



Community & Economic Development Department

Planning Division

3900 Main Street, Riverside, CA 92522 | Phone: (951) 826-5371 | RiversideCA.gov

CULTURAL HERITAGE BOARD MEETING DATE: JULY 20, 2016

AGENDA ITEM NO.: 2

LANDMARK DESIGNATION

I. CASE NUMBER: P16-0382

II. PROJECT SUMMARY:

- 1) **Proposal:** Historic Designation request to designate the Nielson Pool House as a City Landmark
- 2) **Location:** 5050 Sedgwick Avenue
- 3) **Ward:** 3
- 4) **Applicant:** William and Arabella Cloake
- 5) **Case Planner:** Scott Watson, Assistant Planner
(951) 826-5507
swatson@riversideca.gov

III. RECOMMENDATION:

That the Cultural Heritage Board Recommend that the City Council:

1. **DETERMINE** that P16-0382, City Landmark Designation, is categorically exempt from the California Environmental Quality Act (CEQA) per Sections 15061(b)(3) and 15308 of the CEQA Guidelines as it can be seen with certainty that there is no possibility that the activity will have a significant effect on the environment, and said action is intended to preserve the historic character of the building and site as well as provide notice of the historic status; and,
2. **APPROVE** Planning Case P16-0382 based on the facts for findings outlined below, thereby the designating the Nielson Pool House as a City Landmark.

FACTS FOR FINDINGS: (From Sections 20.20.030 and 20.50.010(U) of the Riverside Municipal Code)

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

FACTS: The Nielson Pool House meets Criterion 3 because it is an excellent example of Mid-Century Modern residential architecture in Riverside. The residence is built upon a hillside and uses structural columns to support the residence on the sloping side of the hill. The flat roof with large over-hanging eaves, cantilevered balconies, and ribbon window emphasize the horizontality of the residence. Its design also places emphasis on the enclosed pool at the center of the residence. This emphasis is accomplished by raised the portion of the roof with clerestory windows, as well as have the main living spaces open onto the pool atrium.

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

FACTS: The Nielson Pool House because it is one of the last remain local structures designed by Svend Nielsen, a prominent civil and architectural engineer in the State of California.

IV. BACKGROUND/HISTORY:

The property owner is requesting to designate the Nielson Pool House at 5050 Sedgwick Avenue as a City Landmark. The period of significance is 1966, the date of construction. The single-family residence is an excellent example of Mid-century Modern (Contemporary sub-style) residential architecture in Riverside. It was designed by civil and architectural engineer Svend Nielsen, who also lived in the house until 1988.

Mid-century Modern is a term used to describe the evolution of the International Style after World War II. Mid-Century Modern architecture is more organic and less doctrinaire than the International Style, and it is characterized by more solid wall surfaces. Visually distinct, the Contemporary style represents advances in building technology, the postwar embrace of the new and modern, and related trends in other areas of modern design such as furniture, products, and graphics. With fewer structural components resulting from post-and-beam construction, the Contemporary style originated in the severe postwar housing shortage of the late 1940s, which provided an opportunity to inexpensively introduce modern design at the tract scale in early, economy-conscious modest postwar neighborhoods. Most are seen in the first 10 years after the war, and the style's greatest popularity was reached by the early- to mid-1950s. As applied to the Postwar Minimal house form, the Contemporary style offered small, compact, but open floor plans. Later, the Contemporary style was easily adapted to the Ranch house form's elongated L-shaped, T-shaped, or U-shaped wrap-around atrium plan of the late-1950s. The Nielson Pool House at 5050 Sedgwick Avenue can be considered a "high-style" example of the Contemporary style which was most commonly found in residential housing tracts of the period. Character-defining features of Mid-Century Modern include: simple geometric forms; post-and-beam construction; flat or low-pitched gabled roofs; flush mounted steel

framed windows or large single-paned wood-framed windows; exterior staircases, decks, patios, and balconies; and brick or stone often used as primary or accent material.

Svend Nielsen was a prominent civil and architectural engineer and was involved in the design of many notable structures including: the Forum in Los Angeles, which was one of the first structures that proved that a large arena could be built without extensive internal support pillars; the Black Cube at the Discovery Science Center in Santa Ana, California, which "stands on its corner;" and the Crousalis Arena at California State University San Bernardino with its "spider like exterior space frame" supporting the skin and roof of the structure (also without internal columns). Nielsen was also one of the founding members of the California State University Seismic Review Board, which generated the guidelines that later came to be Chapter 34, Existing Structures of the California Building Code.

