIVERSIDE CITY HALL LOCATED AT  
5 3900 MAIN STREET, AS CITY HISTORIC LANDMARK #152.

6 WHEREAS, in Planning Case No. DP-2025-00469, an application to designate Riverside  
7 City Hall, located at 3900 Main Street, spanning the Main Street alignment between Ninth and  
8 Tenth Streets, in the City of Riverside, California, Assessor's Parcel Numbers 215-372-013 and 215-  
9 372-014, as more particularly described and depicted in Exhibit "A" attached hereto incorporated  
10 herein by reference, was found to be eligible for listing as a City Landmark; and

11 WHEREAS, on June 18, 2025, the Cultural Heritage Board of the City of Riverside  
12 conducted a duly noticed public hearing on said application and recommended the approval of the  
13 designation of a City of Riverside City Historic Landmark for Riverside City Hall described above;  
14 and

15 WHEREAS, this process is exempt from review under the California Environmental Quality  
16 Act (CEQA) pursuant to Sections 15061(b)(3) and 15308 of the CEQA Guidelines as set forth in  
17 Title 14 of the California Code of Regulations; and

18 WHEREAS, all legal prerequisites to the adoption of this application have been met.

19 NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Riverside,  
20 California that based on substantial evidence presented to the Cultural Heritage Board during the  
21 above-referenced public hearing and thereafter to the City Council, including written and oral staff  
22 reports, together with public testimony pursuant to the provisions of Title 20 of the Riverside  
23 Municipal Code pertaining to the designation of a Historic Landmark, the City Council hereby finds  
24 that Riverside City Hall, located at 3900 Main Street, spanning the Main Street alignment between  
25 Ninth and Tenth Streets, in the City of Riverside, California, Assessor's Parcel Numbers 215-372-  
26 013 and 215-372-014, as more particularly described and depicted in Exhibit "A" attached hereto  
27 and incorporated herein by reference, a Historic Landmark eligible for designation under criteria set  
28 forth in the Riverside Municipal Code Section 20.50.010(U) and based on the following facts and  
findings:

**FINDINGS:** Criterion 3: Embodies distinctive characteristics of a style, type, period or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship;

**FACTS:** Riverside City Hall represents a unique blend of Brutalism and New Formalism Styles of Architecture. The original design for Riverside City Hall followed the Brutalist style, but it was later softened with elements and materials from New Formalism, which appealed more to the local community. Rather than being a typical late example of modernist architecture, the building represents a more mature phase of the movement in Riverside, blending features from both Brutalism and New Formalism. These styles shared characteristics like flat roofs, raised podiums, repeating geometric forms, raw unfinished masonry, and integrated public plazas. The bold, asymmetrical aspects of Brutalism were balanced by stacking the building's floors symmetrically and wrapping them in a masonry curtain wall of repeating arches—recalling both Brutalist window voids and the patterned screens typical of New Formalism. Simple, stylistic embossed Raincross symbols are used in the elevated podium as decorative accents and plaza pavers. As architect Herman Ruhnau explained in August 1971, the building was designed to reflect “the city’s heritage of grace, beauty, and the blending of old with new,” and to complement both the County Courthouse and the Mission Inn.

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

Riverside City Hall was designed by the prominently local architectural firm of Ruhnau, Evans, and Steinmann. Although Walter P. Wild is listed as the project architect, his role in the design of Riverside City Hall is unclear. The firm’s partners were actively involved in the project. Herman Ruhnau is recognized as one of the most prominent midcentury architects in the City, with works including but not limited to the RCC Cosmetology Building, (1957); County Law Office of Public Defender, 4200-32 Orange Street (1958); RCC Cutter Swimming Pool (1957); Press Enterprise Building, 3514 14th Street (1958); Marcy Branch Library, 3711 Central Avenue (1958); John Adams Elementary, 8362 Colorado Avenue (1960); Riverside County Law Library, 3535 9th Street (1969); La Sierra High School, 4145 La Sierra Avenue (1969); and many more.

The design of Riverside City Hall was especially influenced by Swiss architect Kurt E. Steinmann, who led the design section and spoke publicly about the project. Known locally for his Horizon Homes and other notable work, Steinmann later became president of the local AIA chapter. According to his son Josef, it was Steinmann who insisted on including the distinctive arches in the building’s outer curtain wall.

