

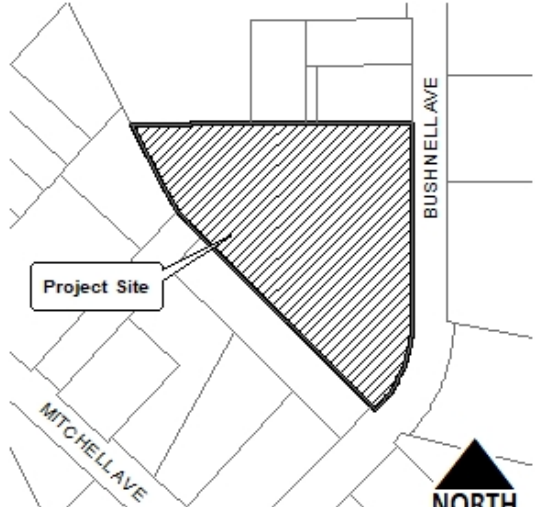


Community & Economic Development Department
3900 Main Street, Riverside, CA 92522 | Phone: (951) 826-5371 | RiversideCA.gov

Planning Division

CULTURAL HERITAGE BOARD MEETING DATE: SEPTEMBER 15, 2021
AGENDA ITEM NO.: 4

PROPOSED PROJECT

Case Numbers	DP-2021-01156 (Historic Designation)	
Request	To consider a de-designation request for the former Chudzikowski Home and Site	
Applicant	Shoaib Siddiqui, on behalf of Abraham Moreno and Helen Salina	
Project Location	4998 Bushnell Avenue, situated on the west side of Bushnell Avenue between Mitchell Avenue and Cameo Court	
APN	146-190-018	
Ward	7	
Neighborhood	La Sierra Acres	
Historic District	Not Applicable	
Historic Designation	City Landmark #97	
Staff Planner	Scott Watson, Historic Preservation Officer 951-826-5507 swatson@riversideca.gov	

RECOMMENDATIONS

Staff recommends that the Cultural Heritage Board recommend that the City Council:

1. **DETERMINE** that the de-designation of the Chudzikowski Home and Site (Exhibit 1), is categorically exempt from the California Environmental Quality Act (CEQA), pursuant to Sections 15061(b)(3) (Common Sense Rule) and 21084.1 (Historical Resource), as the proposal will have no significant effect on the environment because there are no extant structures on the site that can be considered historically significant; and
2. **APPROVE** Planning Case DP-2021-01156 (Historic De-designation), based on the facts for findings in this staff report, and de-designate the Chudzikowski Home and Site.

BACKGROUND

Landmark Designation

The subject site was developed circa late 1910s by John B. Chudzikowski, a Polish immigrant. Chudzikowski believed in being self-sufficient and personally constructed all structures on the site and farmed the land. Chudzikowski lived on the site until the 1970s.

In 1994, a request for a demolition permit was submitted by then property owners Ronald Peterson and Robert Lesch to the Planning Department for review. The site had not previously been surveyed or included in the City's inventory of historic resources inventory, staff determined that the property was potentially eligible for designation and initiated the designation process for the property (HD-001-945).

On November 16, 1994, staff brought a request to the Cultural Heritage Board who approved the landmark designation of the 2.28-acre site at 4998 Bushnell Ave. The Cultural Heritage Board found the site historically significant for its creative and artistic architectural construction and as a unique part of the cultural fabric of the La Sierra community. During this time period, owner consent for designation was not required, and the site was designated as City Landmark #97 (Exhibit 2). The designation included all structures on the site, including a residence, entrance monument, garage, barn, reservoir, windmills, and related rockwork site improvements.

On November 23, 1994, the property owners submitted a letter to appeal the Landmark designation as they intended to demolish all structure and the designation had been approved against their objection. On March 2, 1995, the Land Use Committee (LUC) considered the appeal by the property owner. While the LUC expressed that retaining of all structures did not serve the community's best interest, it would be appropriate for the property owner to process the demolition request through the CEQA process. The LUC unanimously recommended that City Council:

1. "Deny the appeal of HD-001-945 and uphold the Cultural Heritage Board's recommendation to designate the Chudzikowski home and site as City Landmark #97;
2. Direct that the related demolition be processed through the City's environmental review procedures; and
3. Request the Land Use Committee to make recommendation on the mitigation measures that would be appropriate for the demolition of the buildings and structures and that the Committee's review would occur prior to final City Council action on this matter."

On March 14, 1995, the City Council unanimously approved the recommendation by the LUC (Exhibit 2 & 3). The CEQA process was initiated in 1998.

Site Demolition

On May 22, 1998, the Building & Safety Division completed a special inspection and declared the house, garage, and entry monument as a threat to life safety. On June 17, 1998, Code Compliance inspected the property and concurred with Building & Safety's determination. On June 22, 1998, the property owners submitted a demolition permits request.