Locally, Nielsen's firm JNA (founded with partner Carl Johnson) designed and constructed a few buildings in Riverside: 3021 & 3570 14th street and 3272 Market Street. The structure at 3021 14th street, which is located fairly close to the residence, was identified in an Intensive-Level survey in 2010 and was given the California Historic Resource Code 5S3 – appears to be individually eligible for local listing or designation through survey evaluation. The structure at 3570 14th street still stands but has been altered and no retains integrity. The structure at 3272 Market Street has been demolished.

V. ARCHITECTURAL DESCRIPTION:

The residence is a two-story, wood-framed Contemporary Style home with a square ground plan and is built upon the hillside. It appears to be a single story residence from the public right-of-way, as the garage and a sixth bedroom are semi-subterranean. The western side of the house is supported by six concrete columns on the slope of the hill. The residence features a flat roof with wide, closed eaves. The roof is currently coated with an elastomeric product but appears to have previously been a gravel roof with rolled asphalt sheathing. A central portion of the roof along the façade is raised with window walls. The current stucco cladding was done in the early 1990s. The previous wall cladding is unknown, but it appears to be either block or stucco.

The façade (west elevation) is symmetrical with a ribbon of clerestory windows broken by a centered entry. The entry door is a double, full-height, wood panel door flanked by four narrow sidelight. On the main level of the north elevation, there is a mix of fixed and sliding vinyl-framed windows as well as a vinyl-framed sliding glass door with transom and a wood door. A stucco chimney pierces the roof and only slightly rising above it. The lower level is the semi-subterranean garage. The east elevation is floor to ceiling windows that overlook the surrounding valley and golf course, including a lake on the 12th hole. A cantilevered balcony with a simple balustrade wraps the north and east elevations and connects to a concrete walkway that wraps the remainder of the residence. The south elevation is not visible from the public right-of-way and is similar to the north elevation.

The interior living space of the house is a U-shape with two wings of bedrooms coming off of the main living areas. The most unique feature of the home is that the living area and all the bedrooms are built around a large, approximately 15' x 40', indoor swimming pool. The swimming pool is housed in a very large atrium style room that comprises the pop up roof seen from the exterior, which is retractable such that it may be open to the sun during

sunny weather but entirely closed during rains. All of the bedrooms and bathrooms of the home open directly to the swimming pool, making it the focal point of the home.

The home is in a park-like setting built upon a hill above the golf course to the east. This provided the residence with dynamic views of the area. The house is surrounded by mature trees, particularly two large avocado trees and several large pines.

Subsequent owners made alterations to the interior and replaced some windows in the 1990s. The applicant purchased the residence in 2015 and began the process of rehabilitation. Rehabilitation of the exterior has included repainting of the exterior stucco and removing two pine trees in front that were lifting concrete and impinging on roof. On the interior, the owner has removed carpet and refurbished the original VAT in the dining room.

VI. STATEMENT OF SIGNIFICANCE:

The Neilson Pool House is an excellent example of Mid-century Modern, Contemporary style residential architecture in Riverside. Constructed in 1966, the residence at 5050 Sedgwick Avenue was designed by Svend Nielsen, a prominent architectural engineer, as his family's residence. The Nielson Residence exhibits significant character-defining features of the style, including: simple geometric forms; horizontal massing; flat roof and wide-overhanging eaves; floor-to-ceiling windows and doors; extensive decks and patios; and horizontal bands with contrasting wall material as well as a unique indoor swimming pool that is innovative in its structural and architectural integration with the design of the residence.

The Nielson Pool House retains sufficient integrity to convey its historic significance. The residence appears to be eligible for local listing as a City Landmark under two designation criteria in Section 20.50.010(U) of the Municipal Code as described in the facts for findings above. The home is eligible under 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*; and Criterion 4: *Represents the work of a notable builder, designer, or architect, or important creative individual*. A detailed statement of significance and additional information are provided in the attached Designation Application (Exhibits 3).

VII. PUBLIC NOTICE AND COMMENTS:

Public notices were published in one newspaper of general circulation within the City, and mailed to property owners and occupants within 300 feet of the site, at least ten (10) days prior to the scheduled hearing. No responses were received to date.

