



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

Planning Division

**CONTINUED FROM JUNE 18, 2025**  
**CULTURAL HERITAGE BOARD MEETING DATE: OCTOBER 15, 2025**  
**AGENDA ITEM NO.: 4**

**PROPOSED PROJECT**

<b>Case Numbers</b>	DP-2025-00269(Certificate of Appropriateness)	
<b>Request</b>	To consider a Certificate of Appropriateness to demolish an existing fire damaged residential office structure.	
<b>Applicant</b>	Belen Bobadilla on behalf the Riverside County Office of Education	
<b>Project Location</b>	4472 Orange Street, situated on the east side of Orange Street, between Fourteenth Street and Prospect Avenue	
<b>APN</b>	219-023-028	
<b>Ward</b>	1	
<b>Neighborhood</b>	Downtown	
<b>Historic District</b>	Prospect Place Historic District	
<b>Historic Designation</b>	District Contributor; Structure of Merit #313	
<b>Staff Planner</b>	Scott Watson, Historic Preservation Officer 951-826-5507 swatson@riversideca.gov	

**RECOMMENDATIONS**

Staff recommends that the Cultural Heritage Board:

1. **DETERMINE** whether the proposed request meets the Principles and Standards of Site Development and Design findings, provided in Section 20.25.050.A of the Riverside Municipal Code.

If the Cultural Heritage Board determines the request meets the required Principles and Standards of Site Development and Design:

1. **DETERMINE** that the project is exempt from the California Environmental Quality

Act (CEQA) review pursuant to Sections 15061(b)(3) (General Rule) and 15301 (Existing Facilities); and

2. **APPROVE** Planning Case DP-2025-00269 (Certificate of Appropriateness), based on the facts for findings outlined and summarized in the staff report, and subject to the recommended conditions of approval (Exhibit 1).

## BACKGROUND

The Cultural Heritage Board reviewed the Certificate of Appropriateness request June 18, 2025 meeting (Exhibit 1 & 2). The Board expressed concerns related to the salvageability of the structure and potential replacement project. Following discussion, the Board continued the item for 90 days, with the direction that the applicant provided information including options for a replacement project, feasibility of a restoration consistent with the California Historic Building Code, and salvage opportunities.

Additional information on the proposed project and the project background can be found in the attached staff report from the June 18, 2025 meeting.

## PROJECT DESCRIPTION

The applicant has prepared and submitted supplemental information, including a cost estimate for reconstruction, a peer review of the previous submitted Historic Resources Assessment, and a sample rendering of the replacement. (Exhibit 3) The cost estimate indicates that the cost of reconstruction would be approximately \$1.5 million.

The peer review was completed by Bill Wilkman of Wilkman Historical Services, dated September 24, 2025. The Wilkman concurred with the findings by Casey Tibbet that "the 4472 Orange Street property as not significant as a contributor to the Prospect Place Historic District or as a Structure of Merit." Wilkman also concurred with recommendation to modify the Prospect Place Historic District Boundary.

A conceptual rendering of a pavilion with bell cast hipped roof, similar to the residence, was provided by the applicant as a potential replacement on the site. Should the applicant move forward with this project prior to the submission of a dedesignation application, as specified in the recommended Condition of Approval, an administrative Certificate of Approval would be required for the construction an accessory structure within a historic district.

The Cultural Heritage Board will review all previous and supplemental information and determine whether or not the property at 4472 Orange Street meets Structure of Merit and District Contributor criteria. If the property does not, it is not considered a historical resource and a Certificate of Appropriateness can be issued for the demolition request.

The findings and analysis of the proposed project are found in the attached staff report from the June 18, 2025 meeting.

## PUBLIC NOTICE AND COMMENTS

Public notices were mailed to property owners within 300-feet of the site and a Notice of Demolition was posted on site at least 30-days prior to the Cultural Heritage Board

meeting. As of the writing this report, Staff received 1 public comment letters in opposition to the proposed project. The letters do not provide any substantial information that is not addressed in the staff report and primarily expresses disappointment in the demolition.

## APPEAL INFORMATION

Actions by the CHB, including any environmental findings, may be appealed to City Council 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. Cultural Heritage Board Staff Report – June 18, 2025
2. Cultural Heritage Board Minutes – Jun 18, 2025
3. Supplemental Information by Applicant
4. Public Comment

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Prepared by: Scott Watson, Historic Preservation Officer  
Approved by: Maribeth Tinio, City Planner



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If the Cultural Heritage Board determines the request meets the required Principles and Standards of Site Development and Design:

- DETERMINE** that the project is exempt from the California Environmental Quality Act (CEQA) review pursuant to Sections 15061(b)(3) (General Rule) and 15301 (Existing Facilities); and

2. **APPROVE** Planning Case DP-2025-00269 (Certificate of Appropriateness), based on the facts for findings outlined and summarized in the staff report, and subject to the recommended conditions of approval (Exhibit 1).

## BACKGROUND

### **4472 Orange Street**

The subject property is approximately 6,534 square feet and was developed with a single-story Late-Victoria Cottage style family residence, with Neo-Classical elements, in 1908. The single-family residence was listed as a contributor to the Prospect Place Historic District and as a result also designated as Structure of Merit #313.

Character-defining features of the structure include: a rectangular ground plan with a raised foundation; a moderately-pitched, asphalt shingle topped bellcast hipped roof with wide boxed eaves, outlookers, and a bellcast hipped roof dormer; narrow wood lap board siding; an internally set red brick chimney; an asymmetrical façade; a partial-width recessed porch with a doric column topped half-wall; two canted bays, one on the west (façade) elevation and one on the south elevation; and wood double-hung window with wood trim, some with a diamond pattern divided lite. An ADA ramp with a lap-board half-wall has been added to the north elevation as part of the adaptive reuse of the structure discussed below.

In 1986, an application, by Thompson & Colegate Attorneys at Law was submitted, to rezone the parcels at 4462, 4472, and 4480 Orange Street from Residential - 3 (Multi-Family Residential) to the Restricted Office Zone. The proposal included the demolition of the residence at 4480 Orange Street and adaptive reuse of the residence at 4472 Orange Street into a professional office. As part of the rezoning, a Parking Overlay Zone was also added to the parcels at 4462 (already vacant) and 4480 Orange Street. The proposal was recommended for approval by the Planning Commission on July 3, 1986, and approved by City Council on January 27, 1987. Due to the timing of the application submittal, the project did not require CHB approval; however, a comment letter was provided to the Planning Commission by staff to the CHB, Alan Curl.

### **The Prospect Place Historic District**

Concurrent to the rezone request and prompted by commercial development in the area south of Fourteen Street, specifically the expansion of the Press Enterprise complex at the southeast corner of Orange Grove Avenue and Fourteen Street, the Cultural Heritage Board (CHB) designated the area roughly bounded by Main Street on the west, Orange Grove Avenue on the east, Prospect Avenue on the south and just north of Fifteen Street as the Prospect Place Historic District (PPHD). Following a series of informational meetings, CHB held a Public Hearing on October 15, 1986, and approved the PPHD nomination. During this time Structure of Merit criteria included Criterion E – Its relationship to other preservation designations recognized by the City of Riverside if it is complementary to the integrity of that designation, and it was standard practice of CHB to automatically designate all the contributors to a historic district as Structures of Merit. No additional evaluation for individual significance were completed. In current practice, properties are evaluated and designated individually as Structures of Merit, and not collectively. When a historic district is designated, the properties are solely listed as

contributors or non-contributors, as is consistent with State and Federal Guidelines, and best practices in other jurisdictions.

An appealed CHB's approval of the PPHD nomination was filed by property owner and applicant for the rezoning at 4472 Orange Street, Thompson & Colegate, as the adaptive reuse, demolition, and rezoning project was already in process when the Historic District was designated. Following a few years of discussion at City Council and the Land Use Committee, City Council denied the appeal and upheld the PPHD designation on January 17, 1989. At that time, Council included in the motion to reconsider the designation in three years as there was some discussion regarding possible impacts to a potential expansion of the Riverside Community College.

