



City of Arts & Innovation

City Council Memorandum

TO: HONORABLE MAYOR AND CITY COUNCIL **DATE: OCTOBER 23, 2018**

FROM: COMMUNITY & ECONOMIC DEVELOPMENT **WARD: 3**
DEPARTMENT

SUBJECT: PLANNING CASE P18-0625 – REQUEST BY JASON DEANDA TO DESIGNATE THE WALTONS/MERRIMAN HOUSE, LOCATED AT 6240 HAWARDEN DRIVE, AS A CITY STRUCTURE OF MERIT

ISSUE:

Adopt a Resolution to designate the Walton/Merriman House, located at 6240 Hawarden Drive, as a City Structure of Merit; and adopt an Ordinance to apply a Cultural Resources Overlay Zone.

RECOMMENDATIONS:

That the City Council:

1. Determine that Planning Case P18-0625 (City Structure of Merit 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 P18-0625 based on and subject to the Cultural Heritage Board facts for findings outlined in the attached staff report;
3. Adopt the attached Resolution designating the Walton/Merriman House located at 6240 Hawarden Drive, as a City Structure of Merit;
4. Approve the attached findings for the Zoning Code Map Amendment to apply the CR — Cultural Resources Overlay Zone to the subject property; and
5. Introduce and subsequently adopt the attached Ordinance to rezone 6240 Hawarden Drive from the RC-Residential Conservation Zone to the RC-CR - Residential Conservation and Cultural Resources Overlay Zones.

CULTURAL HERITAGE BOARD RECOMMENDATIONS:

On September 19, 2018, the Cultural Heritage Board (CHB) unanimously voted with 7 Ayes and 0 noes, to recommend that the City Council approve Planning Case P18-0625 and designate the Walton/Merriman House (6240 Hawarden Drive) as a City Structure of Merit.

LEGISLATIVE HISTORY:

Riverside Municipal Code, Section 20.50.010 (FF) is as follows:

“Structure or Resource of Merit” means any Improvement or Natural Feature which contributes to the broader understanding of the historical, archaeological, cultural, architectural, community, aesthetic or artistic heritage of the City, retains sufficient integrity, and:

1. Has a unique location or singular physical characteristics or is a view or vista representing an established and familiar visual feature of a neighborhood community or of the City;
2. Is an example of a type of building which was once common but is now rare in its neighborhood, community or area;
3. Is connected with a business or use which was once common but is now rare;
4. A Cultural Resource that could be eligible under Landmark Criteria no longer exhibiting a high level of integrity, however, retaining sufficient integrity to convey significance under one or more of the Landmark Criteria;
5. Has yielded or may be likely to yield, information important in history or prehistory; or
6. An improvement or resource that no longer exhibits the high degree of integrity sufficient for Landmark designation, yet still retains sufficient integrity under one or more of the Landmark criteria to convey cultural resource significance as a Structure or Resource of Merit.

DISCUSSION:

The property owner is requesting to designate the Walton/Merriman Residence at 6240 Hawarden Drive as a City Structure of Merit. The property owner has submitted a Mill’s Act contract application (P18-0522) to the City, which will be brought to City Council on November 27, 2018. Historic designation is required for Mills Act contract eligibility.

The Walton/Merriman House was originally constructed in 1902. It was designed and built for Christopher Walton by A.W. Boggs, a prominent local builder. Walton, a native of England, was a citrus grower who owned a grove near Adams Street and Victoria Avenue. He was also appointed to some respected boards of directors as members of the Mylne and Irving families (two prominent Riverside families). The residence was originally designed as a two-story Victorian Era “cottage” featuring a rectangular ground-plan with the main entry on the west elevation.

A two-story addition was completed in 1910 by the second owner, Walter Merriman. Merriman was Frank Tetley’s partner. He married, Julia McIntyre, a member of one of Riverside’s prominent families. The addition nearly doubled the size of the residence, turning the simple “cottage” into a

mansion. The addition created an L-shaped residence. The entry was relocated from the west elevation to the vertex of the two wings. The architecture of the 1910 residential addition features an American Colonial Revival style influence, in contrast to the early style of the Victorian Era residence.

In 2014, the Cultural Heritage Board approved Planning Case P14-0640, a Certificate of Appropriateness, for the alteration of land and demolition/significant alteration of structures and features associated with the historically eligible Walton/Merriman residence. The 2014 Staff report noted that the residence is featured in Joan Hall's Cottages, Colonials and Community Places of Riverside, California published in 2003. The Staff also identified the property as eligible for Structure of Merit designation. The Certificate of Appropriateness approval required that eligibility be included on the recorded parcel map and in the seller's disclosure statements.

The Walton/Merriman residence meets Landmark Criterion 1 (Is identified with persons or events significant in local, state or national history) because it is associated with prominent Riversiders Walton and Merriman.

The Walton/Merriman residence also meets Criterion 6 (Reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning, or cultural landscape). The residence demonstrates a historic pattern of development specific to a particular geographical area which was developed by, and for, prominent individuals associated with Riverside's citrus heritage.

Because of the historic-period expansion and later alterations, the Walton/Merriman house no longer retains the high degree of integrity required for City Landmark designations, however it does retain sufficient integrity as a City Structure of Merit.

FISCAL IMPACT:

There is no fiscal impact resulting from the Structure of Merit designation.

Prepared by: David Welch, Interim Community & Economic Development Director
Certified as to
availability of funds: Edward Enriquez, Acting Chief Financial Officer/City Treasurer
Approved by: Rafael Guzman, Assistant City Manager
Approved as to form: Gary G. Geuss, City Attorney

Attachment:

1. Cultural Heritage Board Staff Report – September 19, 2018
2. Cultural Heritage Board Minutes – September 19, 2018
3. Proposed Findings for CR Overlay Zone
4. Resolution
5. Ordinance
6. Presentation