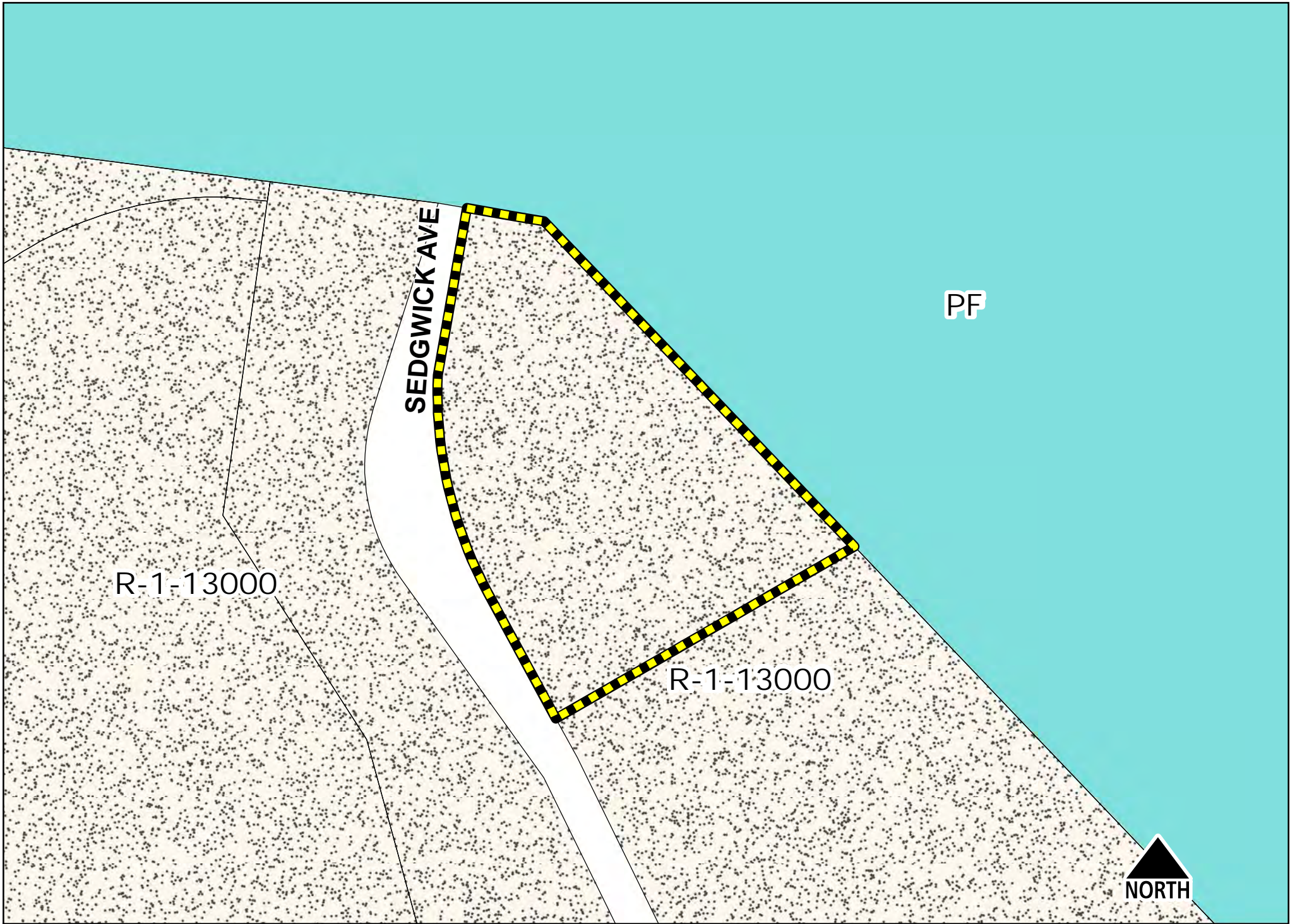
VIII. EXHIBITS:

1. Location Map
2. Zoning Map
3. Designation Application
4. Photos
5. Historic Building Permits



Exhibit 1 - P16-0382, Aerial

0 20 40 80 120 160 Feet



**Landmark & Structure of Merit
Cultural Resources Nomination Application**

154 City Landmark

2nd

Structure of Merit

Please check the appropriate designation

IDENTIFICATION

1. Common name: N/A
2. Historic Name: Nielsen Pool House
3. Street address: 5050 sedgwick Ave
City Riverside State CA Zip 92506
4. Assessor Parcel number: 222030004
5. Legal Owner: William and Arabella Cloake
City Riverside State CA Zip 92506
6. Present Use: Residence
7. Original Use: Residence

Date form prepared:

6/1/2006

Preparer:

William T. Cloake IV

Sponsoring Organization (if any):

N/A

Address:

5050 sedgwick Ave.

