CITY OF RIVERSIDE

CITY COUNCIL MEMORANDUM

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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:

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Approved by:

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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.

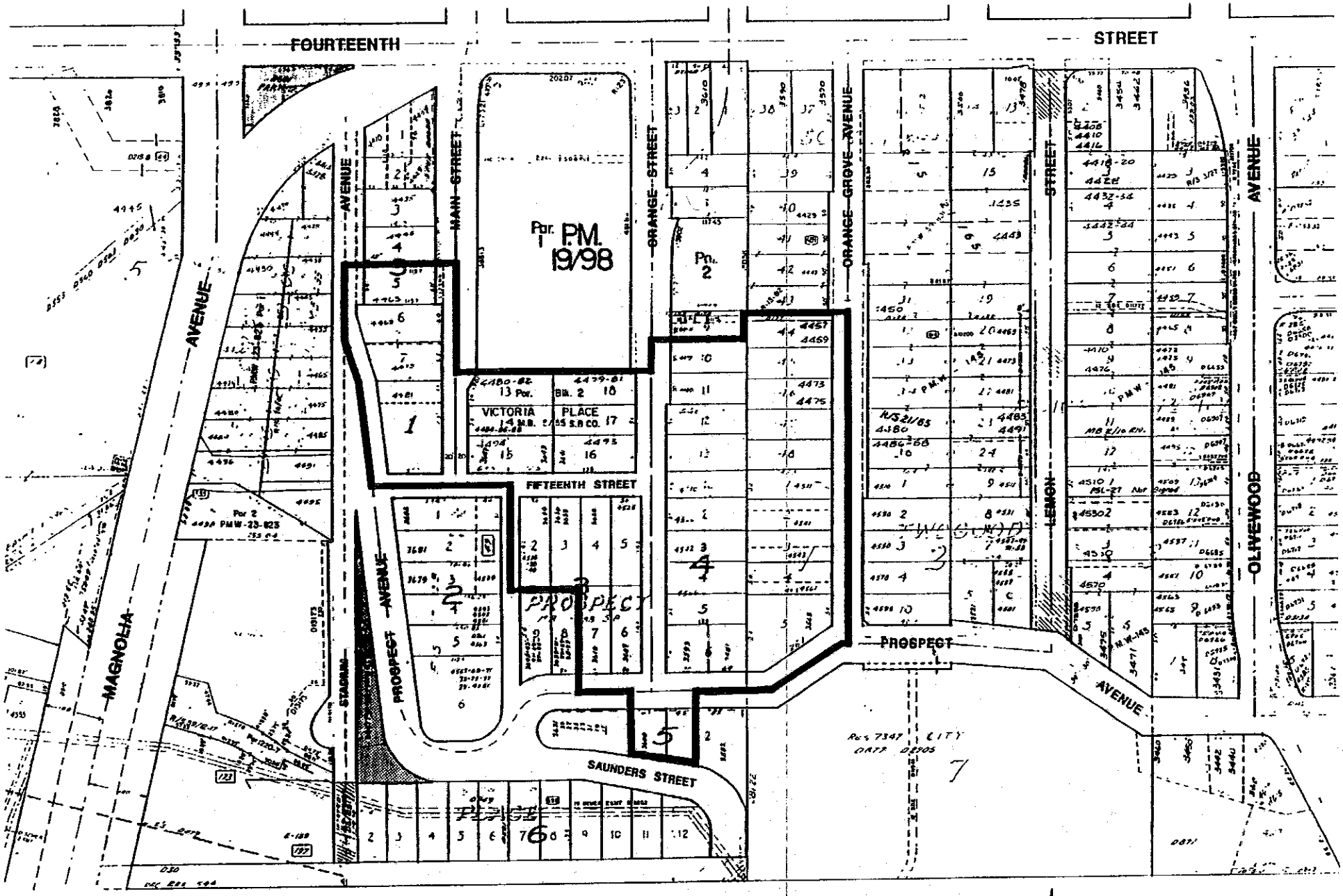
The Cultural Heritage Board, recognizing the importance of preserving the remaining Prospect Place residential properties, officially designated this area a historic district in 1986. Exhibit A shows the boundaries of this district. The Cultural Heritage Board's decision was subsequently appealed to 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.