In 1992, a status report and recommendation on the PPHD was provided to the City Council. Of the alternatives considered in the report, staff recommended the PPHD be retained and zoned for single-family residential but allow for the adaptive reuse of the structures to non-residential uses with the granting of a Conditional Use Permit. On September 22, 1992, City Council accepted staff recommendation and retained the PPHD.

With the adoption of the Downtown Specific Plan in 2002, the area of the PPHD, including the property was rezoned as Downtown Specific Plan – Residential District (DSP-RD).

### **Rezoning and Designation Timeline**

The following outlines the timeline of key events for the property including rezoning and historic designation:

- 1/15/86 - PPHD Discussions begin
- January - October 1986 – CHB Reviews and Considers PPHD Designation
- 6/4/86 - Rezoning Application Submitted
- 7/3/86 - Planning Commission Recommends Rezoning Approval
- 8/25/86 - PPHD Public Information Session
- 10/15/86 - PPHD Designated
- 10/30/86 - Letter of Appeal Filed
- 1986 – 1989 – Appeal reviewed by CC and Land Use Committee
- 1/17/89 - CC Upholds Designation
- 9/22/92 - CC Retains PPHD
- 11/2002 - DSP adopted & PPHD rezoned DSP-RD

## **PROJECT DESCRIPTION**

In December 2023, the building at 4472 Orange Street caught fire and sustained damage. The applicant, Riverside County Office of Education, is requesting the demolition of the structure due to the significant fire damage and usability of the structure. The applicant contracted with Insight Forensics to complete a Structural

Damage Evaluation Report. The report prepared by Blake Landers, Licensed Civil Engineer and General Contractor, found that:

More than 50% of the floor system and 60% of the roof system framing exhibited cross-sectional charring or excessive sapping/glazing appearance and were compromised by exposure to heat/fire. Based on the areas damage in the roof system, the entirety of the roof would require replacement either due to fire damage or implementation of current standards for building. Similarly, the floor framing, including the car decking and beam lines supporting the repetitive joist of the floor framing has been damaged and would require removal of all of the framed systems above the damaged areas.

The report concluded that “Based on the extent of structural damage, limited salvageability of the remaining structure and impact of the building code update/upgrade requirements on reuse, it is expected that the subject building will be required to be demolished entirely and reconstructed from the ground up to ensure safety, functionality/code compliance.”

A Historic Resources Assessment was also prepared by Casey Tibbet of LSA to determine continued eligibility of the structure. The report recommended the repeal of the Structure of Merit Designation, the identification of the property at 4472 Orange Street as a non-contributor to the PPHD, and the northern boundary of the district be shifted to remove 4472 and 4480 Orange Street from the district. A full evaluation, including historical research is included in the assessment.

It was standard practice of CHB in the 1980s to designate all contributors to historic districts as Structures of Merit. As no criteria analysis was ever completed for the subject property, the assessment by Tibbet includes the following Structure of Merit criteria analysis:

***City Structure of Merit Criterion 1: Has a unique location, embodies a singular physical characteristic, or contains a view or vista representing an established and familiar visual feature within a neighborhood, community or area.***

This property is located in the downtown area of Riverside, in an area where there are many similar buildings. There is nothing unique about its physical characteristics, location, or view. It is not significant under this criterion.

***City Structure of Merit Criterion 2: Is an example of a type of building which was once common but is now rare in its neighborhood, community or area.***

The building types associated with this property are single-family residence (1908–1987) and residential office (1987–2024). Both are exceedingly common property types in Riverside. It is not significant under this criterion.

***City Structure of Merit Criterion 3: Is connected with a business or use which was once common but is now rare.***

The property was not associated with a business historically. It is not significant under this criterion.

***City Structure of Merit Criterion 4: Has yielded or may be likely to yield, information important in history or prehistory.***

The building does not date to the prehistoric period. It was constructed in 1908 using common methods and materials for that time. It was then remodeled for use as an office in 1987. It is unlikely that it would yield any information important to history or information that cannot be found in other buildings of a similar vintage. It is not significant under this criterion.

***City Structure of Merit 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.***

This property does **not** retain enough integrity to meet any of the Landmark or the Structure of Merit criteria. As part of its conversion to an office, the setting and spatial relationships that conveyed the property's association with early residential development in Riverside and the PPHD were radically altered and severely compromised. Additionally, as previously noted the building does not meet the Landmark designation criteria because no historically important people are associated with the former residence, and it is not the work of a master architect or builder. The building has sustained alterations including construction of an ADA-compliant ramp on the north elevation and removal of nearly half of the windows including the façade windows. A fire destroyed the interior and damaged the roof and exterior walls. This is not a rare resource as there are many examples of Neoclassical cottages in the city, including in the PPHD and the nearby Mile Square neighborhood. It is not significant under this criterion.

The historical assessment also reviewed the historic district criteria and the property within the context of the district.

***Historic District Criterion 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.***

As one of Riverside's oldest truly residential neighborhoods, the PPHD represents an important era of Riverside's settlement and growth. The small lots, 15- to 20-foot setbacks between houses, narrow driveways, and, in most locations, landscaped parkways between the street and sidewalk contribute to the urban character of the neighborhood. Conversion of the 4472 Orange Street residence to an office with related parking radically changed the spatial relationships that conveyed the property's association with the early 20th century neighborhood. The building is now accessed by a 25-foot-wide driveway and is surrounded by parking on three sides. The closest residence is more than 70 feet to the south. In addition, the landscaped parkway was removed, and the front setback was reduced to

facilitate street widening. All of these things are inconsistent with the remainder of the neighborhood. The property at 4472 Orange Street is no longer representative of the small-lot, residential pattern of development and does not provide appropriate historic context or association for the PPHD. It is not a contributor to the district under this criterion.

***Historic District Criterion 7: Conveys a sense of historic and architectural cohesiveness through its design, setting, materials, workmanship, or association.***

The PPHD is not significant for its architecture per se, but it does convey a sense of cohesiveness through the subdivision design, its setting, and the materials found throughout. The subdivision is laid out with small lots, consistent front and side setbacks, and a grid street pattern (with the exception of Prospect Avenue). The right-of-way width is approximately 40 feet, including landscaped parkways that are mostly located between the curbs and sidewalks. This is not the case for 4472 Orange Street. At this location, the street has been widened to approximately 50 feet and the parkway has been shifted between the sidewalk and front yard, which essentially causes it to disappear as there is no distinction between it and the yard area. Although the front setback was reduced by the street widening, the side setbacks were enlarged significantly to accommodate the wide driveway and parking areas. This was facilitated by removal of the residence adjacent to the south at 4480 Orange Street.

The PPHD setting is a small-lot, urban neighborhood surrounded by non-residential uses on larger properties. Nearby non-residential properties include Riverside Community College to the south and west and a car wash, bank, law offices, the Press Enterprise facility, and the office at 4472 Orange Street to the north and east. Each of these occupies a large property with on-site or adjacent parking. Although the building at 4472 Orange Street is residential in appearance, its immediate setting, like other non-residential uses in the area, consists of a wide street and a large parking lot with a wide driveway. This is inconsistent with the PPHD setting.

Throughout the PPHD, wood is the dominant material found on the buildings. It is used for siding, window frames, doors, and accents. The same is true for the building at 4472 Orange Street and in this way, it does relate more to the PPHD than to the other non-residential uses in the area. However, this relationship is outweighed by the changes to the design and setting. The combination of the tree-filled parking lot and the large setbacks from other buildings gives this property an expansiveness that historically it never had. There is a sense that it was part of a multi-acre property perhaps surrounded by citrus groves. Because of this, the property does not convey the appropriate historic context or association. It is essentially creating a false sense of history and, therefore, does not contribute to the significance of the PPHD under this criterion.

In summary, alteration to the contexts of the site, including but not limited to the removal of the parkway, the widening of the street, the reduction of the setback, and the separation of the property from the other properties of the district have diminished its

ability to provide appropriate historic context or value to the PPHD; therefore, as asserted in the assessment by Tibbet, this property should be considered a non-contributor to the historic district and thus removed as it is on the edge of the district.