City, State and Zip:

Riverside, CA 92506

Phone:

(951) 479-7681

DESCRIPTION

8. Legal property description: Lot 2 R/S 638/051

Include approximate property size (in feet): Street Frontage 275ft Depth 180 ft

9. Architectural Style: Mid-century Modern

10. Construction Date: Estimated 1964 Factual 1964
Source of Information: Assessor's Records Building Permit Sanborn Map
 Publications Oral Interviews

11. Architect's Name: Svend Nielsen Builder's Name: Svend Nielsen

12. Condition: Excellent Good Fair Deteriorated
 No longer in existence (for site of)

13. Alterations: None

14. Use type:
 Residential Industrial Commercial Civic
 Other

15. Is the structure on its original site?
 Yes No Unknown
If moved, approximate year _____

16. Related features and/or outbuildings: _____

17. Architectural Description

SIGNIFICANCE

18. Statement of Significance

ADDITIONAL INFORMATION

19. References used
20. Photographs
21. Letter from property owner (if other than applicant)

17. Architectural Description

The house is mid-century modern style home. It is effectively one-story with the garage and an additional 6th bedroom located below the house as a walkout basement. The house is square and features a flat roof. One of the more striking features of the home is that the flat roof is in two levels, with a higher portion rising up out of the middle of the home with the sides entirely of windows. The roof is currently coated with an elastomeric product but appears to have previously been a rock roof. The siding of the home was redone in the early 90's and is a stucco that is typical for that time period. It is unknown what the previous siding was but it appears that it was either block or stucco. The front of the home, in typical, Mid-century modern style, has only short windows that are at the roofline and allow for light to enter but no view in from the outside. Other windows appear to have been replaced and are of newer double pane construction, excepting windows at the back of the home, which are floor to ceiling windows that overlook views of the surrounding valley and golf course, including a lake on the 12th hole.

The interior living space of the house is a U-shape with two wings of bedrooms coming off of the main living areas. The most unique feature of the home is that the living area and all the bedrooms are built around a large (approximately 15' x 40') indoor swimming pool. The swimming pool is housed in a very large atrium style room that comprises the area of higher portion of the flat roof seen from the exterior. Above the pool, the roof is retractable such that it may be open to the sun during sunny weather but entirely closed during rains. All of the bedrooms and bathrooms of the home open directly to the swimming pool, making it the focal point of the home. The house features double entry doors adorned with rectangles. The doors are adjoined by a dozen narrow windows on either side.

The house features a large fireplace that is in the living room and a gas furnace in the master bedroom (which appears have been added later). Adjacent to the fireplace is a sliding glass window, which leads to yet another unique feature of the home; a wrap-around deck. The concrete deck actually starts at the front entry doors and goes all the way around the home, featuring views from three of the home's four sides.

The home is in a park like setting ^{built upon} ~~built up~~ a hill above the golf course to the east. Due to being built on a hill, the house is suspended by large concrete columns one approximately 20' tall, which support it above the grade of the hill below facing the golf course. To the North, there are views of the distant mountains and to the west are views of a small valley and a large home in the distance. To the south, the house abuts a cliff, which is completely covered in ivy. The lone neighboring home is up on the cliff above some distance away. The location of the property is such that the home has complete privacy. The house is surrounded by mature trees, particularly two large avocado trees and several large pines.

The Victoria Country Club area of Riverside is wealth of mid-century modern homes, of which this one is certainly among the most representative, yet unique. The home is currently in good condition. A repaint of the exterior (body and accent) is nearly completed and the interior has been redone in finishings and style that are congruent with the home's architecture and history. Future potential projects include

painting the trim, repairing and repainting the extensive wrought iron fencing throughout the property and renovating the landscape.

18. Statement of significance

The residence at 5050 Sedgwick Avenues is significant as being designed, built and owned by structural engineer Svend Nielsen. He oversaw construction of the home and lived there from 1966 to 1988. In addition, this residence meets the criteria for Designation as City Landmark in accordance with the following criteria:

- 1) Exemplifies special elements of the City's engineering and architectural history.
- 2) Is identified with a significant person in local and state history.
- 3) Embodies distinctive characteristics of a style, type or period.
- 4) Represents the work of a notable builder, designer, or architect, or important creative individual

The residence at 5050 Sedgwick Avenue was built and designed by Svend Nielsen, a prominent architectural engineer. Nielsen began work on the house in 1964 and completed it in 1966. He then ~~to~~ resided in the home until 1988, before relocating to Orange County. Nielsen and his wife, Jytte Lis, had immigrated to the United States from Denmark in 1946, when they were in their mid-20's. They originally had planned to tour the country but wound up setting and raising their family in Riverside. The couple had four children, all of whom graduated from Riverside Polytechnic High School.

