

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 P20-0074 DESIGNATING THE FORMER FREELAND TRACTOR
5 COMPANY SHOWROOM BUILDING LOCATED AT 3252 MISSION INN
6 AVENUE, AS CITY HISTORIC LANDMARK #141.

7 WHEREAS, in Planning Case No. P20-0074, an application to designate the Former
8 Freeland Tractor Company Showroom building, located at 3252 Mission Inn Avenue, on the
9 southeast corner of Mulberry Street and Mission Inn Avenue, in the City of Riverside, California,
10 Assessor's Parcel Number 213-291-013, as more particularly described in Exhibit "A" attached
11 hereto incorporated herein by reference, was found to be eligible for listing as a City Landmark; and

12 WHEREAS, on May 20, 2020, the Cultural Heritage Board of the City of Riverside
13 conducted a duly noticed public hearing on said application and recommended the approval of the
14 designation of a City of Riverside City Historic Landmark for the former Freeland Tractor Company
15 Showroom building described above; and

16 WHEREAS, this process is exempt from review under the California Environmental Quality
17 Act (CEQA) pursuant to Sections 15061(b)(3) and 15308 of the CEQA Guidelines as set forth in
18 Title 14 of the California Code of Regulations; and

19 WHEREAS, all legal prerequisites to the adoption of this application have been met.

20 NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Riverside,
21 California that based on substantial evidence presented to the Cultural Heritage Board during the
22 above-referenced public hearing and thereafter to the City Council, including written and oral staff
23 reports, together with public testimony pursuant to the provisions of Title 20 of the Riverside
24 Municipal Code pertaining to the designation of a Historic Landmark, the City Council hereby finds
25 that the Former Freeland Tractor Company Showroom building located at 3252 Mission Inn Avenue,
26 on the southeast corner of Mulberry Street and Mission Inn Avenue, within the City of Riverside,
27 California, Assessor's Parcel Number 213-291-013, as more particularly described in Exhibit "A"
28 attached hereto and incorporated herein by reference, a Historic Landmark eligible for designation
under criteria set forth in the Riverside Municipal Code Section 20.50.010(U) and based on the
following facts and findings:

FINDINGS: Criterion 1: Exemplifies or reflect special elements of the City's cultural, social,
economic, political, aesthetic, engineering, architectural, or natural history.

1 **FACTS:** The agricultural industry in Riverside was instrumental to the economic development,
2 culture, and prosperity of the City from the late-19th century to the early-20th century.
3 The Freeland Tractor Company is an example of a company that supported and
4 serviced the agricultural industry. Many of the agricultural related companies, such
5 as the Food Machinery Company, the Freeland Tractor Company, and citrus
6 processing and packing companies, were located in the Eastside along the railroad
7 tracks.

8 The large arched windows on the front and east elevations of the building showcase
9 the building as a tractor showroom. In the mid 20th century, the building was
10 occupied by the California Highway Patrol and Department of Motor Vehicles. The
11 building was chosen to house these offices because it was proximate to State Routes
12 91 and 60, which originally intersected near this site. The building is part of the
13 history of the early development of the highway system in the City which was
14 important to the City's economic boom in the mid 20th century. For this reason, the
15 former Freeland Tractor Company Showroom represents a special element in the
16 City's cultural and economic history.

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

19 **FACTS:** The former Freeland Tractor Company Showroom building was designed by
20 prominent local architect G. Stanley Wilson, who is most known for this work on the
21 Mission Inn Hotel. Wilson worked with architect Myron Hunt on the design of the
22 Spanish Wing and later served as the architect of the St. Francis Chapel and the
23 rotunda at the Mission Inn Hotel. Several of Wilson's buildings are listed in the
24 National Register of Historic Places, including Soldier's Memorial Auditorium
25 (Riverside Municipal Auditorium – 3485 Mission Inn Ave), Riverside-Arlington
26 Heights Fruit Exchange (Heroes Restaurant – 3397 Mission Inn Ave) and M.H.
27 Simon's Mortuary (3410 11th St).

28 **BE IT FURTHER RESOLVED THAT** pursuant to Title 20 of the Riverside Municipal Code,
the City Council hereby approves the above-referenced application and designates the Former
Freeland Tractor Company Showroom building located at 3252 Mission Inn Avenue, on the
southeast corner of Mulberry Street and Mission Inn Avenue, within the City of Riverside,
California Assessor's Parcel Number 213-291-013, as City Historic Landmark #141.

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

1 said action is intended to preserve the historic character of the building.

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

5 ADOPTED by the City Council this ____ day of _____, 2020.

7 _____
8 William R. Bailey, III
9 Mayor of the City of Riverside

10 Attest:

11 _____
12 Colleen J. Nicol
13 City Clerk of the City of Riverside

14 I, Colleen J. Nicol, City Clerk of the City of Riverside, California, hereby certify that the
15 foregoing resolution was duly and regularly adopted at a meeting of the City Council of said City at
16 its meeting held on the ____ day of _____, 2020, by the following vote, to wit:

17 Ayes:

18 Noes:

19 Absent:

20 Abstain:

21 IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the
22 City of Riverside, California, this ____ day of _____, 2020.

23 _____
24 Colleen J. Nicol
25 City Clerk of the City of Riverside