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1 BE IT FURTHER RESOLVED THAT pursuant to Title 20 of the Riverside Municipal Code,  
2 the City Council hereby approves the above-referenced application and designates Riverside City  
3 Hall, located at 3900 Main Street, spanning the Main Street alignment between Ninth and Tenth  
4 Streets, in the City of Riverside, California, Assessor's Parcel Numbers 215-372-013 and 215-372-  
5 014, in the City of Riverside, as City Historic Landmark #152.

6 BE IT FURTHER RESOLVED THAT the proposed historic landmark designation is exempt  
7 from the provisions of the California Environmental Quality Act pursuant to Sections 15061(b)(3)  
8 and 15308 of the Guidelines for Implementation of the California Environmental Quality Act (Title  
9 14, California Code of Regulations, commencing with Section 15000 as it can be seen with certainty  
10 that there is no possibility that the activity will have a significant effect on the environment, and said  
11 action is intended to preserve the historic character of the building.

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

15 ADOPTED by the City Council this \_\_\_\_ day of \_\_\_\_\_, 2025.

17 \_\_\_\_\_  
18 PATRICIA LOCK DAWSON  
19 Mayor of the City of Riverside

20 Attest:

21 \_\_\_\_\_  
22 DONESIA GAUSE  
23 City Clerk of the City of Riverside

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1 I, Donesia Gause, City Clerk of the City of Riverside, California, hereby certify that the  
2 foregoing resolution was duly and regularly adopted at a meeting of the City Council of said City at  
3 its meeting held on the \_\_\_\_\_ day of \_\_\_\_\_, 2025, by the following vote, to wit:

4 Ayes:

5 Noes:

6 Absent:

7 Abstain:

8 IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the  
9 City of Riverside, California, this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

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11 \_\_\_\_\_  
12 DONESIA GAUSE  
13 City Clerk of the City of Riverside  
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CA: 25-0955 SW 06/26/25

**EXHIBIT "A"**  
**Legal Description**

Project: Historic Property Designation  
APN: 215-372-013 & -014  
Address: 3900 Main Street

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

All that portion of Block 9, Range 7 of the Town of Riverside, as shown by map on file in Book 7, Page 17 of Maps, records of San Bernardino County, California, portion of Block 9, Range 6 of the Town of Riverside, known as Martha G. Davis Resubdivision, as shown by map on file in Book 2, Page 34 of Maps, records of Riverside County, together with a portion of Main Street (vacated) and a portion of Ninth Street (vacated) adjoining said Blocks, more particularly described as follows:

**BEGINNING** at the intersection of the centerline of Ninth Street with the centerline of Main Street;

**THENCE** South 60° 56' 43" East, along said centerline of Ninth Street 202.56 feet to its intersection with the northeasterly prolongation of the northwesterly line of that certain alley dedicated and accepted for public use for alley purposes as Parcel 1 by the City Council of the City of Riverside, Resolution No. 12705, recorded January 6, 1976, as Instrument No. 1389 of Official Records of Riverside County;

**THENCE** South 29° 01' 52" West, along said northeasterly prolongation and along said northwesterly line a distance of 358.83 feet to a line which is parallel with and distant 38.00 feet northeasterly as measured at a right angle from the centerline of Tenth Street;

**THENCE** North 60° 57' 01" West, along said parallel line 202.51 feet to said centerline of Main Street;

**THENCE** North 60° 56' 58" West, continuing along said parallel line 208.62 feet to the southeasterly line of that certain alley dedicated and accepted for public use for alley purposes as Parcel 2 by the City Council of the City of Riverside by said Resolution No. 12705;

**THENCE** North 29° 02' 52" East, along said southeasterly line and along its northeasterly prolongation a distance of 370.88 feet to a line which is parallel with and distant 12.00 feet northeasterly as measured at right angle from said centerline of Ninth Street;

THENCE South 60° 56' 29" East, along said parallel line 208.47 feet to its intersection with said centerline of Main Street;

THENCE South 29° 02' 49" West, along said centerline of Main Street 12.00 feet to the **Point of Beginning.**

**Excepting therefrom** that portion of Ninth Street of said map of the Town of Riverside, described as follows:

Parcel 1 and Parcel 2 as described in Resolution No. 21312 of the City Council of the City of Riverside, a Certified copy of which was recorded March 19, 2009, as Document No. 2009-0131922, of Official Records of Riverside County, California.