Nielsen was a prominent civil and architectural engineer and was involved in the design of many notable structures including; the Forum in Los Angeles, which was one of the first structures that proved that a large arena could be built without extensive internal support pillars; the Black Cube at the Discovery Science Center in Santa Ana, California, which "stands on its corner"; and the Crousalis Arena at California State University San Bernardino with its "spider like exterior space frame" supporting the skin and roof of the structure - also without internal columns.

In addition to using his expertise in structural engineering, Nielsen was also one of the founding members of the California State University Seismic Review Board, which generated the guidelines that later came to be Chapter 34, Existing Structures of the California Building Code.

Locally, Nielsen's firm JNA (founded with partner Carl Johnson) designed and constructed a few buildings in Riverside, which have already been denoted Structures of Merit, including: 3021 & 3570 14th street and 3272 Market Street. The structure at 3021 14th street is located fairly close to the residence and is also a fine example of mid-century modern architecture in a commercial form. The structure at 3570 14th street still stands but has been refaced so as to ~~know~~ ^{no} longer showcase its original architectural aesthetic. Meanwhile, tragically, the structure at 3272 Market Street has been completely demolished in favor of a condominium complex.

Nielsen's love for the water (he was an avid yachtsman) ~~are~~ ^{is} on display in the homes unique design, which has the indoor swimming pool as the centerpiece of the home. In addition, Nielsen's prowess in structural engineering is further on display in the construction of the home, with its use of concrete pillars to support the edge of the home off the ground along the slope.

The house is both unique and yet representative of the mid-century modern movement. Nielsen's Danish roots are apparent in the home's overall design, architecture and styling, as Denmark was one of the birthplaces of the Mid-Century Modern movement. Many of the homes in the Victoria Area (the home is down the street from the Victoria County Club) feature the Mid-Century Modern style and this house is particularly representative of the movement.

19. References

1. City of Riverside Historic Research Website retrieved from:
http://olmsted.riversideca.gov/historic/ppty_rst.aspx
2. The Forum (Los Angeles) retrieved from:
[https://en.wikipedia.org/wiki/The_Forum_\(Inglewood,_California\)](https://en.wikipedia.org/wiki/The_Forum_(Inglewood,_California))
3. Letter of recommendation for Svend Nielsen retrieved from:
<http://www.calstate.edu/cpdc/ae/Seismic/Nielsen.pdf>
4. The Obituary of Svend Nielsen (Press-Enterprise) retrieved from
<http://www.legacy.com/obituaries/pe/obituary.aspx?pid=165203056>
5. Property Detail – 5050 Sedgwick Ave retrieved from:
<https://www.redfin.com/CA/Riverside/5050-Sedgewick-Ave-92506/home/4961421>

