



*City of Arts & Innovation*

# City Council Memorandum

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

**FROM: COMMUNITY & ECONOMIC DEVELOPMENT** **WARD: 1**  
**DEPARTMENT**

**SUBJECT: PLANNING CASE P18-0508 – REQUEST BY LAUREL HAMPTON AND FRANK ROJAS TO DESIGNATE BIGELOW’S BUNGALOW, LOCATED AT 4625 GLENWOOD DRIVE, AS A CITY LANDMARK**

## **ISSUE:**

Adopt a Resolution to designate Bigelow’s Bungalow, located at 4625 Glenwood Drive, as a City Landmark; and adopt an Ordinance to apply a Cultural Resources Overlay Zone.

## **RECOMMENDATIONS:**

That the City Council:

1. Determine that Planning Case P18-0508 (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 P18-0508 based on, and subject to, the Cultural Heritage Board facts for findings outlined in the attached staff report;
3. Adopt a Resolution designating Bigelow’s Bungalow located at 4625 Glenwood Drive, as a City Landmark;
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 an Ordinance to rezone 4625 Glenwood Drive from the R-1-7000 – Single Family Residential Zone to the R-1-7000 – Single Family Residential 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 P18-0508 and designate Bigelow's Bungalow (4625 Glenwood Drive) as a City Landmark.

## **LEGISLATIVE HISTORY:**

Riverside Municipal Code, Title 20, Section 20.50.010 (U) is as follows:

"Landmark" means any Improvement or Natural Feature that is an exceptional example of a historical, archaeological, cultural, architectural, community, aesthetic or artistic heritage of the City, retains a high degree of integrity, and meets one or more of the following criteria:

1. Exemplifies or reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history;
2. Is identified with persons or events significant in local, state or national history;
3. Embodies distinctive characteristics of a style, type, period or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship;
4. Represents the work of a notable builder, designer, architect, or important creative individual;
5. Embodies elements that possess high artistic values or represents a significant structural or architectural achievement or innovation;
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;
7. Is one of the last remaining examples in the City, region, State, or nation possessing distinguishing characteristics of an architectural or historical type of specimen; or
8. Has yielded or may be likely to yield, information important in history or prehistory.

## **DISCUSSION:**

The property owner is requesting designation of Bigelow's Bungalow, located at 4625 Glenwood Drive, as a City Landmark. The property owner has submitted a Mill's Act contract application (P18-0496) to the City, which will be brought to City Council on November 27, 2018. Historic designation is required for Mills Act contract eligibility.

Bigelow's Bungalow was designed for George Tyler Bigelow by master architect, Lester S. Moore (1871-1924). It was constructed in 1911 by the Cresmer Manufacturing Company of Riverside. Moore worked in many architectural styles, though he favored the Mission Revival style, which he spread throughout Los Angeles and Pasadena, and he is credited as one of the earliest proponents of the style in southern California.

Moore worked regionally and designed a number of high-style residences and other properties in Riverside. Approximately 16 homes in downtown Riverside, many of which are individually designated as Structures of Merit, are attributed to Moore, primarily in the Mount Rubidoux and Seventh Street Historic Districts. Moore is credited with 12 of the 55 contributing properties in the Mount Rubidoux Historic District, more than any other architect. In addition, the 1912 California Citrus Experiment Station (later the U.S. Salinity Lab) on Glenwood Drive, west of Fourteenth Street, was also designed by Moore.

Bigelow's Bungalow is eligible for designation as a City Landmark as it represents the work of notable architect Lester S. Moore (Criteria 4). It also embodies distinctive characteristics of the Arts and Crafts Movement as expressed in the Craftsman style and exhibits extensive use of blasted native granite from the building site reassembled as random rubble in prominent features, a valuable example of the use of indigenous materials and craftsmanship (Criteria 3).

### **FISCAL IMPACT:**

There is no fiscal impact resulting from the Landmark 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

### **Attachments:**

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