



City of Arts & Innovation

City Council Memorandum

TO: HONORABLE MAYOR AND CITY COUNCIL DATE: DECEMBER 8, 2015

FROM: COMMUNITY & ECONOMIC DEVELOPMENT WARD: 1
DEPARTMENT

SUBJECT: PLANNING CASE P15-0679 BY MICHAEL ENNABE OF ENNABE PROPERTIES INC., TO DESIGNATE THE FORMER WINSTON TIRE STORE AS A CITY STRUCTURE OF MERIT– 4135 MARKET STREET

ISSUE:

The issue for City Council consideration is a proposal from Michael Ennabe of Ennabe Properties Inc., to designate the former Winston Tire Store at 4135 Market Street, as a City Structure of Merit and rezone the subject property to apply the CR – Cultural Resources Overlay Zone to the existing DSP-JC-SP - Downtown Specific Plan-Justice Center District and Specific Plan Overlay Zone.

RECOMMENDATIONS:

That the City Council:

1. Determine that P15-0679, a designation as a City Structure of Merit, 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, said action is intended to preserve the historic character of the building and site, and to provide notice of the historic status;
2. Approve Planning Case P15-0778 based on and subject to the Cultural Heritage Board facts for findings outlined in the attached staff;
3. Adopt the attached Resolution designating 4135 Market Street as a City Structure of Merit;
4. Approve the attached findings for the Zoning Code Map Amendment (Rezoning) to apply the CR – Cultural Resources Overlay Zone to the property at 4135 Market Street; and
5. Introduce and subsequently adopt the attached Ordinance to rezone 4135 Market Street from the DSP-JC-SP - Downtown Specific Plan-Justice Center District Zone to the DSP-JC-SP-CR – Downtown Specific Plan-Justice Center District, Specific Plan and Cultural Resources Overlay Zones.

STAFF/PLANNING COMMISSION RECOMMENDATIONS:

Staff recommended approval to the Cultural Heritage Board. On October 21, 2015, the Cultural Heritage Board recommended that the City Council approve Planning Case P15-0679 by a vote of 6 ayes, 0 noes and 0 abstentions.

BACKGROUND:

The site is eligible for local listing as a Structure of Merit because it contributes to the broader understanding of the historical, architectural and community heritage of the City, retains sufficient integrity, and is an example of a type of building which was once common but is now rare in the community. The status code that represents the site's eligibility for designation has been assigned in the DPR evaluation form: 5S2, individual property that is eligible for local listing or designation. It is not eligible for listing in the National Register or California Register because the quality of significance in American or state history, architecture, archeology, engineering, and culture at a national level is not present. The property does not retain enough integrity to be listed as a City Landmark since the other original companion building from 1934 was removed, but it does retain sufficient integrity for designation as a Structure of Merit.

Based on the evaluation, 4135 Market Street appears to be eligible for local listing as a City Structure of Merit under one designation criterion in Section 20.50.010(FF) of the Municipal Code as described in the facts for findings above. A detailed statement of significance and additional information are provided in the attached Designation Application and DPR evaluation form.

FISCAL IMPACT:

There is no impact to the General Fund, since all project costs are borne by the applicant.

Prepared by:	Rafael Guzman, Community & Economic Development Director
Certified as to	
availability of funds:	Brent A. Mason, Finance Director/Treasurer
Approved by:	Al Zelinka, FAICP Assistant City Manager
Approved as to form:	Gary G. Geuss, City Attorney

Attachments:

1. Cultural Heritage Board Staff Report – October 21, 2015
2. Cultural Heritage Board Draft Minutes
3. Proposed Findings for CR Overlay Zone
4. Resolution
5. Ordinance



City of Arts & Innovation

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

Planning Division

CULTURAL HERITAGE BOARD LANDMARK DESIGNATION STAFF REPORT

AGENDA ITEM NO.: 2

WARD: 1

CULTURAL HERITAGE BOARD HEARING DATE: OCTOBER 21, 2015

I. CASE NUMBER: P15-0679

II. PROJECT SUMMARY:

- 1) **Proposal:** Historic Designation request to designate 4135 Market Street as a City Structure of Merit
- 2) **Location:** 4135 Market Street
- 3) **Applicant:** Michael Ennabe, of Ennabe Properties Inc.
- 4) **Case Planner:** Erin Gettis, Historic Preservation Officer
(951) 826-5371
egettis@riversideca.gov

III. RECOMMENDATION:

That the Cultural Heritage Board recommend that the City Council:

1. **DETERMINE** that P15-0679, City Structure of Merit 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, said action is intended to preserve the historic character of the building and site, and to provide notice of the historic status; and,
2. **APPROVE** Planning Case P15-0679 based on the facts for findings outlined below and thereby the designation of 4135 Market Street as a City Structure of Merit.

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

FINDINGS: Criterion 2: Is an example of a type of building which was once common but is now rare in its neighborhood, community or area.

FACTS: 4135 Market Street meets Criterion 2 as a Structure of Merit because it contributes to the broader understanding of the historical, architectural and community heritage of the City, retains sufficient integrity, and is an extant auto-related building from the 1930s that still reflects the integration of the automobile in Mile Square commercial design and is a representative example of an auto-related building that reflects both Art Deco architecture and the small-scale property type that would have been compatible with the adjacent residential neighborhood to the northwest.