Exterior Photos



West Elevation, along Sedgwick



Main Entry



North Elevation, view looking southeast



East Elevation, view looking southwest



View from North Elevation Balcony, view looking northeast

Interior Photos



Living Room, view looking southwest



Living Room, view looking west



Living Room, view looking north



Interior Spaces adjacent to pool, view looking south



Pool Room, view looking east



Pool Room, view looking west



View of golf course from interior, view looking north



Kitchen with original cabinets



Kitchen with original cabinets



Kitchen with original cabinets



Dining room off the Kitchen and Pool room



Dining room adjacent to Kitchen, VAT flooring restored

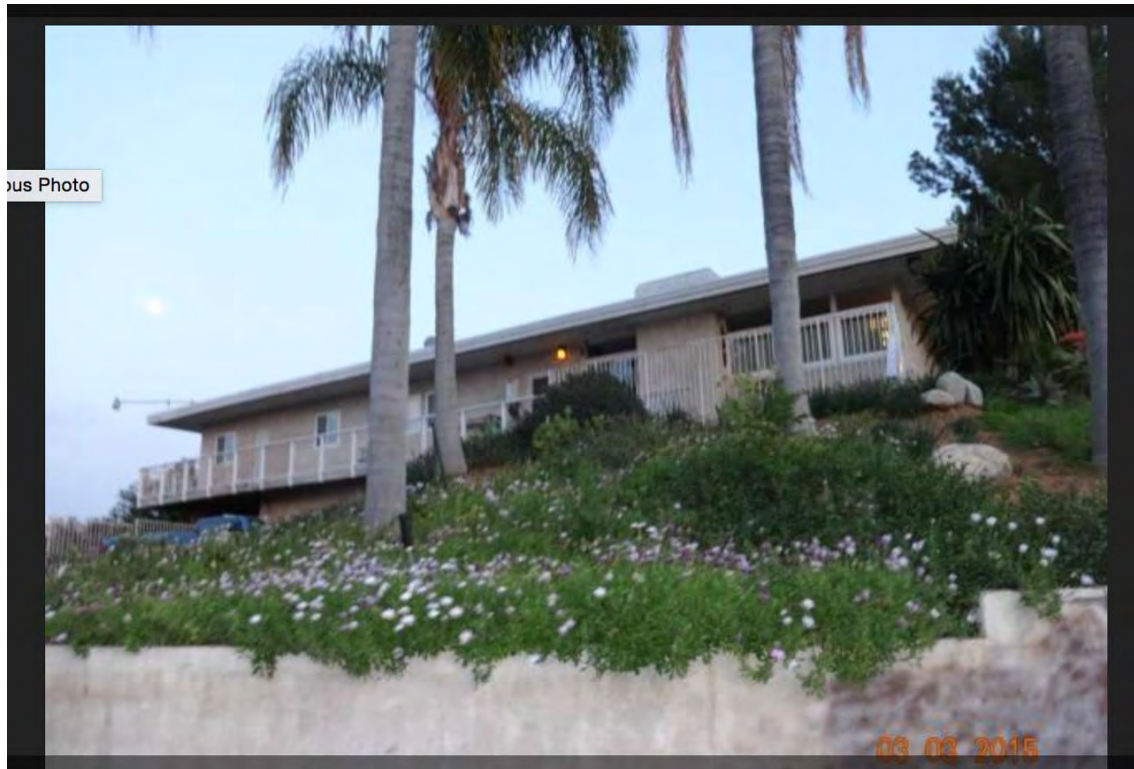


Original built-in wardrobe in bedroom

Before Rehabilitation



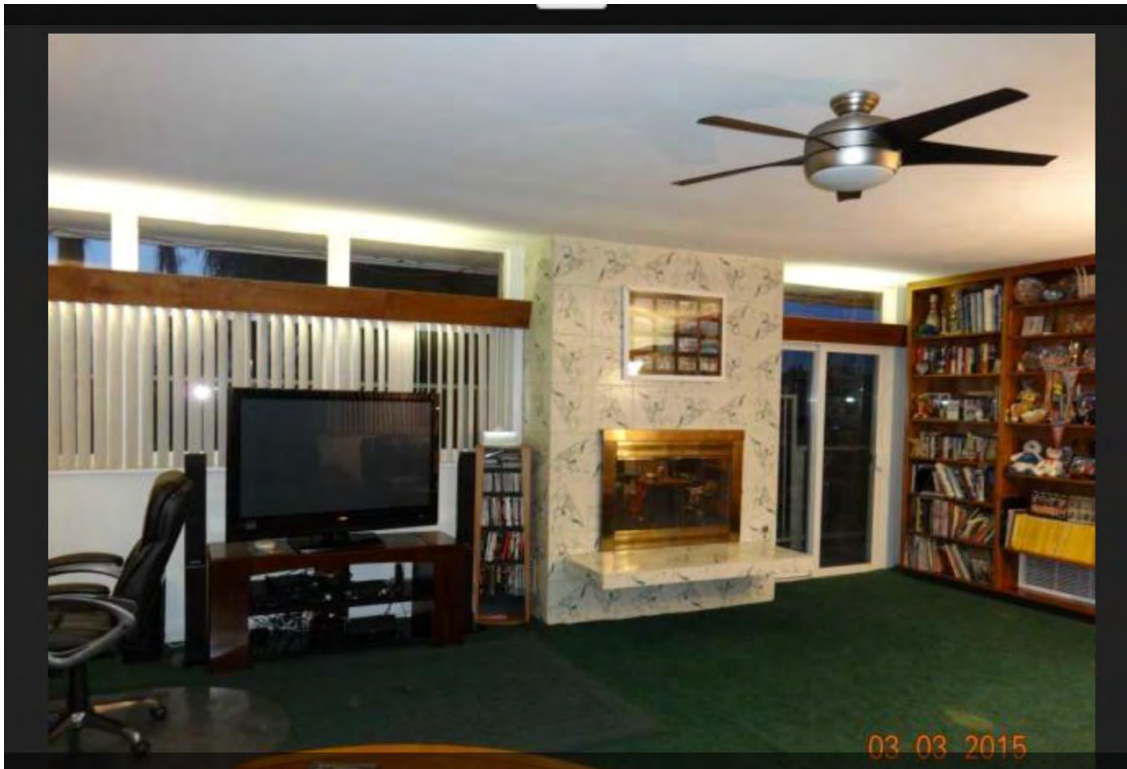
West Elevation



North Elevation



North Elevation



Living room



Dining Room



Bedroom

EXHIBIT 4 – PHOTOS

APPLICATION FOR BUILDING PERMIT

DEPARTMENT OF PUBLIC WORKS, CITY OF RIVERSIDE, CALIFORNIA
BUILDING DIVISION

5050 Sedgwick Ave
NUMBER STREET

Permit No. 7591 Final Insp. FILE 9-26-66

<input checked="" type="checkbox"/> New Bldg. <input type="checkbox"/> Termite <input type="checkbox"/> Alteration <input type="checkbox"/> Demolish <input type="checkbox"/> Roofing <input type="checkbox"/> Swim. Pool	Describe Alterations
---	------------------------------

Lot No. _____ Tract _____

Buildings used for Res + Gar

No. of Bldgs. Now on Lot	No. of Families	Use of Bldgs. Now on Lot
--------------------------	-----------------	--------------------------

Size of Lot	Size Bldg.	Sq. Ft.	Fire Dist.
	864	2944	3

No. of Rooms	Stories	Group	Type	Zone
		T	T	R125

SET BACKS

Left P. Line House	Front P. Line House	Rear P. Line House	Right P. Line House
20	25	20	20

OWNER Name Svend H. Nilsson
Address _____

ARCH. Name _____
