

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERSIDE, CALIFORNIA, APPROVING THE APPLICATION UNDER PLANNING CASE NUMBER PC-2026-00397 DESIGNATING THE STRUCTURE LOCATED AT 2139 ARCHDALE STREET AND KNOWN AS HAVENS RESIDENCE, AS A CITY STRUCTURE OF MERIT #1007.

WHEREAS, in Planning Case No. PC-2026-00397, Nyle Kanda and David Manning filed an application to designate the property known as Havens Residence, located at 2139 Archdale Street, situated on the northwest corner of Archdale Street and Fielding Avenue, in the City of Riverside, California, identified as Assessor's Parcel Number 222-091-004, as more particularly described and depicted in Exhibit "A" and Exhibit "B" attached hereto incorporated herein by reference, as a City of Riverside Structure of Merit; and

WHEREAS, on June 17, 2026, the Cultural Heritage Board of the City of Riverside conducted a duly noticed public hearing on said application and recommended the approval of the designation of a City of Riverside Structure of Merit for Havens Residence; and

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

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Riverside, California that based on substantial evidence presented to the Cultural Heritage Board during the above-referenced public hearing and thereafter to the City Council, including written and oral staff reports, together with public testimony pursuant to the provisions of Title 20 of the Riverside Municipal Code pertaining to the designation of a historic Structure of Merit, the City Council hereby finds that Havens Residence, located at 2139 Archdale Street, situated on the northwest corner of Archdale Street and Fielding Avenue, in the City of Riverside, California, identified as Assessor's Parcel Number 222-091-004, as more particularly described and depicted in Exhibit "A" and Exhibit "B" attached hereto incorporated herein by reference, is a historic Structure of Merit eligible for designation under criteria set forth in the Riverside Municipal Code Sections 20.20.030 and 20.50.010 and based on the following facts and findings:

FINDINGS: Criterion 5: Represents an improvement or Cultural Resource that no longer exhibits the high degree of integrity sufficient for landmark designation, yet still retains necessary integrity under one or more of the landmark criteria to convey cultural resource significance as a structure or resource of merit..

1 **FACTS:** The Havens Residence retains sufficient integrity to convey its architectural
2 significance as an important example of Mid-Century Modern and Desert Modern
3 residential architecture in Riverside, despite alterations that have diminished aspects of
4 design, materials, and workmanship. While replacement of many original windows
5 with vinyl-framed units has compromised some historic materials and details, the
6 residence continues to retain the majority of its character-defining features and remains
7 readily identifiable as a custom-designed Mid-Century Modern residence.

8 The property continues to exhibit the essential characteristics that convey its
9 significance under Landmark Criterion 3, including its post-and-beam construction,
10 low-pitched roof forms, broad overhanging eaves, clerestory windows, expansive
11 glazing systems, horizontal massing, integrated indoor-outdoor living spaces, and use
12 of natural materials such as redwood siding and desert rock veneer. Significant original
13 interior features also remain extant, including exposed wood plane-and-beam ceilings,
14 walnut paneling, built-in cabinetry and shelving, original wood doors and hardware,
15 quarry tile hearths, original sliding glass doors, and other built-in architectural elements
16 that reflect the original design intent and craftsmanship of the residence. The property
17 also retains sufficient integrity to convey its significance under Landmark Criterion 4
18 as a representative work of the Riverside architectural firm Cowan & Bussey. Although
19 some original materials have been replaced, the overall design, massing, spatial
20 organization, site orientation, and architectural expression remain substantially intact
21 and continue to reflect the firm's distinctive approach to Mid-Century Modern
22 residential design. The residence remains one of the more intact examples of Cowan &
23 Bussey's custom residential work and continues to illustrate the architectural principles
24 and design vocabulary for which the firm is recognized. Because the residence retains
25 integrity of location, setting, feeling, and association, along with substantial aspects of
26 design and materials, it continues to effectively convey its architectural significance
27 and contributes to the broader understanding of Riverside's postwar residential
28 development and Mid-Century Modern architectural heritage.

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 Havens Residence,
as City Structure of Merit #1007.

BE IT FURTHER RESOLVED THAT the proposed historic landmark designation is
categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Sections
15061(b)(3) (Common Sense Rule) 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.

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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 _____, 2026.

6 _____
PATRICIA LOCK DAWSON
Mayor of the City of Riverside

7 Attest:

9 _____
10 DONESIA GAUSE
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 _____, 2026, 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 _____, 2026.