IV. BACKGROUND/HISTORY:

In 2013, the former property owner submitted a Certificate of Appropriateness (P13-0465) for the restoration of the 2,116 square foot historic former tire store, demolition of a 1,265 square foot non-contributing building, and a 554 square foot addition to a 2,640 square foot non-contributing building. The intent of the project was to adaptively re-use the subject site for retail and restaurant uses. The project was approved because it was consistent with the Secretary of the Interior's Standards for the Treatment of Historic Buildings with Guidelines for Rehabilitation since it would restore the main historic building, included appropriately designed addition to the other building, and included only minor modifications to the rest of the site.

In accordance with the Downtown Specific Plan (DSP) Section 16.2.4, Parking Requirements, Exemptions, only designated historic sites or contributors are exempt from providing additional parking spaces required under the DSP for adaptive re-use projects except for expanded portions of existing structures. Due to the removal of some square footage, and only a small addition proposed, the project resulted in a net decrease in square footage on the site. The project was approved with a total of 20 parking spaces. However, the restaurant and retail project could have been required to provide up to 35 parking spaces at the time tenant improvement plans are submitted if the site is all leased as restaurant space. In order for the project to take advantage of the DSP exemption from parking and not have to provide up to 15 additional spaces, the property owner agreed to designate the site which was required through a condition of approval. The property has since changed hands, but the new owner desires to proceed with the project as entitled and has submitted the Structure of Merit designation application in accordance with the project's condition of approval.

What is often referred to as the former Winston Tire site contains an original Art Deco style building at the far left of the site arranged perpendicular to Market Street. It was constructed in 1936. An original building in 1934 was noted as a service station for General Petroleum on the building permit; according to contemporary newspaper articles, this building was "all steel." Then in 1936, a "brick" building was added to the service station according to building permit records. The 1934 steel building was later removed when the rear, non-historic tire service building was added to the site in 1961. The brick building extant today is referred to as the "original" building throughout the rest of this report.

The original building was found to be a major contributor to the historic streetscape in a 1992 survey, and continuing to add to the streetscape in the 2003 "Downtown Specific Plan and West Side Update/Reconnaissance Survey." A draft Auto Context survey begun in 2010 found that the building is eligible for local designation. A survey update prepared at the time the project P13-

0465 was processed confirmed the finding that the site is eligible for designation as a City Structure of Merit.

V. ARCHITECTURAL DESCRIPTION:

The original Art Deco building is a single-story, masonry showroom and service building that is approximately 2,116 square feet in area. It is distinguished by decorative masonry trim work. The raised parapet is divided from the main wall by a heavy belt course, and a cornice molding graces the top edge of the parapet. At each corner and dividing the side bays are brick pilasters with a recessed, center vertical panel. Each pilaster carries a continuation of the belt course and cornice molding. The front façade has three large, recessed display windows with triple-pane transoms. The north façade contains three bays containing entries to a showroom/storeroom, an office, and a large service bay. These bays are divided by four pilasters. The first bay has an aluminum storefront and boarded-up door beneath a transom. The next bay has a glazed panel wood door and small boarded-up window beneath a transom. The third bay has a metal roll-up service bay door and integral man-door. At the rear is a shed roofed addition containing restrooms. The primary character-defining features of the building include the parapet roof; brick construction material that has been painted; fixed pane windows above raised bulkheads with tripartite transoms; and decorative brick work at the columns, belt course and cornice moldings.

The 1961 building located along the rear of the site is approximately 2,640 square feet, built for US Royal Tires. It does not contribute historically to the site (although the fact that it sits along the rear of the site with a large asphalt area in front of it is part of the character of development of the original service station site). The lefthand portion of this building is an approximately 1,265 square foot addition that was constructed in 1981 when the site was owned by Winston Tire Company, and is also not a contributing building.

The site layout has been similar since 1936 according to Sanborn Fire Insurance maps, with buildings generally in an L shape down the left side and across the rear property lines and service/parking in front. There have been various parking space layouts on the site over the years, with 18 spaces as of 1981. In 1961, there were two driveway openings to the site on Market Street, as well as two on Eleventh Street which were closed off in 1981. A limited amount of landscaping has existed on the site over the years and none of the existing landscape is historic. The planters extant today have been present since 1981. The existing site parking lot and landscaping are not in good condition.

VI. STATEMENT OF SIGNIFICANCE:

According to the attached DPR evaluation form prepared for the site in 2013, the site derives its significance as an auto-related site in the decade before World War II as follows:

Amid the post-WWI population-driven demand for housing in the second decade of the 20th century, Riverside's economic landscape was also changing. Vacant lots, particularly along the arterials in the downtown core, were eyed for commercial development. This geographic concentration of commercial enterprise in Riverside was linear as it was associated with major arterials or highways and generally focused first on the streetcar, and later motoring, patron, in addition to the neighborhood pedestrian. Eventually, use shifted to mainly auto- or travel-related uses like auto courts, motels, service stations or related auto services, and roadside eateries. At first, the automobile

was assimilated into the whole structure without much change in the exterior design or scale. Extant auto-related buildings from the 1920s and 1930s still reflect the integration of the automobile in Mile Square commercial design near and along Market Street where the majority of auto-related commercial activity was headquartered. With the emergence of “streetcar suburbs” and other outlying developments, this method of incorporating commercial buildings into, or adjacent to, neighborhoods had become common throughout the country as residents pushed for small-scale, compatible construction even for buildings that accommodated automobiles. In accommodating automobile-related uses, local builders chose to make subtle changes within leading architectural forms and styles, which persisted through the 1930s. The design intent, which was heavily influenced by the Art Deco style within the Modernistic styles popular from roughly 1920 to 1940, is apparent in this building’s façade. The site’s setting and feeling has changed since the 1934 steel structure that would have reflected the original service station use of the site is no longer extant. However, the site is still a representative example of an auto-related building that reflects both Art Deco architecture and the small-scale property type that would have been compatible with the adjacent residential neighborhood to the northwest.