Address 19 1/2 Sedgwick

Contractor Name Harner
Address _____

License No.: City _____ State _____

Footing Size	Depth in Ground	_____
Pier Size	Depth in Ground	_____
Exterior Walls	Min. Clg. Height	_____
Size of Studs	Clg. Joist	_____
Joists 1st Floor	Rafters	_____
Joists 2nd Floor	Material of Roof	_____

Chimney or Fireplace Brick Lined with Terra Cotta or Firebrick
Depth Footing in Ground 2 ft. _____ | Size 6' Larger on all sides

Date Permit Granted <u>4-8-67</u>	S. D. FEE \$100. ⁰⁰
TOTAL VALUE \$ <u>45,000.⁰⁰</u>	FEE \$128. ⁰⁰
Including labor, material, wiring, heating, plumbing, etc.	TOTAL \$228. ⁰⁰

ACCESS HOLE METAL FRAME WITHIN 5' OF CORNER, 24 x 18 INCHES
6 x 8 Metal Vent Over Range 36 sq. in. Continuous Through Roof

This application does not include electric or plumbing permits.
Form No. 302-13 (OVER)

Inspection Record

Excavation <u>4-29-64 Dec</u>	Framing <u>06-16-64 JAC</u>
Footings <u>4-29-64 Dec</u>	Range Vent
Forms	Garage Vent
Concrete	Garage 1 hr. wall
Reinforcing Steel	Ext. Wire L
Bolts	Int. Lath
Service Hole	Stucco &
Foundation Vents	Plaster

Final _____

Remarks

*BB Steel 5-25-64 Dec 4 ft + columns
 Shoring of 9-15-64 30"
 complete special for dining
 9-20-64 Sun*

	Req.	Date of Permit	Final Acceptance
SIDEWALKS	Yes No	<i>Waived by R/S</i>	<i>652</i>
CURB and GUTTER	Yes No		
Curb and Gutter and Sidewalks are required as stated under City Ordinance 2641			
	Approved	In P.	Refer to U
GAS			
PL'B'G			
ELECT.			
Utilities will not be provided before the final inspection is made of your building.			

I hereby acknowledge that I have read this application and state that the information on reverse side is correct and agree to comply with all City Ordinances and State Laws regulating Building Construction.

Signature of Owner or Authorized Agent: *Jythe L. Wilson*

CHARLETON

BUILDERS OF CALIFORNIA'S FINEST SWIMMING POOLS

WHITE POOLS, INC.