## PROJECT ANALYSIS

### FACTS FOR FINDINGS

Pursuant to Chapter 20.25.050 of Title 20 (Cultural Resources) of the Riverside Municipal Code (RMC), the Cultural Heritage Board and Historic Preservation Officer must make applicable findings of specific Principles and Standards when approving or denying a Certificate of Appropriateness. For proposed projects involving individually significant Cultural Resources (i.e. City Landmarks, Structures of Merit, eligible Landmarks, etc.), the project should demonstrate:

<p><b><i>Chapter 20.25.050.A – Principles and Standards of Site Development and Design Review for Individually Significant Resources</i></b></p>
<p><b><i>Consistency or compatibility with the architectural period and the character-defining elements of the historic building, such as colors, textures, materials, fenestration, decorative features, details, height, scale, massing, and method of construction.</i></b></p>
<p><b>Facts:</b> This finding is not directly applicable, as the project proposes removal of the existing structure and does not include any new construction or additions for which architectural compatibility would typically be evaluated.</p>
<p><b><i>The proposed project does not destroy or pose a substantial adverse change to an important architectural, historical, cultural or archaeological feature or features of the Cultural Resource.</i></b></p>
<p><b>Facts:</b> The property at 4472 Orange Street is currently designated as a Structure of Merit. This designation was applied under a former practice in which all contributors to historic districts received automatic designation, without individual evaluation.</p> <p>The recent Historic Resource Assessment prepared by Tibbet suggests that the property does not meet the criteria for individual designation as a Structure of Merit. If this assessment is accepted, and the property is determined to lack individual significance, its removal may not constitute a substantial adverse change to an important cultural resource.</p> <p>However, as the current designation remains in effect, removal of the structure could also be interpreted as a potential impact to a designated historical resource. The significance of the impact ultimately depends on whether the existing designation is affirmed or the conclusions of the updated evaluation are accepted.</p>

**Chapter 20.25.050.A – Principles and Standards of Site Development and Design  
Review for Individually Significant Resources**

**Compatibility with context considering the following factors: grading; site development; orientation of buildings; off-street parking; landscaping; signs; street furniture; public areas; relationship of the project to its surroundings.**

**Facts:** The subject property's immediate context has undergone substantial alteration over time, primarily due to surrounding site redevelopment and the introduction of surface parking areas in the mid 1980's. These changes have resulted in an auto-oriented environment with minimal physical or visual connection between the building and nearby structures, significantly diminishing the original spatial and landscape relationships the property once had.

Given this altered context, the existing building's compatibility with its surroundings has been substantially reduced. While the building itself retains architectural elements that reflect its original design and orientation, the broader environmental changes have compromised its ability to contribute meaningfully to the site's historic context.

Consequently, the proposed removal of the structure may be seen as consistent with the evolved site conditions and could facilitate a more cohesive redevelopment that better aligns with current use patterns. It is recognized that some may view the building's architectural presence as a valuable link to the past, and its removal could be seen as a loss to the remaining contextual fabric.

**Consistency with the principles of the Secretary of the Interior's Standards for the Treatment of Historic Properties.**

**Facts:** This finding is not applicable as the project involves only the removal of the structures from the project site and does not involve any new structures or any addition to existing structures where consistency with the Secretary of the Interior's Standards is a consideration.

**As applicable, consistency with other federal, state, and/or local guidelines.**

**Facts:** No additional federal, state, and/or local guidelines apply to this project.

For proposed projects involving contributors or contributing feature within Historic Districts and Neighborhood Conservations Areas, the proposed project should demonstrate:

<b><i>Chapter 20.25.050.B – Principles and Standards of Site Development and Design Review for Historic Districts and Neighborhood Conservation Areas</i></b>
<b><i>Compatibility with the height, scale, or massing of the contributor (or contributing feature) the Cultural Resource.</i></b>
<b>Facts:</b> This finding is not applicable as the project involves the removal of the structure that has been found to be a non-contributor to the PPHD and does not involve any new structures or any addition to existing structures where compatibility with the height, scale, or massing of the historic district is necessary.
<b><i>Compatibility with colors, textures, materials, decorative features of the contributor (or contributing feature) to the Cultural Resources.</i></b>
<b>Facts:</b> This finding is not applicable as the project involves the removal of the structure that has been found to be a non-contributor to the PPHD and does not involve any new structures or any addition to existing structures where compatibility with the height, scale, or massing of the historic district is necessary.
<b><i>The proposed change does not destroy or pose a substantial adverse change to an important architectural, historical, cultural or archaeological feature or features within boundary of the Cultural Resource.</i></b>
<b>Facts:</b> The recent Historic Resources Assessment by Tibbet recommends that the subject property be considered a non-contributor to the Prospect Place Historic District. This recommendation is based on alterations to the site including widening of the street, reduced setbacks, removal of parkways, and a general disconnection from the historic district's original character.  If the property is accepted as a non-contributor, its removal would not be expected to significantly impact important architectural, historical, cultural, or archaeological features within the district.  However, as the property is currently listed as a contributor to PPHD, its removal may also be interpreted as an adverse change to the district's fabric and significance. The significance of the impact ultimately depends on whether the existing designation is affirmed or the conclusions of the updated evaluation are accepted.
<b><i>Compatibility with the context of the Cultural Resource regarding grading, site development, orientation of buildings, landscaping, signs, or public areas.</i></b>
<b>Facts:</b> The subject property is located at the edge of the Prospect Place Historic District boundary and is visually, physically, and spatially disconnected from the majority of the district. According to the Historic Resource Assessment, the structure appears more as

***Chapter 20.25.050.B – Principles and Standards of Site Development and Design  
Review for Historic Districts and Neighborhood Conservation Areas***

a remnant grove house than an integrated element of a cohesive historic neighborhood.

The assessment finds the property to be a non-contributor to the district. If this finding is accepted, removal of the structure would not significantly alter the ratio of contributing resources within the district or affect the district's overall context.

However, as the property remains currently designated as a contributor its removal could also be interpreted as a loss that affects the district's contextual integrity. The determination of impacts to the context depends on the weight given to the current designation versus the findings of the updated assessment.

***Consistency with the Citywide Residential Historic District Design Guidelines, approved guidelines for each Historic District, and/or any other applicable Design Guidelines;***

**Facts:** This finding is not applicable as the project involves the removal of the structure that has been found to be a non-contributor to the PPHD and does not involve any new structures or any addition to existing structures where the Citywide Residential Historic District Design Guidelines apply.

***Consistency with the principles of the Secretary of the Interior's Standards for the Treatment of Historic Properties.***

**Facts:** This finding is not applicable as the project involves only the removal of the structures from the project site and does not involve any new structures or any addition to existing structures where consistency with the Secretary of the Interior's Standards is a consideration.

## AUTHORIZATION AND COMPLIANCE SUMMARY

Regulatory Codes	Consistent	Inconsistent
<p><b><i>Historic Preservation Code Consistency (Title 20)</i></b></p> <p>Based on the findings, the project can be found consistent with Title 20 of the Riverside Municipal Code. Although the subject property was previously listed as a contributor to the Prospect Place Historic District (PPHD) and therefore, automatically designated as a Structure of Merit, a recent Historic Resource Assessment has determined that the property does not meet the criteria for individual designation. Due to prior alterations and changes to its setting, the structure also no longer contributes significantly to the historic context of the district. Accordingly, the proposed demolition of the structure can be seen as resulting in no substantial adverse impact on the character or integrity of the PPHD.</p> <p>However, as the property remains currently designated as a contributor and Structure of Merit, its removal could also be interpreted as a loss to a Cultural Resources. The determination of Consistency with Title 20 depends on whether the existing designation is affirmed or the conclusions of the updated evaluation are accepted.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

There are reasonable arguments in support of both retaining and removing the structure. Factors include that building has sustained significant fire damage, and a recent Historic Resource Assessment concluded that it does not meet the criteria for individual designation and no longer contributes meaningfully to the historic district. Alternatively, the structure remains formally designated as both a Structure of Merit and a contributor to the Prospect Place Historic District, rehabilitation, including the retention of any remaining exterior materials, to preserve its presence within the district. The determination relies on whether the Cultural Heritage Board concurs with the findings and conclusions of the submitted evaluation reports.