The site is eligible for local listing as a Structure of Merit because it contributes to the broader understanding of the historical, architectural and community heritage of the City, retains sufficient integrity, and is an example of a type of building which was once common but is now rare in the community. The status code that represents the site’s eligibility for designation has been assigned in the DPR evaluation form: **5S2, individual property that is eligible for local listing or designation.** It is not eligible for listing in the National Register or California Register because the quality of significance in American or state history, architecture, archeology, engineering, and culture at a national level is not present. The property does not retain enough integrity to be listed as a City Landmark since the other original companion building from 1934 was removed, but it does retain sufficient integrity for designation as a Structure of Merit.

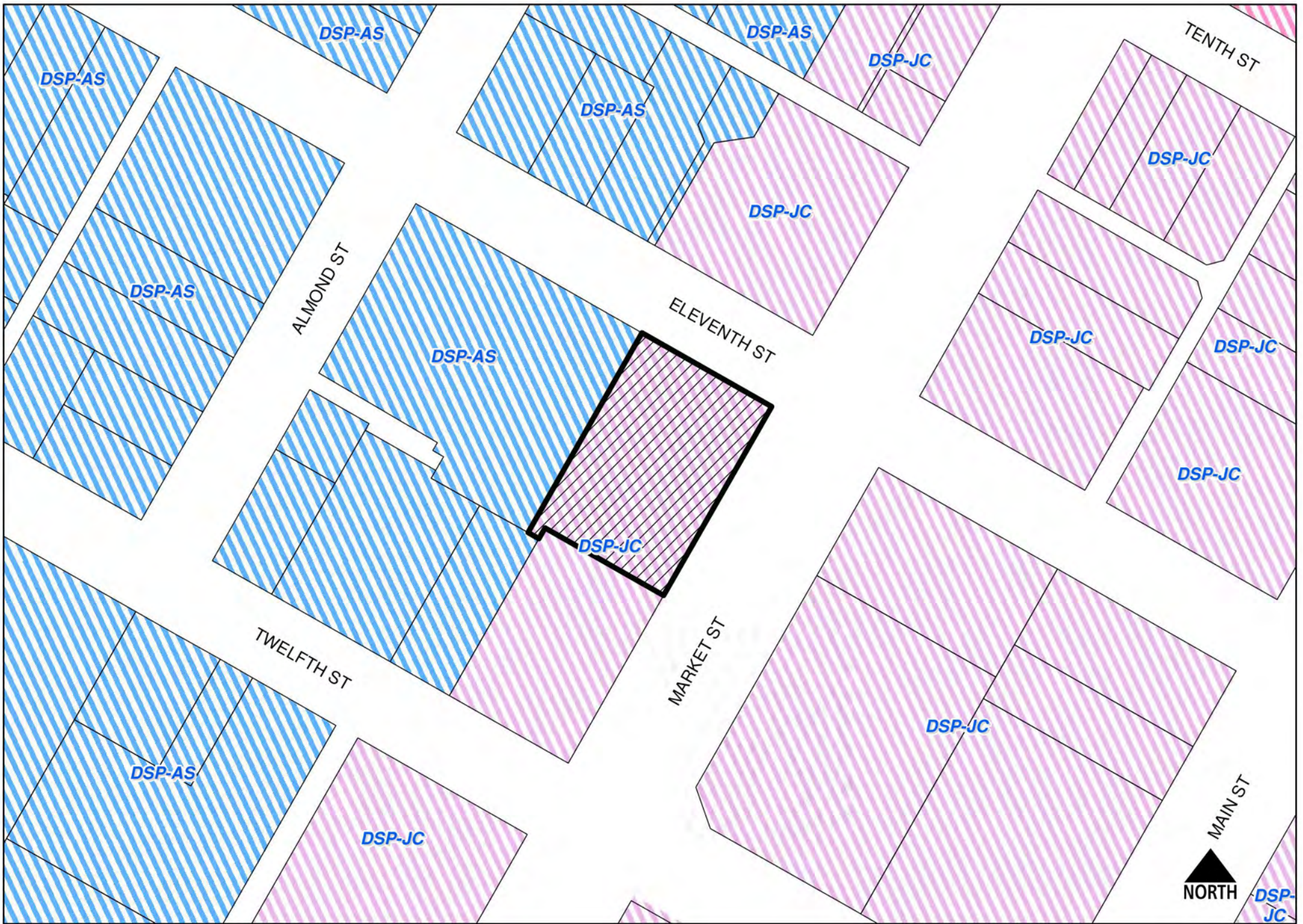
Based on the evaluation, 4135 Market Street appears to be eligible for local listing as a City Structure of Merit under one designation criterion in Section 20.50.010(FF) of the Municipal Code as described in the facts for findings above. A detailed statement of significance and additional information are provided in the attached Designation Application and DPR evaluation form (Exhibits 3 and 4).

