

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 P20-0119 DESIGNATING THE DAVID S. BELL HOUSE LOCATED AT
4428 HOUGHTON AVENUE, AS CITY HISTORIC LANDMARK #143.

5 WHEREAS, in Planning Case No. P20-0119, an application to designate the David S. Bell
6 House, located at 4428 Houghton Avenue, near the southwest corner of Houghton Avenue and Pine
7 Street, in the City of Riverside, California, Assessor's Parcel Number 207-102-005, as more
8 particularly described in Exhibit "A" attached hereto incorporated herein by reference, was found to
9 be eligible for listing as a City Landmark; and

10 WHEREAS, on December 16, 2020, the Cultural Heritage Board of the City of Riverside
11 conducted a duly noticed public hearing on said application and recommended the approval of the
12 designation of a City of Riverside City Historic Landmark for the David S. Bell House described
13 above; and

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

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

18 NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Riverside,
19 California that based on substantial evidence presented to the Cultural Heritage Board during the
20 above-referenced public hearing and thereafter to the City Council, including written and oral staff
21 reports, together with public testimony pursuant to the provisions of Title 20 of the Riverside
22 Municipal Code pertaining to the designation of a Historic Landmark, the City Council hereby finds
23 that the David S. Bell House, located 4428 Houghton Avenue, near the southwest corner of
24 Houghton Avenue and Pine Street, within the City of Riverside, California, Assessor's Parcel
25 Number 207-102-005, as more particularly described in Exhibit "A" attached hereto and
26 incorporated herein by reference, a Historic Landmark eligible for designation under criteria set forth
27 in the Riverside Municipal Code Section 20.50.010(U) and based on the following facts and
28 findings:

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

3 **FACTS:** The David S. Bell House embodies the character-defining features of the Monterey
4 Revival Style of architecture, including: two-story rectangular massing; low-pitched
5 roof topped with red clay tile; stucco cladding; projecting two-story balcony with
6 wood balustrade; wood, double-hung or double casement windows with divided
lights; and a covered entry. As the Monterey Revival Style is not common in
Riverside, the Bell House serves a rare example of the style in the City.

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

9 **FACTS:** The David S. Bell House was designed by prominent local architect G. Stanley
10 Wilson, who is most known for this work on the Mission Inn Hotel. Wilson worked
11 with architect Myron Hunt on the design of the Spanish Wing and later served as the
12 architect of the St. Francis Chapel and the rotunda at the Mission Inn Hotel. Several
13 of Wilson's buildings are listed in the National Register of Historic Places, including
the Soldier's Memorial Auditorium (Riverside Municipal Auditorium – 3485 Mission
Inn Ave), Riverside-Arlington Heights Fruit Exchange (Heroes Restaurant – 3397
Mission Inn Ave), and M.H. Simon's Mortuary (3410 11th St).

14 The residence exhibits Wilson's ability to modify an existing building in a manner
15 that is sensitive and complementary to the original structure. With no major exterior
16 alterations since completion in 1933, the Bell House is a good representation of
Wilson's work.

17 BE IT FURTHER RESOLVED THAT pursuant to Title 20 of the Riverside Municipal Code,
18 the City Council hereby approves the above-referenced application and designates the David S. Bell
19 House, located 4428 Houghton Avenue, near the southwest corner of Houghton Avenue and Pine
20 Street, within the City of Riverside, California, Assessor's Parcel Number 207-102-005, as City
21 Historic Landmark #143.

22 BE IT FURTHER RESOLVED THAT the proposed historic landmark designation is exempt
23 from the provisions of the California Environmental Quality Act pursuant to Sections 15061(b)(3)
24 and 15308 of the Guidelines for Implementation of the California Environmental Quality Act (Title
25 14, California Code of Regulations, commencing with Section 15000 as it can be seen with certainty
26 that there is no possibility that the activity will have a significant effect on the environment, and said
27 action is intended to preserve the historic character of the building.
28

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

4 ADOPTED by the City Council this ____ day of _____, 2021.

6 _____
PATRICIA LOCK DAWSON
7 Mayor of the City of Riverside

8 Attest:

9 _____
DONESIA GAUSE
10 City Clerk of the City of Riverside

11 I, Donesia Gause, City Clerk of the City of Riverside, California, hereby certify that the
12 foregoing resolution was duly and regularly adopted at a meeting of the City Council of said City at
13 its meeting held on the ____ day of _____, 2021, by the following vote, to wit:

14 Ayes:

15 Noes:

16 Absent:

17 Abstain:

18 IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the
19 City of Riverside, California, this ____ day of _____, 2021.

20 _____
21 Donesia Gause
22 City Clerk of the City of Riverside