

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 P18-0508 DESIGNATING BIGELOW'S BUNGALOW LOCATED AT
4625 GLENWOOD DRIVE, ASSESSOR'S PARCEL NUMBER 217-020-005, AS A
CITY HISTORIC LANDMARK.

5 WHEREAS, Bigelow's Bungalow, located at 4625 Glenwood Drive, within the City of
6 Riverside, California, Assessor's Parcel Number 217-020-005, as more particularly described in
7 Exhibit "A" attached hereto incorporated herein by reference, was found to be eligible for listing as a
8 City Landmark; and

9 WHEREAS, on September 19, 2018, the Cultural Heritage Board of the City of Riverside
10 conducted a duly noticed public hearing on said application and recommended the approval of the
11 designation of a City of Riverside City Historic Landmark for the Bigelow's Bungalow structure
12 described above; and

13 WHEREAS, this process is exempt from review under the California Environmental Quality
14 Act (CEQA) pursuant to Sections 15061(b)(3) and 15308 of the CEQA Guidelines as set forth in
15 Title 14 of the California Code of Regulations; 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 Bigelow's Bungalow, located at 4625 Glenwood Drive, within the City of Riverside, California,
23 Assessor's Parcel Number 217-020-005, as more particularly described in Exhibit "A" attached
24 hereto and incorporated herein by reference, a Historic Landmark eligible for designation under
25 criteria set forth in the Riverside Municipal Code Section 20.50.010(U) and based on the following
facts and findings:

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

1 **FACTS:** In part, a reaction against the elaborateness of the Victoria era, Craftsman architecture
2 stressed the importance of simplicity. The philosophy was one of adapting form to
3 function, celebrating the designer through meticulous attention to craftsmanship, and
4 reflecting nature through the use of careful siting, massing, and a ground-hugging
5 design. The Craftsman was characterized by a rustic aesthetic of shallowly pitched
6 overhanging gable roofs; earth-colored wood siding; spacious, often L-shaped
7 porches; windows, both casement and double-hung sash, grouped in threes and fours;
8 extensive use of natural wood in the interior and for front doors; and exposed
9 structural elements such as beams, rafters, braces, and joints. Cobblestone or brick
10 was favored for chimneys, porch supports, and foundations. The heyday of
11 Craftsman design was the decade between 1906 and 1916; after that the Craftsman
12 style was simplified, often reduced to signature elements such as an offset front gable
13 roof, tapered porch piers, and extended lintels over door and window openings. In
14 many cases, the Craftsman style incorporated distinctive elements from other
15 architectural styles, resulting in numerous variations. Smaller homes, usually one to
16 1 ½ story houses that were spawned by this stylistic movement, became known as
17 Craftsman bungalows

11 As stated by Mermilliod, “Bigelow’s Bungalow evidences the character-defining
12 features of the Craftsman style, including low height and horizontal massing; low-
13 pitched roof with wide, overhanging eaves, exposed rafters, and ventilating dormers;
14 large open front porch; multi-paned wood doors and wood-framed double-hung and
15 casement windows; and redwood clapboard siding.” Mermilliod also notes the
16 granitic rock from onsite blasting during construction that repurposed in the
17 construction of the residence. Through this, the residence is an example of the use of
18 indigenous material.

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

17 **FACTS:** Based in Los Angeles, Lester Sherwood Moore (1871-1924) was a prominent regional
18 architect, designing residential homes and other buildings in the early 20th century.
19 One of Moore’s more notable buildings in the region is the Montecito View House.
20 This 1909 house is a 1 ½ story Craftsman Style bungalow was designated as Los
21 Angeles Historic Cultural Monument #529 on April 23, 1991. In 1902, Moore
22 submitted plans for the new Riverside County courthouse. Although Moore was not
23 awarded the contract, this began his work in Riverside. He was contracted to design a
24 number of high style residences and other properties in Riverside. This includes
25 residences in “Banker’s Row” of the Mount Rubidoux Historic District, and other
26 previously designated residences throughout the Mount Rubidoux and Seventh Street
27 Historic Districts. Moore is also credited with the 1912 California Citrus Experiment
28 Station on Glenwood Drive, which is also eligible as a City Landmark.

24 BE IT FURTHER RESOLVED THAT pursuant to Title 20 of the Riverside Municipal Code,
25 the City Council hereby approves the above-referenced application and designates Bigelow’s
26 Bungalow, located at 4625 Glenwood Drive, within the City of Riverside, California Assessor’s
27 Parcel Number 217-020-005, as a City Historic Landmark.

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

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

10 ADOPTED by the City Council this ____ day of _____, 2018.

11
12 _____
13 William R. Bailey, III
Mayor of the City of Riverside

14 Attest:

15
16 _____
17 Colleen J. Nicol
City Clerk of the City of Riverside

18 //

19 //

1 I, Colleen J. Nicol, City Clerk of the City of Riverside, California, hereby certify that the
2 foregoing resolution was duly and regularly adopted at a meeting of the City Council of said City at
3 its meeting held on the _____ day of _____, 2018, by the following vote, to wit:

4 Ayes:

5
6 Noes:

7 Absent:

8 Abstain:

9 IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the
10 City of Riverside, California, this _____ day of _____, 2018.

11
12 _____
13 Colleen J. Nicol
14 City Clerk of the City of Riverside
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28 CA: 18-1304
10/01/18



EXHIBIT "A"
LEGAL DESCRIPTION

Address: 4625 Glenwood Drive
A.P.N.: 217-020-005

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

Lot 49 and 50 in Block 10 of Rubidoux Heights, as shown by map on file in Book 7, Page 30 of Maps, Records of San Bernardino County, California.

This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

 9/15/18 Prep. 
Curtis C. Stephens, L.S. 7519 Date





LOT 314
M.B. 5/142 RIV. CO.

RUBIDOUX HEIGHTS
M.B. 7/30 S.B. CO.
BLOCK 10

44

45

46

47

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49

50

GLENWOOD DR

SAN ANDREAS AVE

11

137.20'

172.89'

3.45'

L=46.27'

52.71'

L=35.53'

22.10'

31.91'

09

• **CITY OF RIVERSIDE, CALIFORNIA** •

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

SHEET 1 OF 1

SCALE: 1"=50'

DRAWN BY: CURT

DATE: 8/21/18

SUBJECT: 4625 GLENWOOD DRIVE - APN 217-020-005