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 / Zoning Map
2. Aerial Photograph
3. Designation Application with Photographs
4. Cultural Resources DPR Evaluation Form



P15-0679, Exhibit 1 - Zoning



P15-0679, Exhibit 2 - 2012 Aerial Photo

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

<input type="checkbox"/> City Landmark	<input checked="" type="checkbox"/> Structure of Merit
<i>Please check the appropriate designation</i>	

IDENTIFICATION

1. Common name: Winston Tire Building
2. Historic Name: Winston Tire Building
3. Street address: 4135 Market Street
City Riverside State CA Zip 92501
4. Assessor Parcel number: 215-251-004-0
5. Legal Owner: Ennabe Properties, Inc.
City Los Angeles State CA Zip 90010
6. Present Use: Vacant
7. Original Use: Automotive Repair

Date form prepared: _____

Preparer: _____

Sponsoring Organization (if any): _____

Address: _____

City, State and Zip: _____

Phone: _____

DESCRIPTION

8. Legal property description: That portion of Block 11, Range 8 of the town of Riverside, in the city of Riverside, County of Riverside, State of California, as shown by map on file in Book 7, of maps, at Page 17 thereof, records of San Bernardino County, California.
- Include approximate property size (in feet): Street Frontage 185 Depth 120
9. Architectural Style: _____
10. Construction Date: Estimated _____ Factual 1936
Source of Information: ☒ Assessor's Records ☒ Building Permit ☒ Sanborn Map
_____ Publications _____ Oral Interviews
11. Architect's Name: Not Known Builder's Name: Not Known
12. Condition: ☐ Excellent ☐ Good ☒ Fair ☐ Deteriorated
☐ No longer in existence (for site of)
13. Alterations: Shed roof building at rear of property

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: Two other buildings at rear of property

17. Architectural Description Art deco masonry building

SIGNIFICANCE

18. Statement of Significance The original building was found to be a major contributor to the historic streetscape in a 1992 survey, and continuing to add to the streetscape in the 2003 "downtown Specific Plan and West Side Update/Reconnaissance Survey".

**Cultural Resources Nomination Application
Historic District and Neighborhood Conservation Area**

1. District Name: _____

2. NCA Name: _____

APPLICANT INFORMATION

Preparer: _____

Michael Ennabe

Sponsoring Organization (if any): _____

Address: _____

3807 Wilshire Blvd. Suite 1100

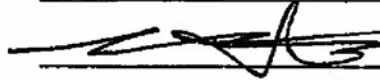
City, State and Zip: _____

Los Angeles, CA 90010

Phone/EMAIL: _____

Michael @ Ennabe.com

Signature of Applicant (s): _____



Date form prepared: _____

06-03-15

(Attach additional sheets as necessary)

DESCRIPTION

3. Boundary Description: _____

4. Boundary Justification: _____

5. Physical Description: _____

SIGNIFICANCE

6. Theme: _____

7. Period of Significance: _____







PRIMARY RECORD

Other Listings
Review Code

Reviewer

Date

Primary #
HRI #

Trinomial
NRHP Status Code 5S2

Page 1 of 3

*Resource Name or #: (Assigned by Recorder) 4135 MARKET ST

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Riverside

and (P2b and P2c or P2d. Attach a location map as necessary.)

*b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; 1/4 of _____ 1/4 of Sec _____ ; B.M. _____

c. Address 4135 MARKET ST

City Riverside

Zip _____

d. UTM: (Give more than one for large and/or linear resources)

Zone _____

mE/

mN

e. Other Locational Data: APN: 215251004,

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This Art Deco building is a tall, one-story, reinforced masonry showroom and service building with a composition roof. It is approximately 2,116 square feet in area. It is distinguished by ornate masonry trim work. The raised parapet is divided from the main wall by a heavy belt course, and a cornice molding graces the top edge of the parapet. At each corner and dividing the side bays are brick pilasters with a recessed, center vertical panel. Each pilaster carries a continuation of the belt course and cornice molding. The front façade has three large, recessed display windows with triple-pane transoms. The north façade contains three bays containing entries to a showroom/storeroom, an office, and a large service bay originally intended for tires, batteries and other accessories. These bays are divided by four pilasters. At the rear is a shed roof addition containing restrooms.

The first building built in 1934 was an all-steel building per newspaper articles. It was removed in 1961. The extant historic building was constructed in 1936. The building located at the rear of the site that is approximately 2,640 square feet dates to 1961, built for US Royal Tires. An addition to this building was constructed in 1981 for Winston Tire Co.

*P3b. Resource Attributes: (List Attributes and codes) HP06 1-3 Story Commercial Building

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)



P5b. Description of Photo:
(View, date, accession #)

*P6. Date Constructed: 1936

Age and Sources: ☒ Historic

☐ Prehistoric

☐ Both

*P7. Owner and Address:

Riverside CA

*P8. Recorded by: Teri Delcamp

Teri Delcamp

City of Riverside

3900 Main Street

Riverside, CA 92522

*P9. Date Recorded: 08/21/2013

*P10. Survey Type: (Describe)

Intensive Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

*Attachments: NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record

☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record

☐ Artifact Record ☐ Photograph Record Other (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

*NRHP Status Code: 582

*Resource Name or #: (Assigned by Recorder) 4135 MARKET ST

B1. Historic Name General Petroleum Service Station

B2. Common Name

B3. Original Use: Service Station

B4. Present Use: Vacant

*B5. Architectural Style: Art Deco

*B6. Construction History: (construction date, alterations, and date of alterations) Construction Date: 1936

1934	Original Permit	#B-15218, not extant
1936	Original Permit	#17637, brick "addition" to service station
1961	Original Permit	#36067, 2,664 SF new bldg for US Royal Tire Service
1981	Addition	#C-18614, 1,265 SF for Winston Tire Co.