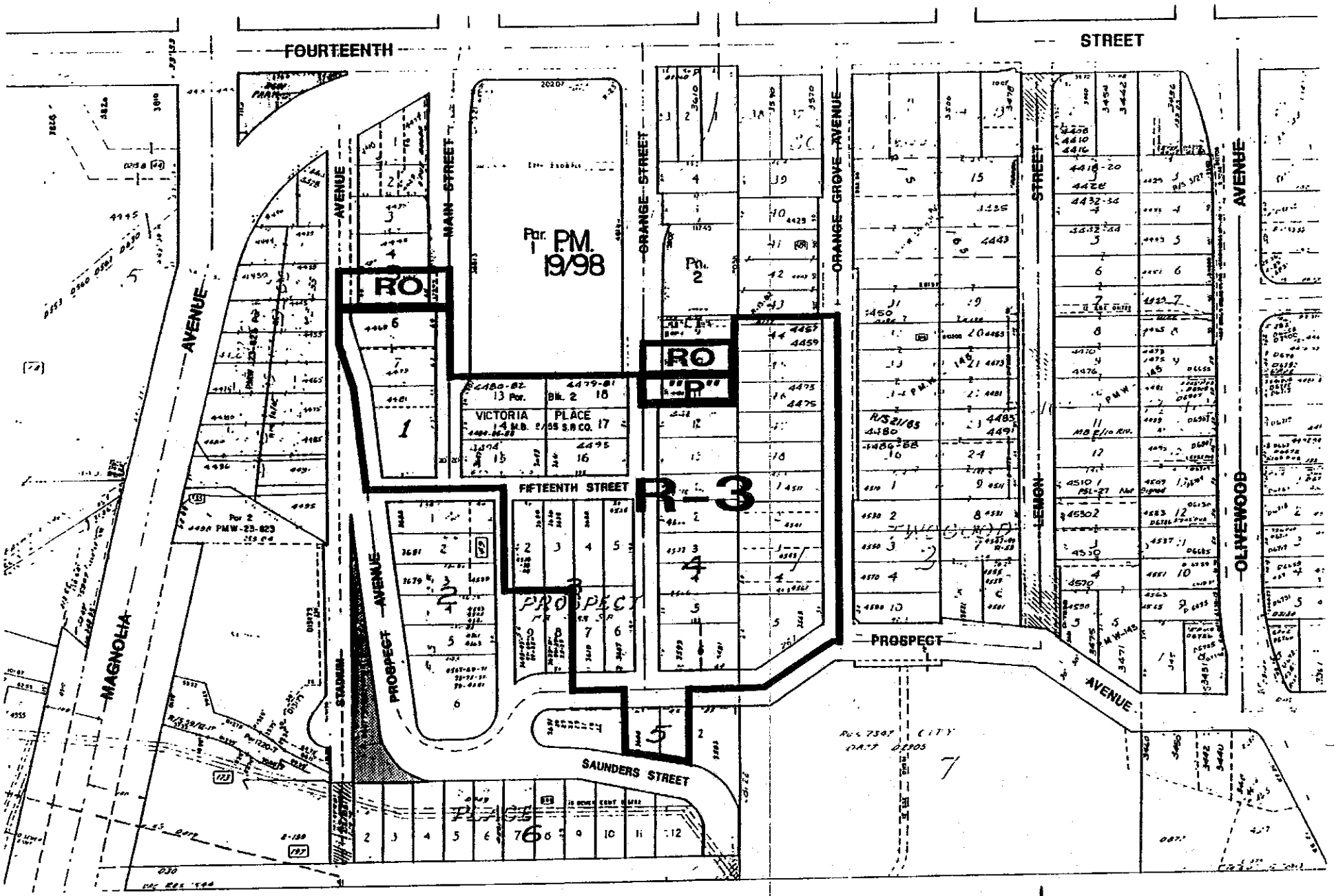
As shown on Exhibit C, the draft General Plan land use designations for this area are:

