



City of Arts & Innovation

City Council Memorandum

TO: HONORABLE MAYOR AND CITY COUNCIL DATE: FEBRUARY 23, 2016

FROM: COMMUNITY & ECONOMIC DEVELOPMENT WARD: 3
DEPARTMENT

SUBJECT: PLANNING CASE P15-0818 – BY NICOLETTE ROHR FOR KEVIN ESTERLING AND EMILY GARABEDIAN TO DESIGNATE THE WILLARD AND ELIZABETH WINDER HOUSE LOCATED AT 5022 MYRTLE AVENUE AS A CITY LANDMARK AND A REZONING TO APPLY THE CR—CULTURAL RESOURCES OVERLAY ZONE

ISSUE:

The issues for City Council consideration is a proposal from Nicolette Rohr for Kevin Esterling and Emily Garabedian to: 1) designate the Willard and Elizabeth Winder House located at 5022 Myrtle Avenue as a City Landmark; and 2) rezone the subject property to apply the CR – Cultural Resources Overlay Zone to the existing R-1-13000 – Single Family Residential Zone.

RECOMMENDATIONS:

That the City Council:

1. Determine that Planning Case P15-0818 (City Landmark Designation) is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to 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 P15-0818 based on and subject to the Cultural Heritage Board facts for findings outlined in the attached staff report;
3. Adopt the attached Resolution designating 5022 Myrtle Avenue as a City Landmark;
4. Approve the attached findings for the Zoning Code Map Amendment (Rezoning) to apply the CR – Cultural Resources Overlay Zone to the property at 5022 Myrtle Avenue; and
5. Introduce and subsequently adopt the attached Ordinance to rezone 5022 Myrtle Avenue from the R-1-13000 – Single Family Residential Zone to the R-1-13000-CR – Single Family Residential and Cultural Resources Overlay Zones.

STAFF/CULTURAL HERITAGE BOARD RECOMMENDATIONS:

Staff recommended approval of Planning Case P15-0818 to the Cultural Heritage Board (CHB). On November 18, 2015, the CHB recommended that the City Council approve Planning Case P15-0818 by a vote of 6 ayes, 0 noes and 0 abstentions.

BACKGROUND:

The 1954 Winder House is eligible for local listing as a Landmark because it is an exceptional example of midcentury architectural design with custom elements, the place of the Winder family in Riverside history, and its location in the Victoria Hill and Country Club Park neighborhoods, an area important to the city's early expansion. Willard and Elizabeth Winder purchased the property at 5022 Myrtle in 1954 and hired architect Walter C. See and builder Harry Marsh to design and build the custom home for their family. They moved into the house upon its completion in 1955. The exterior of the home and garage, terraced landscaping of the backyard, and stone walls lining the driveway all contribute to the significance of the property. Because of its limited turnover in the sixty years since construction and the care that each of the three owners has afforded the house all of these elements remain largely intact and support the integrity of the home.

FISCAL IMPACT:

There is no fiscal impact to the General Fund resulting from the Landmark designation.

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 – November 18, 2015
2. Cultural Heritage Board Minutes – November 18, 2015
3. Proposed Findings for CR Overlay Zone
4. Resolution
5. Ordinance
6. Presentation