## ENVIRONMENTAL REVIEW

If the Cultural Heritage Board concurs with the findings of the Historic Resource Report by Tibbet:

- The building at 4472 Orange Street has been found is ineligible for individual designation based on new information, it does not qualify as a “historic resource” as defined by the California Environmental Quality Act (CEQA). Therefore, potential impacts to the residence itself through demolition are not subject to CEQA analysis.
- The property has also been found as non-contributor, the removal of this property through demolition has no affect or impact on the district; therefore, its removal cannot be considered a significant impact under CEQA.

- Therefore, there project can been found to be exempt from the provisions of the California Environmental Quality Act (CEQA), pursuant Sections 15061(b)(3) (General Rule) and 15301 (Existing Facilities).

## PUBLIC NOTICE AND COMMENTS

Public notices were mailed to property owners within 300-feet of the site and a Notice of Demolition was posted on site at least 30-days prior to the Cultural Heritage Board meeting. As of the writing this report, Staff received 140 public comment letters in opposition to the proposed project. The letters do not provide any substantial information that is not addressed in the staff report and primarily expresses opposition.

## APPEAL INFORMATION

Actions by the CHB, including any environmental findings, may be appealed to City Council within ten calendar days after the decision. Appeal filing and processing information may be obtained from the Planning Division by calling 951-826-5371.

## STRATEGIC PLAN

This item contributes to the Envision Riverside 2025 City Council Strategic Priority 5 – High Performing Government (Goal 5.3 – Enhance communication and collaboration with community members to improve transparency, build public trust, and encourage shared decision-making).

This item aligns with the following Cross-Cutting Threads:

1. Community Trust: The application for a Certificate of Appropriateness is being reviewed at a public meeting of the CHB and notices were sent to property owners within a 300-foot radius of the property and posted on at the property, providing an opportunity to comment on the project.
2. Equity: The application for a Certificate of Appropriateness will be discussed at a CHB meeting which is available to all residents and can be viewed both in person and virtually.
3. Fiscal Responsibility: The application for a Certificate of Appropriateness has no impact on City General Funds.
4. Innovation: The application for a Certificate of Appropriateness makes use of new information and approaches to research.
5. Sustainability and Resiliency: The proposed will all for future reuse of the project site.

## EXHIBITS LIST

1. Staff Recommended Conditions of Approval
2. Aerial Photo/Location
3. Prospect Place Historic District Map
4. Project Plans (Plot Plan, Floor Plans, Elevation)
5. Structural Damage Report by Insight Forensics
6. Historic Resource Assessment by Casey Tibbet, LSA
7. Interior Photos
8. Site Photos

9. Prospect Place Historic District Designation, 1986-1989
10. Letter from Alan Curl regarding rezoning
11. Prospect Place Historic District Designation Reconsideration, 1992
12. Public Comment

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Prepared by: Scott Watson, Historic Preservation Officer  
Approved by: Maribeth Tinio, City Planner



CITY OF  
**RIVERSIDE**

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT PLANNING DIVISION

*EXHIBIT 1 – CONDITIONS OF APPROVAL*

**PLANNING CASE:** DP-2025-00269

**MEETING DATE:** June 18, 2025

**CASE SPECIFIC CONDITIONS**

1. Within one-year of approval of a Certificate of Appropriateness, the applicant shall submit an application to dedesignate the subject property and modify the project Prospect Place Historic District Boundary to removing 4472 and 4480 Orange Street.

**GENERAL CONDITIONS**

2. There is a one-year time limit in which to secure the necessary building permits required by this Certificate of Appropriateness. If unable to obtain necessary permits, a time extension request letter stating the reasons for the extension of time shall be submitted to the Planning Division. HP staff may administratively extend the term of a Certificate of Appropriateness for one year, no more than twice.

**PLEASE BE ADVISED THAT THE APPLICANT WILL NOT BE NOTIFIED BY THE PLANNING DIVISION ABOUT THE PENDING EXPIRATION OF THE CERTIFICATE OF APPROPRIATENESS.**

3. The project must be completed in accordance with the Cultural Heritage Board's (CHB) Certificate of Appropriateness approval, including all conditions listed. Any subsequent changes to the project must be approved by the CHB or HP staff.
4. This approval for the Certificate of Appropriateness is for design concept only and does not indicate the project has been thoroughly checked for compliance with all requirements of law. As such, it is not a substitute for the formal building permit plan check process, and other changes may be required during the plan check process.
5. Granting this Certificate of Appropriateness shall in no way exclude or excuse compliance with all other applicable rules and regulations in effect at the time this permit is exercised.



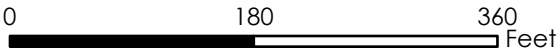
DP-2025-00269  
Exhibit 2 - Location Map