- 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

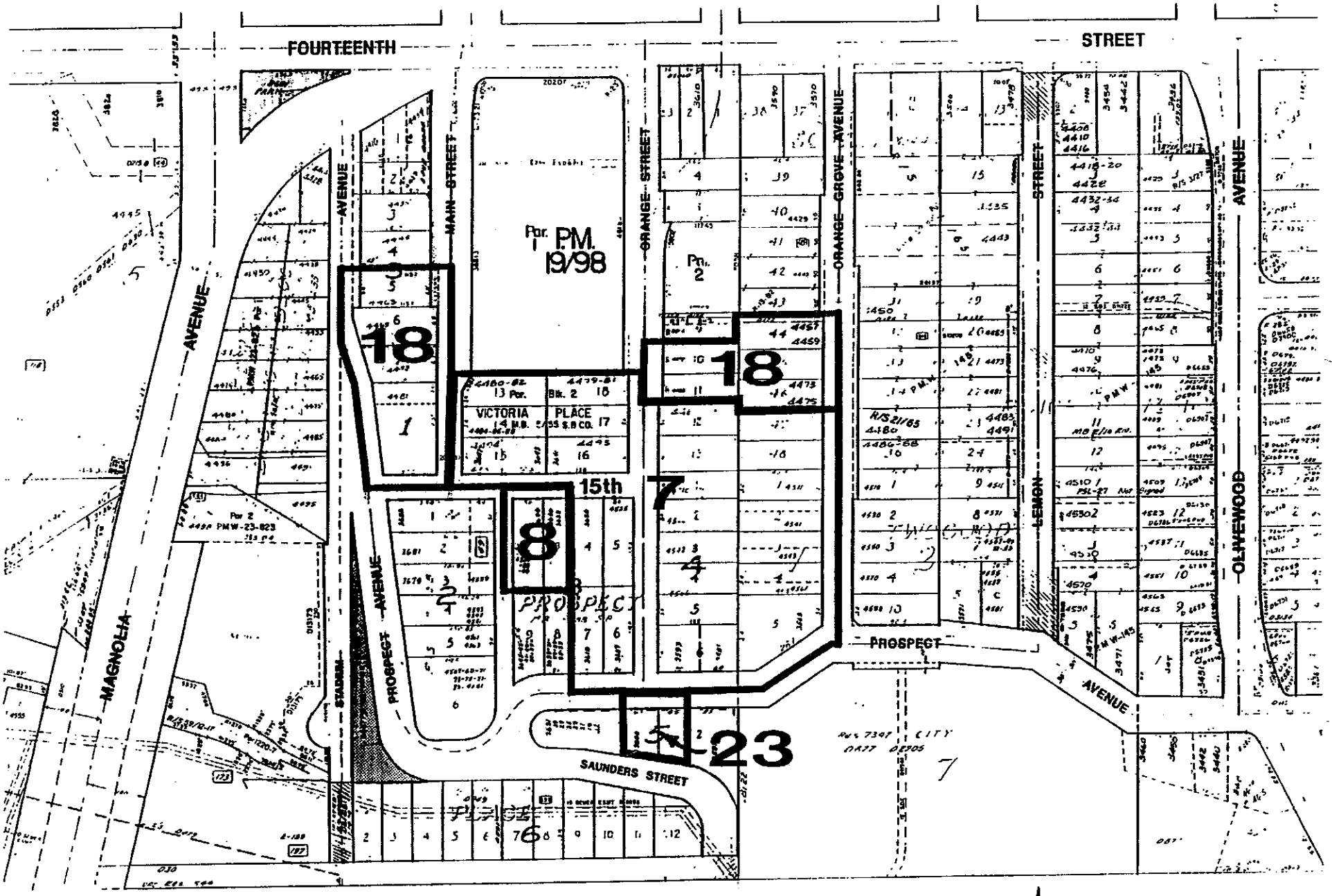
Zoning

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%

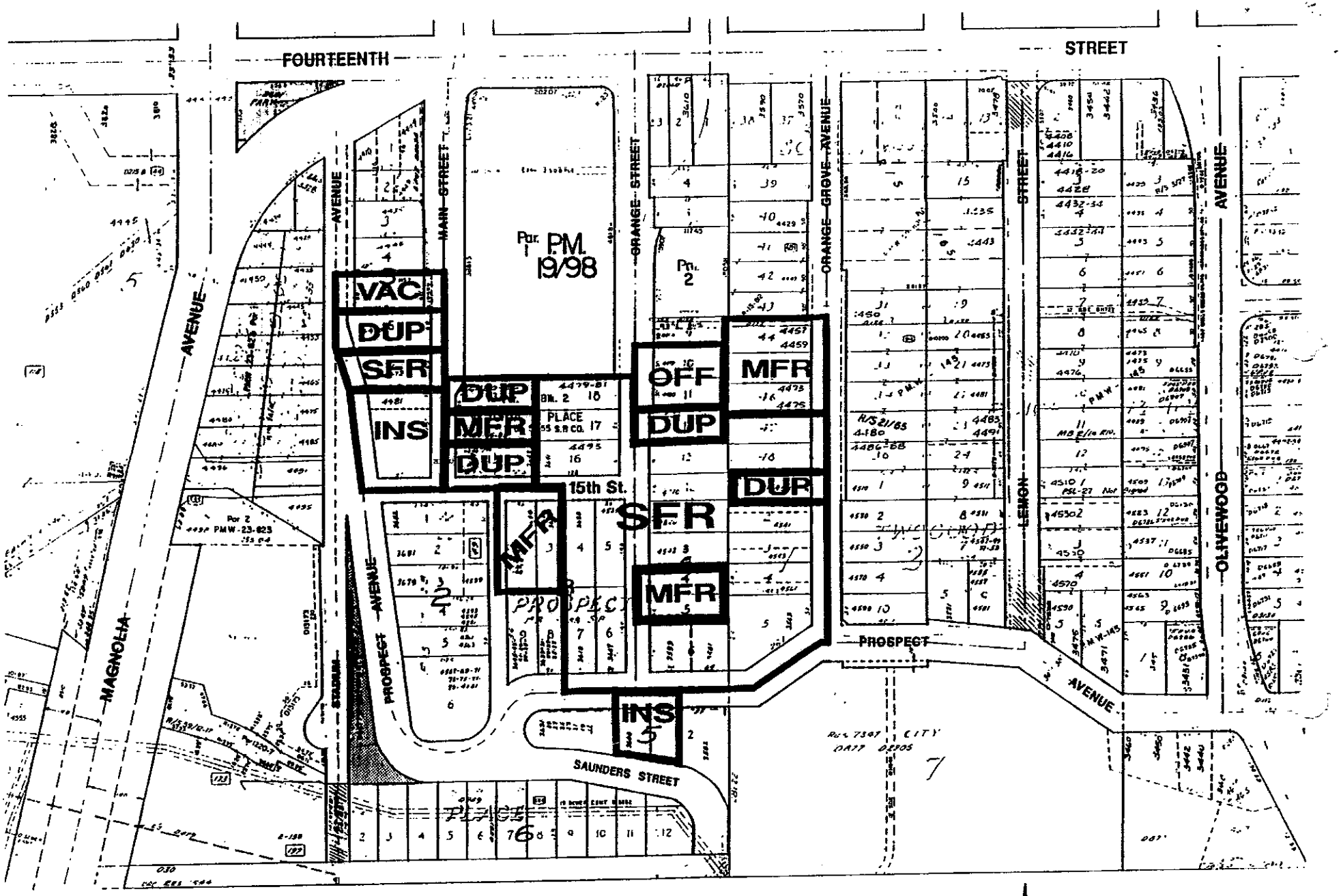
The staff also noted the presence of one vacant parcel on the west side of Main Street, at the north border of the Historic District. Exhibit D shows how these uses are distributed throughout the District.

