

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 P15-0530 DESIGNATING THE STRUCTURE AND SITE LOCATED AT
5 1945 ARROYO DRIVE, ASSESSOR'S PARCEL NUMBERS 222-100-022 AND 222-
6 100-023, AS CITY LANDMARK NO. 128.

7 WHEREAS, in Planning Case No. P15-0530, Lana Hapeman filed an application to
8 designate the Frank and Katherine Wells-Patsy O'Toole House, located at 1945 Arroyo Drive, in the
9 City of Riverside, California, Assessor's Parcel Numbers 222-100-022 and 222-100-023 ("Frank and
10 Katherine Wells-Patsy O'Toole House"), as more particularly described and depicted in Exhibit "A"
11 attached hereto incorporated herein by reference, as a City of Riverside Landmark; and

12 WHEREAS, on September 16, 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 Landmark for the Frank and Katherine Wells-Patsy O'Toole
15 House; and

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

17 NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Riverside,
18 California that based on substantial evidence presented to the Cultural Heritage Board during the
19 above-referenced public hearing and thereafter to the City Council, including written and oral staff
20 reports, together with public testimony pursuant to the provisions of Title 20 of the Riverside
21 Municipal Code pertaining to the designation of a historic landmark, the City Council hereby finds
22 that the Frank and Katherine Wells-Patsy O'Toole House, located at 1945 Arroyo Drive, in the City
23 of Riverside, California, Assessor's Parcel Numbers 222-100-022 and 222-100-023, as more
24 particularly described and depicted in Exhibit "A" attached hereto incorporated herein by reference
25 is a historic landmark eligible for designation under criteria set forth in the Riverside Municipal
26 Code Sections 20.20.030 and 20.50.101 (U), and based on the following facts and findings:

27 **FINDINGS:** Criterion 1: Exemplifies or reflects special elements of the City's
28 cultural, social, economic, political, aesthetic, engineering, architectural, or natural history.

FACTS: The Frank and Katherine Wells-Patsy O'Toole House meets Criterion because
it is an original 1926 home on a 2.36 acre site located to take advantage of views and prominent

1 hillside setting above the arroyo and Victoria Club golf course and is associated with artist Patsy
2 O'Toole who was instrumental in Mission Inn preservation activism in the 1960s.

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

5 **FACTS:** The Frank and Katherine Wells-Patsy O'Toole House meets Criterion 3
6 because the home exemplifies Spanish Colonial Revival style architecture with minor alterations that
7 do not affect its architectural integrity.

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

10 **FACTS:** The Frank and Katherine Wells-Patsy O'Toole House meets Criterion because
11 the home was designed in 1926 and built by noted architect and contractor Robert H. Spurgeon, Jr.

12 **FINDINGS:** Criterion 5: Embodies elements that possess high artistic values or represents
13 a significant structural or architectural achievement or innovation.

14 **FACTS:** The Frank and Katherine Wells-Patsy O'Toole House meets Criterion 5
15 because the home exhibits significant character-defining features of the Spanish Colonial Revival
16 architectural style. Design elements include an L-shaped plan with cross-gables, a hipped roof round
17 entry tower, white stucco walls, true-divided light wood sash windows, second story, cantilevered
18 balcony with heavy wood beams, posts and turned wood railing, single barrel clay tile roof, stained
19 glass and large picture windows, and wrought iron grilles and balconettes. The design elements and
20 siting of the home take full advantage of the setting and views from the hillside above the arroyo and
21 golf course.

22 **BE IT FURTHER RESOLVED THAT** pursuant to Title 20 of the Riverside Municipal Code,
23 the City Council hereby approves the above-referenced application and designates the Frank and
24 Katherine Wells-Patsy O'Toole House as City Landmark No. 128.

25 **BE IT FURTHER RESOLVED** the proposed historic landmark designation is exempt from
26 the provisions of the California Environmental Quality Act pursuant to Sections 15061(b)(3) and
27 15308 of the Guidelines for Implementation of the California Environmental Quality Act (Title 14,
28 California Code of Regulations, commencing with Section 15000) as it can be seen with certainty
that there is no possibility that the activity will have a significant effect on the environment, and said
action is intended to preserve the historic character of the building and site.

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

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

2

3

4

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

5

6 ATTEST:

7

8

COLLEEN J. NICOL
City Clerk of the City of Riverside

10

11

12

13

14

I, Colleen J. Nicol, City Clerk of the City of Riverside, California, hereby certify that the foregoing resolution was duly and regularly adopted at a meeting of the City Council of said City at its meeting held on the _____ day of _____, 2015, by the following vote, to wit:

15

Ayes:

16

Noes:

17

Absent:

18

Abstain:

19

20

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

21

22

23

COLLEEN J. NICOL
City Clerk of the City of Riverside

24

25

O:\Cycom\Wpdocs\D018\P023\00254102.DOC
CA: 15-1731

26

27

28

Exhibit "A"
Legal Description

Address: 1945 Arroyo Drive
APN: 222-100-022, 222-100-023

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

Parcels 1 and 2 of Parcel Map 22981, shown by map on file in Book 150, Pages 95 and 96 thereof of Parcel Maps, records of Riverside County, California.

DESCRIPTION APPROVAL:



CURTIS C. STEPHENS, L.S. 7519 DATE 7/6/15
CITY SURVEYOR