0 30 60 Feet





DP-2025-00269  
 Exhibit 3 - Prospect Place HD Map

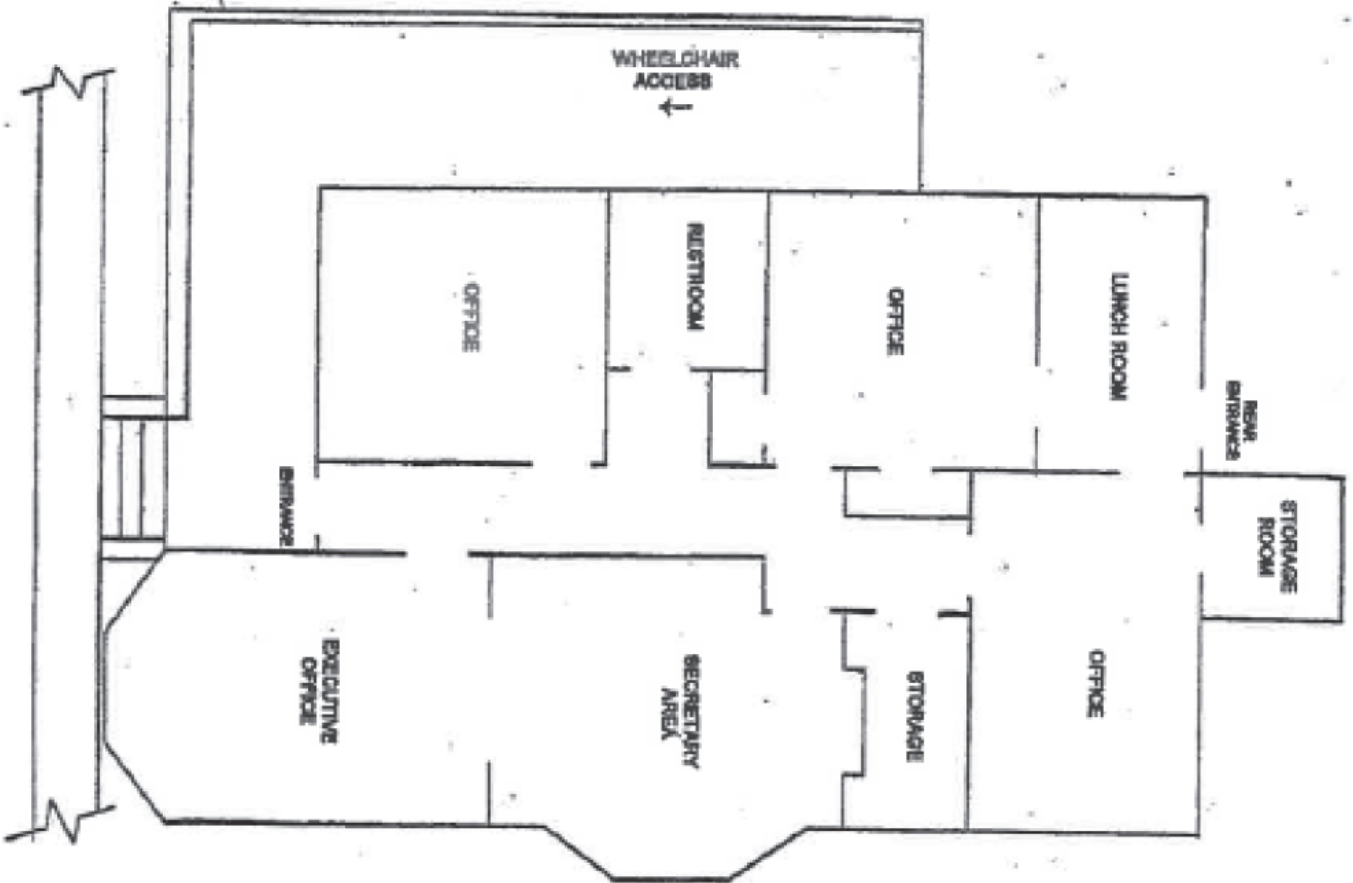




Sheet Description

**Structure Dimensions**  
**4472 Orange St, Riverside, CA 92501**

Project:	4472 Orange St.
Author:	
Date:	2/20/25
Sheet Name:	Site Plan



Sheet Description  
**Floor Plan**  
 4472 Orange St, Riverside, CA 92501

Project: 4472 Orange St.  
 Author:  
 Date: 2/20/25  
 Sheet Name: Floor Plan



North Elevation



South Elevation



East Elevation



West Elevation



Sheet Description

Exterior Elevations  
4472 Orange St, Riverside, CA 92501

Project:	4472 Orange St.
Author:	
Date:	2/20/25
Sheet Name:	Exterior Elevations



***STRUCTURAL DAMAGE EVALUATION REPORT –  
FIRE DAMAGE***

FEBRUARY 9, 2024

***RIVERSIDE OFFICE OF EDUCATION***

4472 Orange Street, Riverside, California

***Prepared For:***

Mr. Jon Sommers

**DH ADJUSTING, LLC.**

141 South Lake Avenue, Suite 103

Pasadena, CA 91101

(800) 331-1511

**Claim Number: 631845**

Date of Loss: December 11, 2023

***Prepared By:***

Insight Forensics LLC

Project Number: IF24105

1001 Avenida Pico, Suite 116

San Clemente, CA 92673

O:949.795.2369

InsightFE.com



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*FIRE INCIDENT REPORT PREPARED BY BATTALION CHIEF OF THE CITY OF RIVERSIDE FIRE DEPARTMENT, MR. MIKE ALLEN, DATED NOVEMBER 25, 2023*

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*PROPERTY DETAIL HISTORIC VIEWER RECORD FOR THE SUBJECT PROPERTY*



February 9, 2024

Sent via email to:

jon@dhadjusting.com

Mr. Jon Sommers

**DH ADJUSTING, LLC.**

141 South Lake Avenue, Suite 103

Pasadena, CA 91101

RE: Riverside Office of Education  
4472 Orange Street, Riverside, California  
Claim Number: 631845  
Insight Forensics Project Number: IF24105

### **STRUCTURAL DAMAGE EVALUATION REPORT – FIRE DAMAGE**

Dear Mr. Sommers,

In response to your request, Insight Forensics (Insight) has performed an evaluation of claimed damage to the Riverside Office of Education, located at 4472 Orange Street in Riverside, California. The purpose of this evaluation was to determine the extent of structural damage sustained due to a fire that occurred on/or about December 11, 2023.

#### **Relevant Documentation**

The opinions in this report are based on the following:

- Site visit performed on January 22, 2024. The investigation was of a visual nature only and no destructive testing was undertaken.
- Review of permit records for the subject property/structure, obtained via the City of Riverside Department of Building and Safety online services (see Exhibit A).

1001 Avenida Pico, Suite 116  
San Clemente, CA 92673  
O:949.795.2369  
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Mr. Jon Sommers  
DH ADJUSTING, LLC.  
Riverside Office of Education  
Claim Number: 631845  
Insight Project Number: IF24105  
February 9, 2024  
Page 2 of 13

- Review of parcel details and parcel map for the subject property, obtained via the Riverside County Assessor's Office *ParcelQuest* online public database (*see Exhibit B*).
- Review of photographs of reported damage at the subject unit documented by the Addressee (*DH Adjusting, LLC*) on November 15, 2023 (*available upon request*).
- Review of fire incident report prepared by Battalion Chief of the City of Riverside Fire Department, Mr. Mike Allen, dated November 25, 2023 (*see Exhibit C*).
- Review of historical aerial and street view photographs for the subject property, obtained via *nearmap*, *Google Maps*, *Google Earth*, multiple listing service (MLS; such as Redfin, Trulia, Zillow), and/or City/County records.

### *Event History/Assignment*

Based on discussions, on/or about December 11, 2023, fire/heat-related damage was sustained to portions of the structural framing system/elements as well as the associated architectural components/features of the subject historic building due to a fire. As a result of this event, Insight was requested to perform the following activities:

- Document the condition of the subject building and determine the extent of structural damage.
- Evaluate the feasibility of repairing the subject building based on the extent of damage with consideration of code impact/upgrade requirements and provide a conceptual repair scope.

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### *Property Description*

All dimensions, dates, and building material types noted herein are considered approximate and represent nominal sizes, unless otherwise indicated.

The subject building is a one-story historic structure built circa 1908 based on County records and is currently serving as an office/administrative building for the district of Riverside County Office of Education. The property is 0.15-acres, and the total area of the building is approximately 1,430-square feet. The structure consists of wood framed exterior and interior walls with wood siding panels on the exterior and painted/textured lath and plaster finishes on the interior. The pitched gable/hip roof structure consists of asphalt shingles atop roofing membrane/felt over 1x skip sheathing and oriented strand board (OSB) sheathing supported by roof rafters and the load-bearing walls of the structure. The ceiling is composed of "T-bar"/drop ceiling tiles, and the floor consists of carpet atop raised-floor system with straight lank sheathing supported by joints and beams, which in turns are supported by vertical components entailing posts and piers or stem walls within the crawlspace (*see Photographs 1 & 2*).

### *Discussions with the Interviewed Party*

Present during the site visit was a staff member (interviewed party) of *Riverside County Office of Education*, Mr. Matt Snellings (Executive Director), who stated the following:

- The fire was started by an individual that accessed the crawl space on the south side where the burn area was the most severe.



### Field Observations

The following is a summary of observations made during the site visit (all dimensions, dates, and building material types noted herein are considered approximate and represent nominal sizes, unless otherwise indicated). Photographs/observations provided are representative of the site conditions; not all photographs taken have been included in this report:

- There was evidence of surficial charring and carbon/soot deposits at the exterior finishes around/adjacent to wall/window openings, consistent with fire induced by oxygen or airflow from the exterior/outdoor environment (see Photograph 3).
- Fire/heat-related damage to the interior finishes/components was noted throughout the building (see Photograph 4).
- Areas within the northern portion of the building had no discernible fire/heat-related damage to the structural framing of the structure; carbon/soot deposits were noted on the surface of the interior finishes (see Photograph 5).
- Visible charring/burning and/or discoloration was prominent at areas of the structural framing members/components (i.e., subfloor, wood laths, straight/skip sheathing, joists, and rafters) within the southern portion of the building, which were partially or completely consumed by the fire. Bricks in the lower sections of the chimney had evidence of spalling. There were no visible indications of leaning or out-of-plumb conditions in the chimney structure; however, the structural element/stability of the chimney was compromised due to the spalling/detachment of bricks within the lower half of the stack construction (see Photographs 6 & 7).



- The general disposition of the roof framing system within the southern portion of the building exhibited prominent signs of excessive amounts of charring. The noted fire/heat-related damage had compromised the integrity of the supporting members as well as the continuity of the load-carrying capacity. More than 60% of the roof system framing exhibited cross-sectional charring or excessive sapping/glazing appearance and were compromised (*see Photographs 8-through-11*).
- There was visual evidence of fire/heat-related damage to the floor framing system/members, as evidenced by the visible degree of charring/burning or discoloration (*see Photograph 12*).
- The foundation of the structure had been retrofitted/replaced at some point during the life of the structure with CMU (concrete masonry unit) slump face block. There was limited damage to the accessible areas of the foundation. Heat/fire in the crawl space damaged limited sections of the block along the south wall (*see Photograph 13*).