*B7. Moved? ☐ Date Moved: Original Location:

*B8. Related Features:

*B9a. Architect: unknown

b. Builder: General Petroleum

*B10. Significance: Theme: Auto-related Development & Area

Period of Significance 1936

Property Type Auto Repair

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

See Continuation Sheet

B11. Additional Resource Attributes: (List attributes and codes)

*B12. References:

City of Riverside Building Permits

Riverside Daily Press, March 17, 1934; September 11, 1936

"Draft The Assimilation of the Automobile in Riverside's Mile Square 1900-6519," JMRC October 2010

B13. Remarks:

*B14. Evaluator: Teri Delcamp

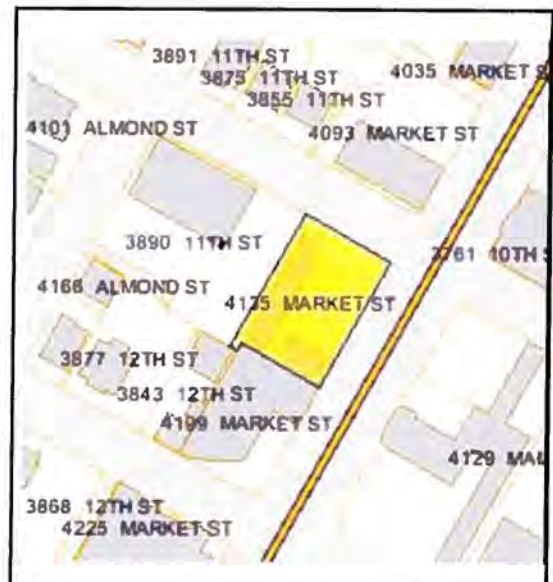
City of Riverside

3900 Main Street

Riverside, CA 92522

*Date of Evaluation 08/21/2013

(This space reserved for official comments.)



State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI #
Trinomial

Page 3 of 3

*Resource Name or #: (Assigned by Recorder) 4135 MARKET ST

*Recorded By: Teri Delcamp

*Date 08/21/2013

☒ Continuation ☐ Update

B10. Significance (continued):

Amid the post-WWI population-driven demand for housing in the second decade of the 20th century, Riverside's economic landscape was also changing. Vacant lots, particularly along the arterials in the downtown core, were eyed for commercial development. This geographic concentration of commercial enterprise in Riverside was linear as it was associated with major arterials or highways and generally focused first on the streetcar, and later motoring, patron, in addition to the neighborhood pedestrian. Eventually, use shifted to mainly auto- or travel-related uses like auto courts, motels, service stations or related auto services, and roadside eateries. At first, the automobile was assimilated into the whole structure without much change in the exterior design or scale. Extant auto-related buildings from the 1920s and 1930s still reflect the integration of the automobile in Mile Square commercial design near and along Market Street where the majority of auto-related commercial activity was headquartered. With the emergence of "streetcar suburbs" and other outlying developments, this method of incorporating commercial buildings into, or adjacent to, neighborhoods had become common throughout the country as residents pushed for small-scale, compatible construction even for buildings that accommodated automobiles. In accommodating automobile-related uses, local builders chose to make subtle changes within leading architectural forms and styles, which persisted through the 1930s. The design intent, which was heavily influenced by the Art Deco style within the Modernistic styles popular from roughly 1920 to 1940, is apparent in this building's façade. The site's setting and feeling has changed since the 1934 steel structure that would have reflected the original service station use of the site is no longer extant. However, the site is still a representative example of an auto-related building that reflects both Art Deco architecture and the small-scale property type that would have been compatible with the adjacent residential neighborhood to the northwest. The site is eligible for local listing as a Structure of Merit because it contributes to the broader understanding of the historical, architectural and community heritage of the City, retains sufficient integrity, and is an example of a type of building which was once common but is now rare in the community.



City of Arts & Innovation

CULTURAL HERITAGE BOARD MINUTES

WEDNESDAY, October 21, 2015, 3:30 P.M.
ART PICK COUNCIL CHAMBERS, CITY HALL
3900 MAIN STREET

Cultural Heritage Board Members

		LECH	VAN WART	FIELD	CUEVAS	SCHULTE	VACANT	VACANT	PRESTON-CHAVEZ	GILLECE
	WARDS	1	2	3	4	5	6	7	CW 1	CW 1
Roll Call:	Present	X	X		X	X			X	X
Chair Gilleece called the meeting to order at 3:30 p.m. with all members present except Board Member Field.										
The Pledge of Allegiance was given to the flag.										
COMMENTS FROM THE AUDIENCE										
There were no oral comments at this time.										
<u>DISCUSSION CALENDAR</u>										
<u>PLANNING CASE P15-0679</u> – 4135 Market Street Historic designation requested by Michael Ennabe, Petroleum Properties, Inc., to designate 4135 Market Street, as a Structure of Merit. Erin Gettis, Historic Preservation Officer, presented the staff report. Michael Ennabe, applicant, addressed the Board in support of the designation. There was no one in the audience requesting to speak. Following discussion the Cultural Heritage Board: 1. Determined that P15-0679, City Structure of Merit 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, said action is intended to preserve the historic character of the building and site, and to provide notice of the historic status; and 2. Approved Planning Case P15-0679 based on the facts for findings outlined in the staff report, thereby the designation of 4135 Market Street as a City Structure of Merit.	Motion Second All Ayes				X				X	
<u>PLANNING CASE P15-0778</u> – Trujillo Adobe - APN: 246-082-002 Historic designation by Nancy Melendez, Spanish Town Heritage Foundation, to designate the Trujillo Adobe as a City Landmark. Gaby Adame, Assistant Planner, presented the staff report. She noted that letters of support were received and distributed to the Board. Nancy Melendez, gave a presentation to the Board and encouraged the Board to approve the designation. Comments from the audience: Sala Ponidge, on behalf of the League of United Latin American Citizens, spoke in support of the designation. Karen Wright spoke in favor of the designation. Paul Chavez spoke in support of the landmark designation. Following discussion the Cultural Heritage Board recommended that the City Council: 1. Determine the project is consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties and also that	Motion Second All Ayes	X			X					