21 _____
22 DONESIA GAUSE
City Clerk of the City of Riverside

27 314640 ALB 07/01/26
28

EXHIBIT "A"
Legal Description

Project: Historic Property Designation
APN: 222-091-004
Address: 2139 Archdale Street

That certain real property located in the City of Riverside, County of Riverside, State of California, described as follows:

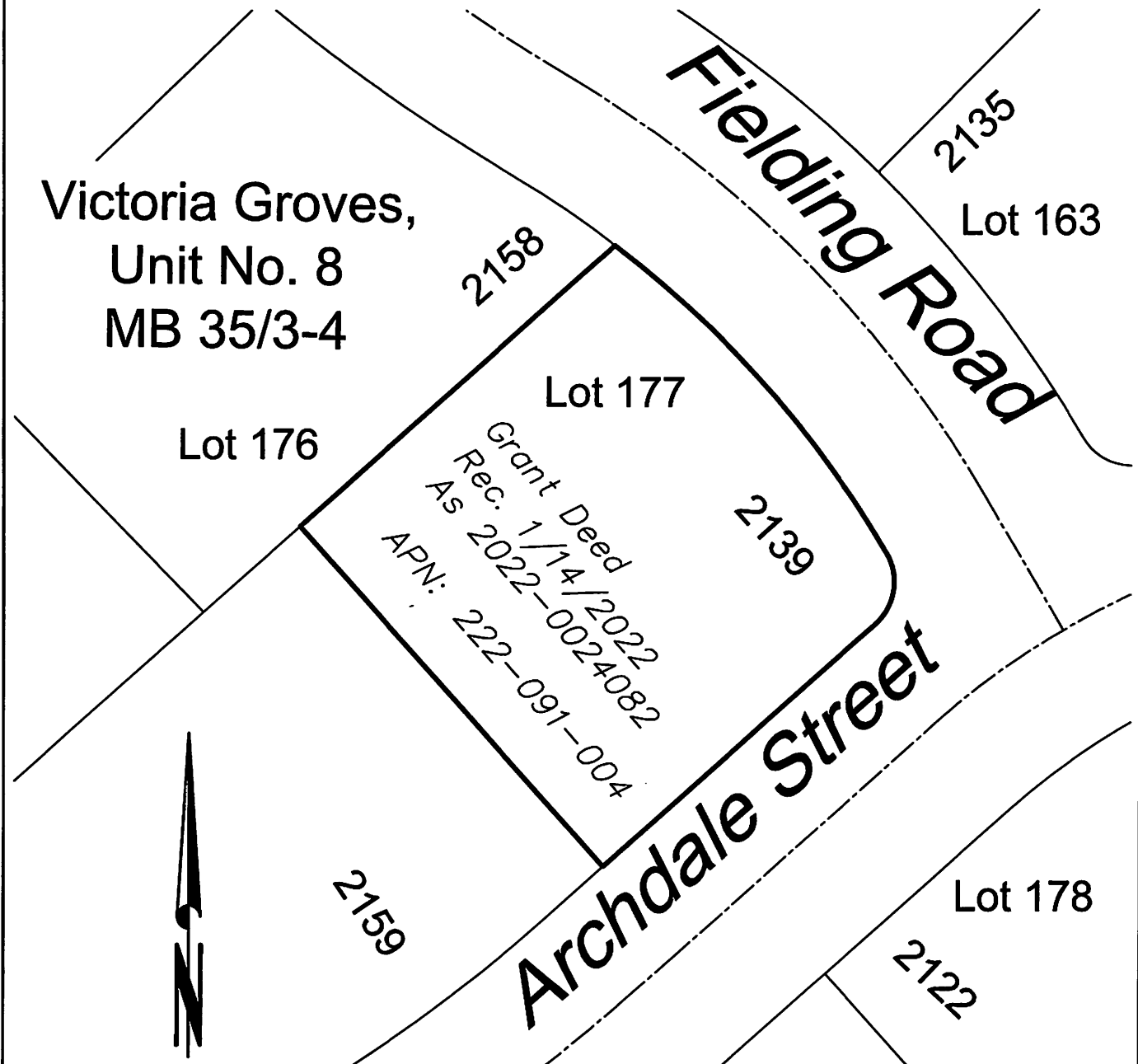
Lot 177 of Victoria Groves, Unit No. 8, as shown by map on file in Book 35, Pages 3 and 4 of Maps, Records of Riverside County, California.

This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

DBW 6/30/2026 Prep. dbw
Douglas B. Webber, L.S. 9477 Date



EXHIBIT "B"



• CITY OF RIVERSIDE, CALIFORNIA •

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE
ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

SHEET 1 OF 1

SCALE: 1" = 40'

DRAWN BY: dbw DATE: 6/16/26

SUBJECT: Historic Preservation - 2139 Archdale Street