### *Analysis/Discussion*

Damage to the structure consisted of fire/heat-related damage to areas of the structural framing members/components (i.e., subfloor, wood laths, straight/skip sheathing, joists, and rafters) as well as the attached interior finishes. Visible charring/burning and/or discoloration was prominent in the aforementioned structural framing systems within the southern portion of the building, which were partially or completely consumed by the fire, indicating fire/heat-related distress, damage, or degradation due to excessive heat exposure during the reported event. There was evidence of surficial charring and carbon/soot deposits at the exterior finishes around/adjacent to wall/window openings, consistent with fire induced by oxygen or airflow from the exterior/outdoor environment. According to the incident report (*see Exhibit C*) issued by the City of Riverside Fire Department, the fire "...was confined to two rooms..." and the duration of the reported fire was approximately 14-minutes<sup>1</sup> prior to its containment.

Bricks in the lower sections of the chimney had evidence of spalling; however, there were no visible indications of leaning or out-of-plumb to the chimney structure. Although Insight could not definitively associate the spalling with excessive fire/heat conditions during the reported event, the structural element/stability of the chimney was compromised due to the spalling/detachment of bricks within the lower half of the stack construction and will require repair/rebuild.

Fire/heat-related damage to wood members is typically identified by progressive stages of degradation, and at elevated temperatures, wood undergoes thermal degradation or pyrolysis. The amount of degradation that wood undergoes as a result of fire is a function of temperature and the duration of heat exposure. During the initial stages of thermal degradation, wood members become dehydrated, generating water vapor and non-combustible gases. As the temperature increases, the wood will release carbon monoxide

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<sup>1</sup> The time reported on the date of loss was at 2035 hours (8:35 PM), and the fire was placed under control at 2049 (8:49 PM) hours.



Mr. Jon Sommers  
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in addition to the pyrolysis of hemicelluloses and lignin components, resulting in the charring of wood surfaces.

The general disposition of the framing systems within the affected areas exhibited prominent signs of excessive charring; the noted fire/heat-related damage had compromised the integrity of the supporting members as well as the continuity of the load-carrying capacity of the structural systems. More than 50% of the floor system and 60% of the roof system framing exhibited cross-sectional charring or excessive sapping/glazing appearance and were compromised by exposure to heat/fire. Based on the areas damage in the roof system, the entirety of the roof would require replacement either due to fire damage or implementation of current standards for building. Similarly, the floor framing, including the car decking and beam lines supporting the repetitive joist of the floor framing has been damaged and would require removal of all of the framed systems above the damaged areas.



### Repair/Code Upgrade Analysis

Damage to portions of the structural framing as a result of the fire has exceeded the current code requirements and therefore meets the criteria of “*substantial structural damage*” as defined in Section 202 of the 2022 California Existing Building Code (CEBC), which states as follows:

*“[BS] SUBSTANTIAL STRUCTURAL DAMAGE. A condition where any of the following apply:*

- 1. The vertical elements of the lateral force-resisting system have suffered damage such that the lateral load-carrying capacity of any story in any horizontal direction has been reduced by more than 33 percent from its predamage condition.*
- 2. The capacity of any vertical component carrying gravity load, or any group of such components, has a tributary area more than 30 percent of the total area of the structure’s floor(s) and roof(s), has been reduced more than 20 percent from its predamage condition, and the remaining capacity of such affected elements, with respect to all dead and live loads, is less than 75 percent of that required by the California Building Code for new buildings of similar structure, purpose and location.*
- 3. The capacity of any structural component carrying snow load, or any group of such components, that supports more than 30 percent of the roof area of similar construction, has been reduced more than 20 percent from its predamage condition, and the remaining capacity with respect to dead, live and snow loads is less than 75 percent of that required by the California Building Code for new buildings of similar structure, purpose and location.”*

Based on observations, the extent of fire damage has compromised the load-carrying capacity of the major/essential structural framing components/systems, as evidenced by



prevalent burnt/charred members within the southern portion of the building; less than 40 percent of the remaining structural materials of the roof and floor framing (diaphragms) are considered salvageable; none of the interior finish materials are salvageable due to the extent of fire/heat impact. Due to the severity of damage and demolition requirements of the remaining framing, it is “*technically infeasible*” by code definition to implement repairs and salvage the existing materials that were not damaged by the fire. Section 202 of the 2022 California Building Code (CBC) defines:

*“TECHNICALLY INFEASIBLE. An alteration of a building or a facility, that has little likelihood of being accomplished because the existing structural conditions require the removal or alteration of a load-bearing member that is an essential part of the structural frame, or because other existing physical or site constraints prohibit modification or addition of elements, spaces or features...”*

Based on observations and analysis of the code provisions, the damage to the structure from the fire has resulted the threshold for reduction in the lateral load-carrying capacity. Further, the damage to the vertical load-carrying systems that composed more than 30-percent of the total area of the structure’s roof/floor system has resulted in more than 20-percent reduction in the vertical load-carrying capacity. Therefore, the structural damage to the subject property, resulting from the event, meets the criteria of “*substantial structural damage.*”

The age and type/configuration of the buildings structural systems/as-built configuration that utilizes non-code compliant (current code) means/methods and materials not currently used for general construction, would require additional efforts to salvage and assimilate along with current available/qualified building materials and mean/methods. The load-bearing system provides continuity and stability to adequately transfer applied/design loads from the roof-level to the foundation via framing members/components and hardware/connectors. There were indications that the fire damage had compromised the continuity of the structural load-carrying capacity, including the roof and subfloor framing, and therefore, any partial or non-affected load-



Mr. Jon Sommers  
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bearing members adjacent to the damaged sections that were consumed by the fire will also require removal/replacement.

This level of qualified damage requires that the major building/systems and structure be reconstructed in compliance with current applicable architectural, structural, mechanical, electrical and plumbing codes. Due to the configuration and demolition requirements of the remaining framing, it is believed that it is “*technically infeasible*” by code definition, per Section 202 of 2019 California Building Code (CBC), to implement repairs and salvage the existing materials that were not damaged by the fire.

### ***Historic Considerations***

Insight acknowledges the City’s interest/desire in preserving the historic value and culture the subject building provides for the community, it is unknown if the subject building has been designated/adopted as a historic building by the California Historical Building Code (CHBC) Board. However, the building is located within a designated historic district “Prospect Place Historic District” According to Section 18955 of the 2022 Health and Safety Code (HSC), a qualified historical building or structure is defined as follows:

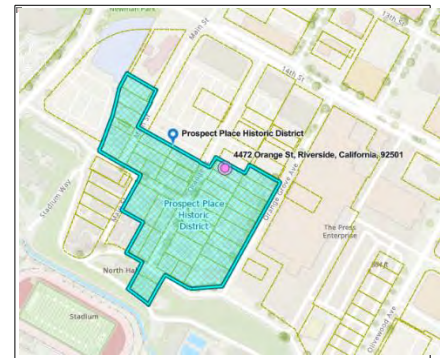
*“...any structure or property, collection of structures, and their related sites deemed of importance to the history, architecture, or culture of an area by an appropriate local or state governmental jurisdiction. This shall include historical buildings or structures on existing or future national, state or local historical registers or official inventories, such as the National Register of Historic Places, State Historical Landmarks, State Points of Historical Interest, and city or county registers or inventories of historical or architecturally significant sites, places, historic districts, or landmarks. This shall also include places, locations, or sites identified on these historical registers or official inventories and deemed of importance to the history, architecture, or culture of an area by an appropriate local or state governmental jurisdiction.”*

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The provisions and code regulations to ensure/maintain and/or upgrade the structural safety of buildings designated as qualified historical buildings shall comply with the CHBC; the objective/intent of preserving the building significance/standard is stated in Section 8-701 of the 2022 CHBC, Title 24:

*“...to encourage the preservation of qualified historical buildings or structures while providing standards for a minimum level of building performance with the objective of preventing partial or total structural collapse such that the overall risk of life-threatening injury as a result of structural collapse is low.”*

Records<sup>2</sup> indicated that the subject property is part of the Prospect Place Historic district of Riverside and was built in 1908. However, general review of the conditions of each property within the district are subject to review by the jurisdiction for any/all preservation requirements when alterations or repairs are proposed. The preservation of the structure and or rebuild requirements will require repair plans or replacement is submitted to planning. See *Exhibit D* for Historic Viewer Records for the subject property.