City of Arts & Innovation

CULTURAL HERITAGE BOARD MINUTES

WEDNESDAY, October 21, 2015, 3:30 P.M.
ART PICK COUNCIL CHAMBERS, CITY HALL
3900 MAIN STREET

Cultural Heritage Board Members

	LECH	VAN WART	FIELD	CUEVAS	SCHULTE	VACANT	VACANT	PRESTON-CHAVEZ	GILLECE
	1	2	3	4	5	6	7	CW 1	CW 1
the proposed case will not have a significant effect on the environment based on the findings set forth in the case record and recommended the City Council adopt a Negative Declaration; and 2. Approve Planning Case P15-0778, based on the facts for finding outlined below and thereby the designation of the Trujillo Adobe as a City Landmark.									
<u>MISCELLANEOUS PLANNING AND ZONING ITEMS</u>									
BRIEF REPORT FROM THE HISTORIC PRESERVATION OFFICER ON RECENT CITY COUNCIL ACTIONS AND MAJOR DEVELOPMENT PROJECTS									
Ms. Gettis updated the Board on recent Council actions. She also briefed the Board on the Historic Preservation Fund Committee actions of October 13, 2015.									
ITEMS FOR FUTURE AGENDAS									
Ms. Gettis announced that at the next meeting, the Board will be asked to elect a Historic Preservation Fund Committee replacement for Board Member Ken Sutter who has resigned from the Cultural Heritage Board.									
Ms. Gettis introduced Aliya Narvasa, Sophomore at La Sierra High School. Miss Narvasa is the Youth Council member representative and will be sitting in on the Cultural Heritage Board meetings.									
<u>MINUTES</u>									
The approval of the September 16, 2015 minutes was continued to the meeting of November 18, 2015.									
<u>ADJOURNMENT</u>									
The meeting was adjourned at 3:30 p.m. to the meeting of November 18, 2015 at 3:30 pm.									

All Ayes

FACTS FOR FINDINGS

Zoning Code Map Amendment to apply the CR Overlay Zone

1. The application of the CR Overlay Zone is generally consistent with the goals, policies, and objectives of the General Plan. The zoning map amendment specifically meets Objective HP-4.0 of the Historic Preservation Element of the General Plan 2025, "To fully integrate the consideration of cultural resources as a major aspect of the City's planning, permitting and development activities." The application of the CR Overlay Zone ensures that all persons involved in planning, permitting, and development are aware of the fact that the properties are designated cultural resources.
2. The application of the CR Overlay Zone will not adversely affect surrounding properties because it is only applied to properties within designated Historic Districts and Neighborhood Conservation Areas, and individually designated Landmarks and Structures of Merit. The CR Overlay Zone may not be applied to any property which is not a designated Cultural Resource pursuant to Title 20.
3. The application of the CR Overlay Zone promotes public health, safety, and general welfare and serves the goals and purposes of the Zoning Code because it assists in implementation of the requirements of Title 20, Cultural Resources, of the Municipal Code. Development and use standards of the base zone are not affected.

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 P15-0679 DESIGNATING THE STRUCTURE LOCATED AT 4135
5 MARKET STREET, ASSESSOR'S PARCEL NUMBER 215-251-004, AS A CITY
6 STRUCTURE OF MERIT.

7 WHEREAS, in Planning Case No. P15-0679, Michael Ennabe filed an application to
8 designate the former Winston Tire Store, located at 4135 Market Street, in the City of Riverside,
9 California, Assessor's Parcel Number 215-251-004 ("Winston Tire Store"), as more particularly
10 described in Exhibit "A" attached hereto incorporated herein by reference, as a City of Riverside
11 Structure of Merit; and

12 WHEREAS, on October 21, 2015, the Cultural Heritage Board of the City of Riverside
13 conducted a duly noticed public hearing on said application and recommended the approval of the
14 designation of a City of Riverside Structure of Merit for the Winston Tire Store; and

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

16 NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Riverside,
17 California that based on substantial evidence presented to the Cultural Heritage Board during the
18 above-referenced public hearing and thereafter to the City Council, including written and oral staff
19 reports, together with public testimony pursuant to the provisions of Title 20 of the Riverside
20 Municipal Code pertaining to the designation of a historic Structure of Merit, the City Council
21 hereby finds that the Winston Tire Store, located at 4135 Market Street, in the City of Riverside,
22 California, Assessor's Parcel Number 215-251-004, as more particularly described in Exhibit "A"
23 attached hereto incorporated herein by reference is a historic Structure of Merit eligible for
24 designation under criteria set forth in the Riverside Municipal Code Sections 20.20.030 and
25 20.50.010(FF) and based on the following facts and findings:

26 **FINDINGS:** Criterion 2: Is an example of a type of building which was once common but is
27 now rare in its neighborhood, community or area.