On September 16, 1998, the Cultural Heritage Board considered a Certificate of Appropriateness (CR-10-989) request for the demolition of structures and site improvements (Exhibit 4). Staff prepared an initial study which resulted in a Mitigated Negative Declaration, finding less than a significant impact to Cultural Resource with mitigation for Historic American Building Survey (HABS) level documentation. The specific alternative proposed by staff in 1998 include:

1. "STABILIZATION/RESTORATION: The Cultural Resources Ordinance, Title 20, includes a provision establishing a property owner's "duty to maintain" a landmark property. Certainly,

this property has suffered from a lack of maintenance, perhaps many years prior to the Landmark designation, but certainly also during the time subsequent to the designation. This option draws upon this duty to maintain provision and applies it to the present situation. Under this option, the property owner would be required to take measures to secure the property from access and stabilize all structures to prevent further damage. This would protect the public from any potential safety hazard and allow the structures to remain available for future renovation.

2. **PARTIAL DEMOLITION:** Allow Demolition of only the house, garage, barn, and entry monument, but require all site improvements to be retained in place. The City's Code Compliance and Building and Safety Divisions have only indicated the house, garage, and entry monument pose a public safety hazard. The rock terraces, steps, planters, and cement work are generally in good condition and do not pose a public safety hazard. The same can be said for the reservoir structure, granite hitching post, or windmills. Under this alternative, these items would remain until a development plan is received for the overall site. At that time, it could be determined if the remaining improvements could be incorporated into a new development.
3. **COMPLETE DEMOLITION:** This alternative would allow the demolition of all structures and site improvements. It would probably serve the best interests of developing the site, but it would do so at the expense of any cultural heritage the site may offer."

The Cultural Heritage Board considered the Certificate of Appropriateness and ultimately approved Staff's recommendation for Alternative Two (Partial Demolition) at the September 16, 1998 meeting.

Following the approval of a Certificate of Appropriateness for the partial demolition of site improvements, the property owner submitted an appeal letter to the Planning Department on September 20, 1998. The appeal requested City Council approval for a complete demolition of all structures on the site and the removal of the Landmark designation.

On November 10, 1998, the City Council considered and upheld the appeal of the Cultural Heritage Board decision, allowing complete demolition of the site without HABS documentation (Exhibit 4 & 5). City records do not indicate removal of the Landmark Designation following the approved demolition.

De-designation Request

On March 5, 2021, the Development Review Committee approved a Tentative Parcel Map (P19-0361) to subdivide the parcel into four separate parcels. Staff included, as a Condition of Approval, that the applicant submit a request for de-designation.

On May 24, 2021, the applicant submitted an application for de-designation.

ANALYSIS

Staff has reviewed the records for Planning Cases HD-001-945 (Exhibits 2 & 3) and CR-10-989 (Exhibits 4 & 5) and finds that the project site is no longer eligible for Landmark designation as follows:

1. The initial study completed in 1998, found that the demolition of the structures would have less than a significant impact to Cultural Resources.
2. City Council adopted a Mitigated Negative Declaration and approved the complete demolition of all structures on the site, without HABS level documentation.
3. The site is currently vacant with no extant improvements.

TITLE 20 EVALUATION – FACTS FOR FINDINGS

Title 20 (Cultural Resources) defines Landmark 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, that retains a high degree of integrity”.

Pursuant to the applicable Landmark criteria in Chapter 20.50, the Chudzikowski Home and Site are no longer eligible for designation based on the following facts:

FACTS: The parcel at 4998 Bushnell Avenue no longer meets the definition of a Landmark or any level of individual designation because all original structures and site improvements are no longer extant.

The site was previously designated in 1994 under the Landmark criteria at the time, which have since been superseded by newer set of criteria. The designation resolution found the site eligible under the following criterion:

- A. Its character, interest, or value as a part of the heritage of the City.
- G. Its embodiment of element of outstanding attention to architectural design, detail, materials, or craftsmanship.
- I. Its unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood.

The site no longer meets these criteria and does not meet today's Landmark, as the site is currently vacant with no improvements. Further, as the historic significance of the site was connected to the structures which are no longer extant, it is unlikely for the site to yield information important in history or prehistory (Landmark Criterion 8).

PUBLIC NOTICE AND COMMENTS

A public hearing notice was mailed to property owners within 300 feet of the site. As of the writing of this report, no responses have been received by Staff regarding this proposal.

APPEAL INFORMATION

Actions by the Cultural Heritage Board, including any environmental finding, may be appealed to the Land Use, Sustainability and Resilience Committee (formerly the Land Use Committee) within ten calendar days after the decision.

Appeal filing and processing information may be obtained from the Planning Division by calling 951-826-5371.

EXHIBITS LIST

1. Aerial/Location Map
2. HD-01-945 City Council Staff Report, March 14, 1995
3. City Council Minutes March 14, 1995
4. CR-10-989 City Council Staff Report, November 10, 1998
5. City Council Minutes November 10, 1998
6. Site Photos in 1994
7. Current Site Photos.

Prepared by: Scott Watson, Historic Preservation Officer

Reviewed by: David Murray, Principal Planner

Approved by: Mary Kopaskie-Brown, City Planner