For reference, in the event of preservation requirements, the existing building performance under the guidelines of structural and lateral load regulations in Sections 8-705 and 8-706, respectively, of the 2022 CHBC states:

*“Any unsafe conditions in the lateral-load-resisting system shall be corrected...the evaluation of structural members and structural systems for seismic loads shall consider the inelastic performance of structural members and their ability to*

<sup>2</sup> [Historic Sites Inventory & Studies | CEDD \(riversideca.gov\)](https://www.riversideca.gov/cedd/historic-sites-inventory-studies)



*maintain load-carrying capacity during the seismic loadings prescribed by the regular code.”*

and

*“The seismic resistance may be based upon the ultimate capacity of the structure to perform, giving due to consideration to ductility and reserve strength of the lateral-force-resisting system and materials while maintaining a reasonable factor of safety...”*

and

*“...all members that would be reasonably expected to fail and lead to collapse or life threatening injury when subjected to seismic demands shall be judged unacceptable, and appropriate structural strengthening shall be developed.”*

It is believed that more than 60-percent of the structural load-carrying elements capacity has been compromised due to the fire event, diminishing the reserve strength of the lateral-force-resisting system to resist wind and seismic loads and imposing an immediate hazard to life safety. Based on the extensive fire damage to the structure and the unsalvageable conditions of the remaining/undamaged framing members and components, any repair scope/recommendations associated with an anticipated/expected repair and code upgrade estimate as a result of the event would be considered infeasible/impractical. A rebuild/reconstruction per the current code provisions/requirements is recommended, including the existing foundation/raised-floor system, to meet the structural demands for a new superstructure design and the provisions of the current code upgrade.

### *Summary Conclusion*

Based on the extent of structural damage, limited salvageability of the remaining structure and impact of the building code update/upgrade requirements on reuse, it is expected that the subject building will be required to be demolished entirely and reconstructed from the ground up to ensure safety, functionality/code compliance.



Mr. Jon Sommers  
DH ADJUSTING, LLC.  
Riverside Office of Education  
Claim Number: 631845  
Insight Project Number: IF24105  
February 9, 2024  
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### Limitations

This report has been prepared for DH Adjusting, LLC. for their use in assessing reported damage to Riverside Office of Education, located at 4472 Orange Street in Riverside, California. This report has been prepared for DH Adjusting, LLC. to be distributed as they deem fit.

The opinions in this report are limited to information provided to us. If any additional information is provided to Insight Forensics after the issuance of this report, we reserve the right to review such information and, if necessary, modify our opinions accordingly. No warranty, either expressed or implied, is given about the general or specific condition of the property as it affects the owner or prospective future owner.

Reliance upon information, observations, or opinions contained in this report should not be made by any party except the intended recipients.

Please do not hesitate to call if you have any questions regarding the above.

*Insight Forensics*

A handwritten signature in blue ink that reads 'Blake R. Lander'.

**Blake R. Lander P.E. \*, GC\*\*, LEED GA**

*\* Licensed Professional Engineer: California, Arizona, Colorado, Florida, Minnesota, Nevada, North Carolina, Oregon, South Carolina, and Texas*

*\*\* Licensed General Contractor: California*



California Engineering License No. 78896  
California Contractors License No. 759285

1001 Avenida Pico, Suite 116  
San Clemente, CA 92673  
O:949.795.2369  
InsightFE.com



## *INSIGHT FORENSICS PHOTOLOG*

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1. Close-up aerial view of the subject building; source: *nearmap.com*; view of the north elevation of the building from the parking lot.



2. View of the east and south exteriors of the building from the parking lot. Wall/window openings had been boarded with plywood subsequent to the reported fire event.



3. There was evidence of surficial charring and carbon/soot deposits at the exterior finishes around/adjacent to wall/window openings, consistent with fire induced by oxygen or airflow from the exterior/outdoor environment.



4. Fire/heat-related damage to the interior finishes/components was noted throughout the building.



5. Areas within the northern portion of the building had no discernible fire/heat-related damage to the structural framing of the structure; carbon/soot deposits were noted on the surface of the interior finishes.



6. Visible charring/burning and/or discoloration was prominent at areas of the structural framing members/components (i.e., subfloor, wood laths, straight/skip sheathing, joists, and rafters) within the southern portion of the building, which were partially or completely consumed by the fire.



7. Bricks in the lower sections of the chimney had evidence of spalling. There were no visible indications of leaning or out-of-plumb conditions in the chimney structure; however, the structural element/stability of the chimney was compromised due to the spalling/detachment of bricks within the lower half of the stack construction.



8. The general disposition of the roof framing system within the southern portion of the building exhibited prominent signs of excessive amounts of charring. The noted fire/heat-related damage had compromised the integrity of the supporting members as well as the continuity of the load-carrying capacity. More than 60% of the roof system framing exhibited cross-sectional charring or excessive sapping/glazing appearance and were compromised.



9. The general disposition of the roof framing system within the southern portion of the building exhibited prominent signs of excessive amounts of charring. The noted fire/heat-related damage had compromised the integrity of the supporting members as well as the continuity of the load-carrying capacity. More than 60% of the roof system framing exhibited cross-sectional charring or excessive sapping/glazing appearance and were compromised.



10. The general disposition of the roof framing system within the southern portion of the building exhibited prominent signs of excessive amounts of charring. The noted fire/heat-related damage had compromised the integrity of the supporting members as well as the continuity of the load-carrying capacity. More than 60% of the roof system framing exhibited cross-sectional charring or excessive sapping/glazing appearance and were compromised.



11. The general disposition of the roof framing system within the southern portion of the building exhibited prominent signs of excessive amounts of charring. The noted fire/heat-related damage had compromised the integrity of the supporting members as well as the continuity of the load-carrying capacity. More than 60% of the roof system framing exhibited cross-sectional charring or excessive sapping/glazing appearance and were compromised.



12. There was visual evidence of fire/heat-related damage to the floor framing system/members, as evidenced by the visible degree of charring/burning or discoloration. More than 50% of the floor system framing exhibited cross-sectional charring or excessive sapping/glazing appearance and were compromised by exposure to heat/fire.



13. The foundation of the structure had been retrofitted/replaced at some point during the life of the structure with CMU (concrete masonry unit) slump face block. There was limited damage to the accessible areas of the foundation. Heat/fire in the crawl space damaged limited sections of the block along the south wall.