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

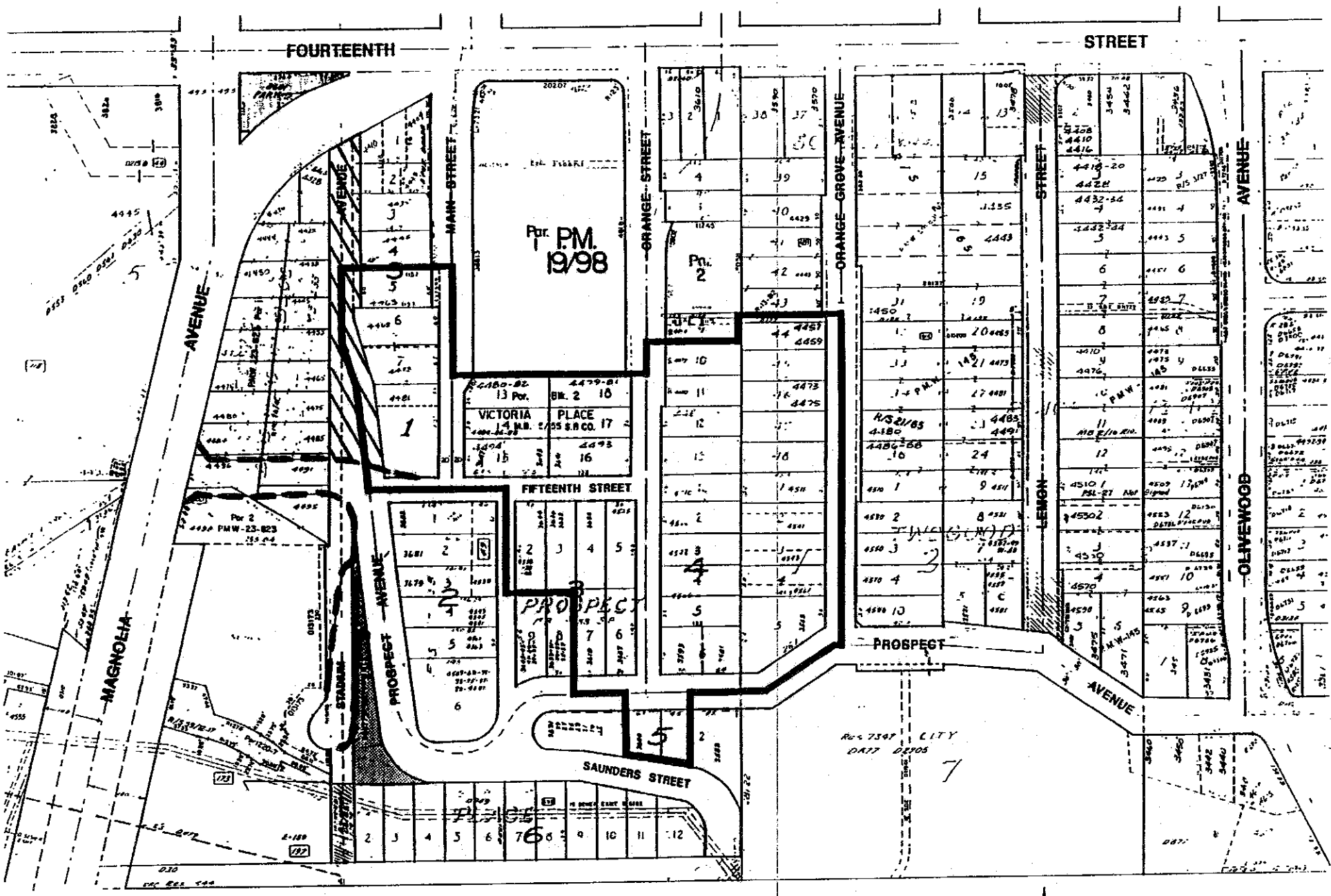
Land Use

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