



City of Arts & Innovation

# City Council Memorandum

**TO: HONORABLE MAYOR AND CITY COUNCIL      DATE: JANUARY 15, 2019**

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

**SUBJECT: PLANNING CASE P18-0673 – REQUEST BY LORI STEPHENSON TO**  
**DESIGNATE “THE HARBOR” RESIDENCE, LOCATED AT 3014 PINE STREET,**  
**AS A CITY LANDMARK**

## **ISSUE:**

Adopt a Resolution to designate “The Harbor”, located at 3014 Pine Street, as a City Landmark.

## **RECOMMENDATIONS:**

That the City Council:

1. Determine that Planning Case P18-0673 (City Landmark Designation) is categorically exempt from the provisions of the California Environmental Quality Act pursuant to Sections 15061(b)(3) and 15308, as it can be seen with certainty that there is no possibility that the activity will have a significant effect on the environment and that said action is intended to preserve the historic character of the building and to provide notice of the historic status;
2. Approve Planning Case P18-0673 based on, and subject to, the Cultural Heritage Board facts for findings outlined in the attached Cultural Heritage Board Staff Report; and
3. Adopt the attached Resolution (Attachment 2) designating “The Harbor” located at 3014 Pine Street, as a City Landmark.

## **CULTURAL HERITAGE BOARD RECOMMENDATIONS:**

On November 21, 2018, the Cultural Heritage Board (CHB) unanimously voted with 7 Ayes and 0 Noes, to recommend that the City Council approve Planning Case P18-0673 and designate “The Harbor” located at 3014 Pine Street as a City Landmark (Attachment 3).

## **LEGISLATIVE HISTORY:**

In the Riverside Municipal Code, Title 20, Section 20.50.010 (U), “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:**

This residence, 3014 Pine Street, was designated as a City Structure of Merit #206 on November 15, 1989 and was also designated as contributor to the North Hill Historic District on December 1, 2009. On September 10, 2018, the property owner submitted an application for designation as a City Landmark.

The residence was designed by prominent local engineer, Henry L.A. Jekel, for Nathaniel Boone Hall Parker and his wife Phoebe. Construction on the residence began on May 7, 1931. The residence exhibits the French Normandy style of architecture, which draws influence from the architecture of the Normandy and Brittany region of France and was a popular period revival style found in the 1920's and 1930's. The Parkers christened the residence as the "The Harbor" signifying their love of the seas, which is also evident in the nautical themes present throughout the home.

"The Harbor" is eligible for Landmark Designation under Criterion 3, as an excellent example of the French Normandy style of architecture in Riverside. The Harbor exhibits many of the character-defining features of the style, including: steeply pitched, gable and hipped roofs; stucco cladding with half-timbering; wood-framed casement windows; and a centrally located tower with a conical roof.

It is also eligible under Criterion 4 as a representation of the work of Henry L.A. Jekel, a prominent engineer in Riverside, who designed and/or engineered over 40 individual homes, 15 businesses, and countless remodels during the 41 years he worked as a designer and engineer.

**FISCAL IMPACT:**

There is no fiscal impact resulting from the Landmark Designation.

Prepared by: David Welch, Interim Community & Economic Development Deputy  
Director

Certified as to  
availability of funds: Edward Enriquez, 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 – November 21, 2018
2. Cultural Heritage Board Minutes – November 21, 2018
3. Resolution
4. Presentation