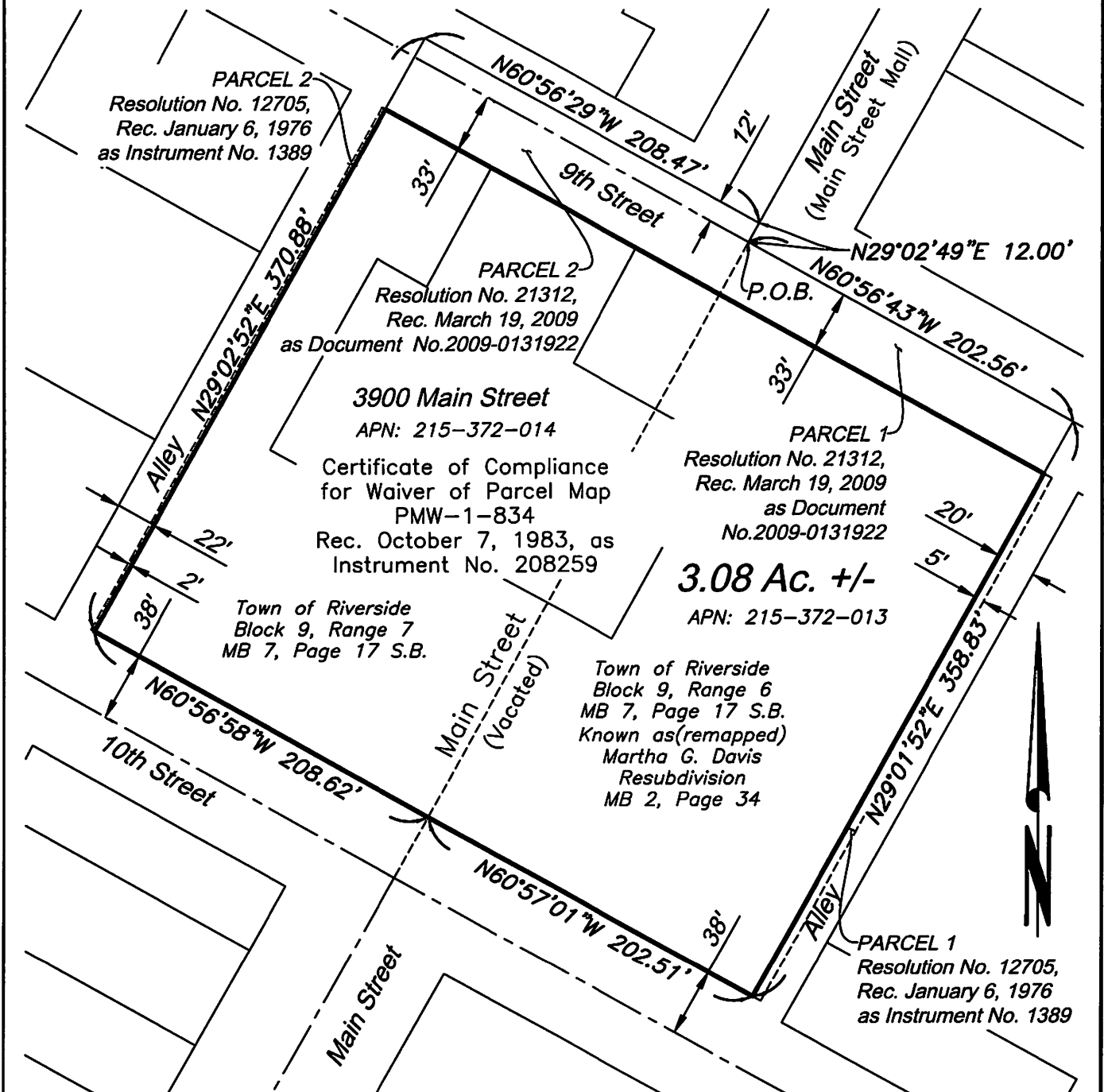
Area = 3.08 Acres +/-

This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

DBWM 6/12/2025 Prep. dbw  
Douglas B. Webber, L.S. 9477 Date



# EXHIBIT



• CITY OF RIVERSIDE, CALIFORNIA •

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

SHEET 1 OF 1

SCALE: 1" = 80'

DRAWN BY: dbw DATE: 6/12/25

SUBJECT: 3900 Main Street - Historic Property Designation