



City of Arts & Innovation

City Council Memorandum

TO: HONORABLE MAYOR AND CITY COUNCIL DATE: JULY 20, 2021

FROM: COMMUNITY & ECONOMIC DEVELOPMENT WARD: 1
DEPARTMENT

SUBJECT: PLANNING CASE P20-0119 – REQUEST BY MARILYN ODELLO AND CHANI BEEMAN TO DESIGNATE THE DAVID S. BELL HOUSE - LOCATED AT 4428 HOUGHTON AVENUE WITHIN THE NORTH HILL HISTORIC DISTRICT - AS A CITY LANDMARK

ISSUE:

Adopt a Resolution to designate the David S. Bell House, located at 4428 Houghton Avenue within the North Hill Historic District, as a City Landmark.

RECOMMENDATIONS:

That the City Council:

1. Determine that Planning Case P20-0119 (Historic Designation) to designate the former David S. Bell House as a City Landmark is categorically exempt from the California Environmental Quality Act (CEQA), pursuant to Sections 15061(b)(3) (Common Sense Exemption) and 15308 (Actions by Regulatory Agencies for Protection of the Environment), as the proposal will have no significant effect on the environment, identifies the structure as a cultural resource, and preserves the historic character of a cultural resource;
2. Approve Planning Case P20-0119 (Historic Designation) based on, and subject to, the Cultural Heritage Board facts for findings outlined in the attached David S. Bell House; and
3. Adopt the attached Resolution designating the David S. Bell House as a City Landmark.

CULTURAL HERITAGE BOARD RECOMMENDATIONS:

On December 16, 2020, the Cultural Heritage Board (CHB) unanimously voted (9 ayes and 0 noes) to recommend that the City Council approve Planning Case P20-0119 and designate the David S. Bell House as a City Landmark (Attachments 2 and 3).

LEGISLATIVE HISTORY:

A “Landmark” is defined in Section 20.50.010 (U) of Title 20 of the Riverside Municipal Code as:

“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, or architect, or important creative individual;
5. Embodies elements that possess high artistic values or represent 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 or specimen; or
8. Has yielded or may be likely to yield, information important in history or prehistory.”

DISCUSSION:

Property owners, Marilyn Odello and Chani Beeman, are requesting approval of a Historic Designation request to designate the David S. Bell House as a City Landmark, currently listed as a contributor to the North Hill Historic District.

The original single-story Spanish Colonial Revival residence was designed by local architect Henry L.A. Jekel and constructed in 1924. In 1933, property owner David S. Bell commissioned local architect G. Stanley Wilson to design a second-story addition to the residence, restyling the residence to the Monterey Revival style. The David S. Bell House is historically significant because it is an excellent example of the Monterey Revival Style of architecture. Although common elsewhere in California, the Monterey Revival Style is not common in Riverside, with only a few known examples in the City. The residence is also significant as it represents the work of a notable local architect, G. Stanley Wilson, who is recognized for his contributions to the design of the Mission Inn Hotel as well as various civic, religious, commercial, and residential structures in the City.

The residence is eligible for City Landmark designation under Criterion 3 of Section 20.50.010 (U) of Title 20, as it embodies the character-defining features of the Monterey Revival Style of architecture. The residence is also eligible for designation under Criterion 4, as it represents the work of the prominent local architect G. Stanley Wilson.

Overall, the David S. Bell House retains the high degree of integrity required for Landmark designation.

FISCAL IMPACT:

There is no fiscal impact related to these recommendations.

Prepared by:	David Welch, Community & Economic Development 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:	Kristi J. Smith, Interim City Attorney

Attachments:

1. Resolution for Historic Designation
2. Cultural Heritage Board Staff Report – December 16, 2020
3. Cultural Heritage Board Minutes – December 16, 2020
4. Presentation