28 **FACTS:** 4135 Market Street meets Criterion 2 as a Structure of Merit because it
contributes to the broader understanding of the historical, architectural and
community heritage of the City, retains sufficient integrity, and is an extant auto-
related building from the 1930s that still reflects the integration of the automobile

1 in Mile Square commercial design and is a representative example of an auto-
2 related building that reflects both Art Deco architecture and the small-scale
3 property type that would have been compatible with the adjacent residential
neighborhood to the northwest.

4 BE IT FURTHER RESOLVED THAT pursuant to Title 20 of the Riverside Municipal Code,
5 the City Council hereby approves the above-referenced application and designates the Former
6 Winston Tire Store as City Structure of Merit.

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

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

16 ADOPTED by the City Council this _____ day of _____, 2015.

17
18 _____
19 WILLIAM R. BAILEY, III
20 Mayor of the City of Riverside

21 ATTEST:

22
23 _____
24 COLLEEN J. NICOL
25 City Clerk of the City of Riverside
26
27
28

1 I, Colleen J. Nicol, 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 _____, 2015, 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 _____, 2015.

10
11 _____
12 COLLEEN J. NICOL
13 City Clerk of the City of Riverside
14
15
16
17
18
19
20
21
22
23

24 O:\Cycom\Wpdocs\D005\P022\00260845.DOC
25 CA: 15-2026
26
27
28

Exhibit "A"
Legal Description

Address: 4135 Market Street
APN: 215-251-004

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

THAT PORTION OF BLOCK 11, RANGE 8 OF THE TOWN OF RIVERSIDE, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 7 OF MAPS, AT PAGE 17 THEREOF, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID BLOCK 11, RANGE 8;

THENCE WESTERLY ALONG THE SOUTHERLY LINE OF ELEVENTH STREET, 120 FEET;

THENCE AT RIGHT ANGLE SOUTHERLY 185 FEET;

THENCE AT A RIGHT ANGLE EASTERLY AND PARALLEL WITH THE SOUTHERLY LINE OF SAID ELEVENTH STREET, 10 FEET;

THENCE AT A RIGHT ANGLE NORTHERLY 10 FEET;

THENCE AT A RIGHT ANGLE EASTERLY 110 FEET;

THENCE AT A RIGHT ANGLE NORTHERLY 175 FEET TO THE POINT OF BEGINNING,

SAID LEGAL DESCRIPTION IS PURSUANT TO CERTIFICATE OF COMPLIANCE RECORDED FEBRUARY 16, 1982 AS INSTRUMENT NO. 26503, OFFICIAL RECORDS.

DESCRIPTION APPROVAL:

 9/28/15
CURTIS C. STEPHENS, L.S. 7519 DATE
CITY SURVEYOR

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF RIVERSIDE, CALIFORNIA, AMENDING THE ZONING MAP OF THE CITY OF RIVERSIDE PURSUANT TO CHAPTER 19.090 OF THE RIVERSIDE MUNICIPAL CODE BY APPLYING THE CULTURAL RESOURCES OVERLAY ("CR") ZONE TO CITY STRUCTURE OF MERIT, THE FORMER WINSTON TIRE STORE.

The City Council of the City of Riverside, California, does ordain as follows:

Section 1: Pursuant to Chapter 19.090 of the Riverside Municipal Code, the Zoning Map of the City of Riverside is amended by applying the Cultural Resource Overlay Zone ("CR") Zone to the former Winston Tire Store, located at 4135 Market Street as described in Exhibit "A", attached hereto and incorporated herein by reference, subject to all of the conditions, restrictions and covenants imposed under Planning Case Number P15-0679 which conditions, restrictions and covenants are incorporated herein by reference.

Section 2: The City Council has reviewed the matter and, based upon the facts and information contained in the staff reports, administrative record, and written and oral testimony, hereby finds that this ordinance is not subject to CEQA pursuant to Sections 15060(c)(2), 15060(c)(3) and/or 15061(b)(3) of the State CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, in that it will not result in a direct or reasonably foreseeable indirect physical change in the environment nor have a significant impact on the environment.

Section 3: The City Clerk shall certify to the adoption of this ordinance and cause publication once in a newspaper of general circulation in accordance with Section 414 of the Charter of the City of Riverside. This ordinance shall become effective on the 30th day after the date of its adoption.

ADOPTED by the City Council this _____ day of _____, 2015.

WILLIAM R. BAILEY, III
Mayor of the City of Riverside

ATTEST:

COLLEEN J. NICOL
City Clerk of the City of Riverside

1 I, Colleen J. Nicol, City Clerk of the City of Riverside, California, hereby certify that the
2 foregoing ordinance was duly and regularly introduced at a meeting of the City Council on the
3 ____ day of _____, 2015, and that thereafter the said ordinance was duly and regularly
4 adopted at a meeting of the City Council on the ____ day of _____, 2015, by the following
5 vote, to wit:

6 Ayes:

7 Noes:

8 Absent:

9 Abstain:

10 IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the
11 City of Riverside, California, this ____ day of _____, 2015.