10949 MAGNOLIA AVENUE
ARLINGTON, CALIFORNIA
PHONE OVERLAND 9-2195

522

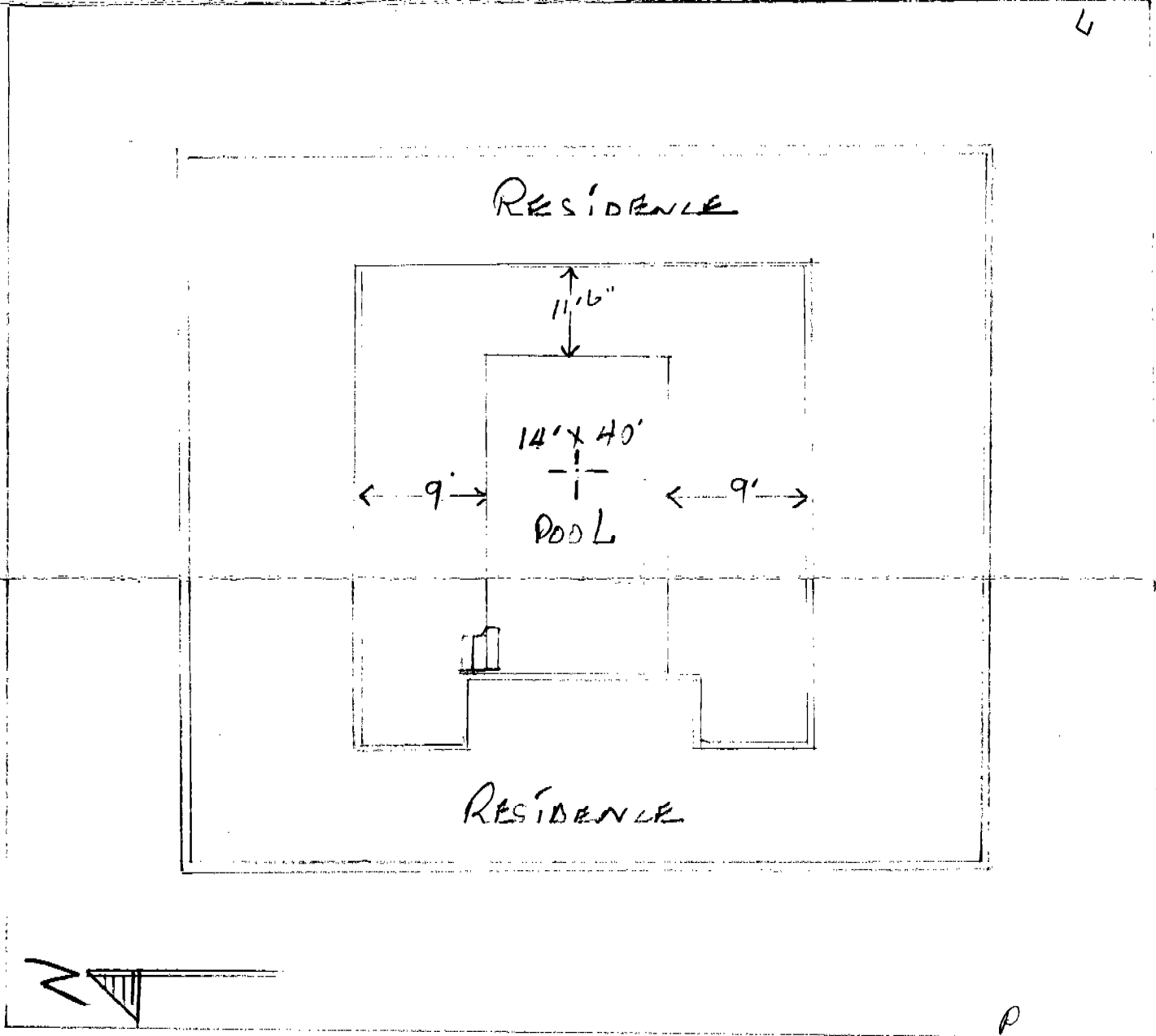
Plot Plan, NO SCALE

2982⁰⁰
HTR

SVEND NIELSEN - OWNER

5550 SEDGWICK
RIVERSIDE - CALIF.

P
L



P
L

PROPERTY LINE

20' MIN.

GARAGE
UNDER

DRIVEWAY

2 1/2" MIN. A.C.
PAVING

10' MIN
DRIVE

SELDENWICK AVE.

25'0"

24'0"

N
E
S
W

SITE PLAN

25-30-1