12
13 _____
14 COLLEEN J. NICOL
15 City Clerk of the City of Riverside
16
17
18
19
20
21
22
23
24
25

26 O:\Cycom\WPDocs\D005\P022\00260848.DOC
27 CA: 15-2026
28

Exhibit "A"
Legal Description

Address: 4135 Market Street
APN: 215-251-004

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

THAT PORTION OF BLOCK 11, RANGE 8 OF THE TOWN OF RIVERSIDE, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 7 OF MAPS, AT PAGE 17 THEREOF, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID BLOCK 11, RANGE 8;

THENCE WESTERLY ALONG THE SOUTHERLY LINE OF ELEVENTH STREET, 120 FEET;

THENCE AT RIGHT ANGLE SOUTHERLY 185 FEET;

THENCE AT A RIGHT ANGLE EASTERLY AND PARALLEL WITH THE SOUTHERLY LINE OF SAID ELEVENTH STREET, 10 FEET;

THENCE AT A RIGHT ANGLE NORTHERLY 10 FEET;

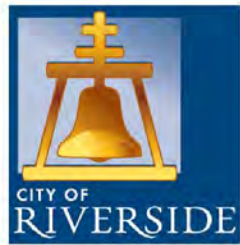
THENCE AT A RIGHT ANGLE EASTERLY 110 FEET;

THENCE AT A RIGHT ANGLE NORTHERLY 175 FEET TO THE POINT OF BEGINNING,

SAID LEGAL DESCRIPTION IS PURSUANT TO CERTIFICATE OF COMPLIANCE RECORDED FEBRUARY 16, 1982 AS INSTRUMENT NO. 26503, OFFICIAL RECORDS.

DESCRIPTION APPROVAL:

 9/28/15
CURTIS C. STEPHENS, L.S. 7519 DATE
CITY SURVEYOR



Planning Case P15-0679

Community & Economic Development
Department

City Council
December 8, 2015

RiversideCa.gov

LOCATION / ZONING MAP



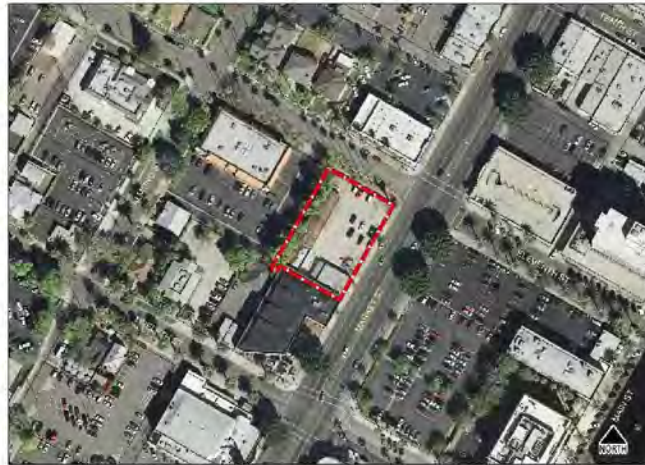
P15-0679, Exhibit 1 - Zoning

2



RiversideCa.gov

2012 AERIAL PHOTOGRAPH



P15-0579, Exhibit 2 - 2012 Aerial Photo



3

RiversideCa.gov

4135 MARKET ST. SIGNIFICANCE

1. Reflects the integration of the automobile in Mile Square commercial design along Market Street
2. Art Deco architecture maintains sufficient integrity
3. Representative auto-related small-scale property type that was compatible with the adjacent residential neighborhood



4

RiversideCa.gov

SITE PHOTO CIRCA 2011



5

RiversideCa.gov

2013 SITE PHOTO



6

RiversideCa.gov

2013 SITE PHOTO



7



RiversideCa.gov

2013 SITE PHOTO



8



RiversideCa.gov

HISTORIC PHOTO CIRCA 1977



9

RiversideCa.gov

STRUCTURE OF MERIT CRITERIA

Evaluated in 2013 and assigned California Historic Resources Status Code 5S2, eligible for local Structure of Merit designation. Meets designation criterion listed in RMC Section 20.50.010(F):

Criterion 2: Is an example of a type of building which was once common but is now rare in its neighborhood, community or area. because it contributes to the broader understanding of the historical, architectural and community heritage of the City, retains sufficient integrity, and is an extant auto-related building from the 1930s that still reflects the integration of the automobile in Mile Square commercial design and is a representative example of an auto-related building that reflects both Art Deco architecture and the small-scale property type that would have been compatible with the adjacent residential neighborhood to the northwest.



10

RiversideCa.gov

RECOMMENDATION

That the City Council:

1. Determine that P15-0679, City Structure of Merit Designation, is categorically exempt from the California Environmental Quality Act (CEQA) per Sections 15061(b)(3) and 15308 of the CEQA Guidelines;
2. Approve Planning Case P15-0679, based on the facts for findings outlined in the staff report;
3. Adopt the attached Resolution designating 4135 Market Street as a City Structure of Merit;

11


RiversideCa.gov

RECOMMENDATION

4. Approve the attached findings for the Zoning Code Map Amendment (Rezoning) to apply the CR– Cultural Resources Overlay Zone to the property at 4135 Market Street; and
5. Introduce and subsequently adopt the attached Ordinance to rezone 4135 Market Street from the DSP-JC-SP – Downtown Specific Plan – Justice Center District Zone to the DSP-JC-SP-CR – Downtown Specific Plan – Justice Center District, Specific Plan and Cultural Resources Overlay Zone.

12


RiversideCa.gov