## EXHIBIT A

*PERMIT RECORDS FOR THE SUBJECT  
PROPERTY/STRUCTURE, OBTAINED VIA THE CITY OF  
RIVERSIDE DEPARTMENT OF BUILDING AND SAFETY  
ONLINE SERVICES*

Home

Permits > Permits/Docs/Owner Agent Ltrs > O Streets > ORANGE ST > 4472 ORANGE ST

**4472 ORANGE ST**

🔼 [Entry Properties](#)

**Path**

Permits\Permits/Docs/Owner Agent Ltrs\O Streets\ORANGE ST\4472 ORANGE ST

**Creation date**






12/16/2000 2:12:14 AM

**Last modified**

12/16/2000 2:12:14 AM

🔼 [Metadata](#)

No metadata assigned

Name ▲	Entry type	Page count	Year	Permit Number	APN
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 11969 5/3/2002 6:26 PM	Document	2	1960		
 11970 5/3/2002 6:26 PM	Document	2	1987		
 11971 5/3/2002 6:26 PM	Document	2	NONE		
 11972 5/3/2002 6:26 PM	Document	2	1908		
<a href="#">Page 1 of 1</a>					5 Entries



## EXHIBIT B

*PARCEL DETAILS AND PARCEL MAP FOR THE SUBJECT PROPERTY, OBTAINED VIA THE RIVERSIDE COUNTY ASSESSOR'S OFFICE PARCELQUEST ONLINE PUBLIC DATABASE*

Property Address: 4472 ORANGE ST RIVERSIDE CA 92501-4122

### General Information

County: **RIVERSIDE**  
Parcel # (APN): **219-023-028** [Open Map](#)  
Owner: See Full Detail  
Mailing Address: **3939 THIRTEENTH ST RIVERSIDE CA 92501**  
Legal Description: **.15 ACRES M/L IN LOT 10 BLK 1 MB 005/055 SB VICTORIA PLACE**  
Use Type: **RETAIL SALES**  
Tax Rate Area: **009-041**



Full Detail \$14.95 [Add to Cart](#)

**PLEASE NOTE:** If a field is empty on this page, there is no data available, and the field will also be empty on the Full Detail property report.

### Assessment

Total Value:	<b>\$261,265</b>	Year Assd:	<b>2023</b>
Land:	<b>\$48,783</b>	Zoning:	
Structures:	<b>\$212,482</b>	Use Code:	See Full Detail
Other:		Census Tract:	See Full Detail
% Improved:	See Full Detail	Price/SqFt:	
Exempt Amt:			
HO Exempt:	<b>N</b>		

### Sale History

	Sale 1	Sale 2	Sale 3	Transfer
Document Date:	<b>01/18/2013</b>			See Full Detail
Document Number:	<b>0030495</b>			See Full Detail
Document Type:				
Transfer Amount:				
Seller (Grantor):				

### Property Characteristics

Bedrooms:	<b>2</b>	Fireplace:		Units:	
Baths (Full):	<b>1</b>	A/C:	See Full Detail	Stories:	See Full Detail
Baths (Half):		Heating:	See Full Detail	Quality:	
Total Rooms:		Pool:		Building Class:	
Bldg/Liv Area:		Park Type:		Condition:	
Lot Acres:	<b>0.150</b>	Spaces:		Site Influence:	
Lot SqFt:	<b>6,534</b>	Garage SqFt:		Timber Preserve:	
Year Built:	<b>1776</b>			Ag Preserve:	
Effective Year:	See Full Detail				

\*\*The information provided here is deemed reliable, but is not guaranteed.

[Additional reports on this property](#) ▶

**Transaction History:**

APN: 219-023-028  
 Situs Address: 4472 ORANGE ST RIVERSIDE CA 92501-4122

**Full History \$19.95**[View Sample](#)[Add to Cart](#)

The Full Transaction History Report includes complete document numbers and completed information for those fields where you see the term "See Full History" below. Document images sold separately.

<b>History Record # 1</b>			
<b>Release:</b>			
Document Image:	<a href="#">Add to Cart</a>		
Recording Date:	8/14/2023	Orig Recording Date:	See Full History
Document Number:	xxxx.xx7607	Orig Doc Number:	See Full History
Document Type:	Release		

<b>History Record # 2</b>			
<b>Release:</b>			
Document Image:	<a href="#">Add to Cart</a>		
Recording Date:	8/14/2023	Orig Recording Date:	See Full History
Document Number:	xxxx.xx7606	Orig Doc Number:	See Full History
Document Type:	Release		

<b>History Record # 3</b>			
<b>Sale/Transfer:</b>			
Document Image:	<a href="#">Add to Cart</a>		
Recording Date:	7/20/2023	Sale Date:	See Full History
Document Number:	xxxx.xx1390	Sale Price:	
Document Type:	Deed Transfer	Sale Type:	
Title Company:	See Full History		
Buyer:	See Full History		
Seller:	See Full History		

<b>History Record # 4</b>			
<b>Sale/Transfer:</b>			
Document Image:	<a href="#">Add to Cart</a>		
Recording Date:	7/20/2023	Sale Date:	See Full History
Document Number:	xxxx.xx1389	Sale Price:	
Document Type:	Deed Transfer	Sale Type:	
Title Company:	See Full History		
Buyer:	See Full History		
Seller:	See Full History		

<b>History Record # 5</b>			
<b>Sale/Transfer:</b>			
Document Image:	<a href="#">Add to Cart</a>		
Recording Date:	7/20/2023	Sale Date:	See Full History
Document Number:	xxxx.xx1388	Sale Price:	
Document Type:	Deed Transfer	Sale Type:	
Title Company:	See Full History		
Buyer:	See Full History		
Seller:	See Full History		

<b>History Record # 6</b>			
<b>Sale/Transfer:</b>			
Document Image:	<a href="#">Add to Cart</a>		
Recording Date:	7/20/2023	Sale Date:	See Full History
Document Number:	xxxx.xx1387	Sale Price:	
Document Type:	Deed Transfer	Sale Type:	
Title Company:	See Full History		
Buyer:	See Full History		
Seller:	See Full History		

<b>History Record # 7</b>			
<b>Sale/Transfer:</b>			
Document Image:	<a href="#">Add to Cart</a>		
Recording Date:	8/12/2019	Sale Date:	See Full History
Document Number:	xxxx.xx5411	Sale Price:	
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Title Company:	See Full History		
Buyer:	See Full History		
Buyer:	See Full History		
Seller:	See Full History		

<b>History Record # 8</b>			
<b>Sale/Transfer:</b>			
Document Image:	<a href="#">Add to Cart</a>		
Recording Date:	2/7/2019	Sale Date:	See Full History
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Document Type:	Deed Transfer	Sale Type:	
Title Company:	See Full History		
Buyer:	See Full History		
Buyer:	See Full History		
Seller:	See Full History		

<b>History Record # 9</b>			
<b>Assignment:</b>			
Document Image:	<a href="#">Add to Cart</a>		
Recording Date:	12/30/2014	Orig Recording Date:	See Full History
Document Number:	xxxx.xx8181	Orig Doc Number:	See Full History
Document Type:	Subordination		
New Lender:	See Full History		
Previous Lender:	See Full History		
Borrower:	See Full History		

<b>History Record # 10</b>			
<b>Finance:</b>			
Document Image:	<a href="#">Add to Cart</a>		
Recording Date:	12/30/2014	Finance Type:	See Full History
Document Number:	xxxx.xx8179	Mortgage Loan Type:	See Full History
Document Type:	Trust Deed/Mortgage	Mortgage Term:	See Full History
Lender:	See Full History	Mortgage Rate Type:	See Full History
Loan Amount:	See Full History	Mortgage Rate:	See Full History
Borrower:	See Full History		
Borrower:	See Full History		

<b>History Record # 11</b>			
<b>Sale/Transfer:</b>			
Document Image:	<a href="#">Add to Cart</a>		
Recording Date:	1/18/2013	Sale Date:	See Full History
Document Number:	xxxx.x0495	Sale Price:	
Document Type:	Deed Transfer	Sale Type:	
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Buyer:	See Full History		
Buyer:	See Full History		
Buyer:	See Full History		
Seller:	See Full History		

<b>History Record # 12</b>			
<b>Finance:</b>			
Document Image:	<a href="#">Add to Cart</a>		
Recording Date:	1/25/2010	Finance Type:	See Full History
Document Number:	xxxx.x9471	Mortgage Loan Type:	See Full History
Document Type:	Trust Deed/Mortgage	Mortgage Term:	
Lender:	See Full History	Mortgage Rate Type:	See Full History
Loan Amount:	See Full History	Mortgage Rate:	See Full History
Borrower:	See Full History		

<b>History Record # 13</b>			
<b>Sale/Transfer:</b>			
Document Image:	<a href="#">Add to Cart</a>		
Recording Date:	4/1/1984	Sale Date:	
Document Number:	xxxx.x5432	Sale Price:	
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Buyer:	See Full History		
Seller:	See Full History		

\*\*The information provided here is deemed reliable, but is not guaranteed.

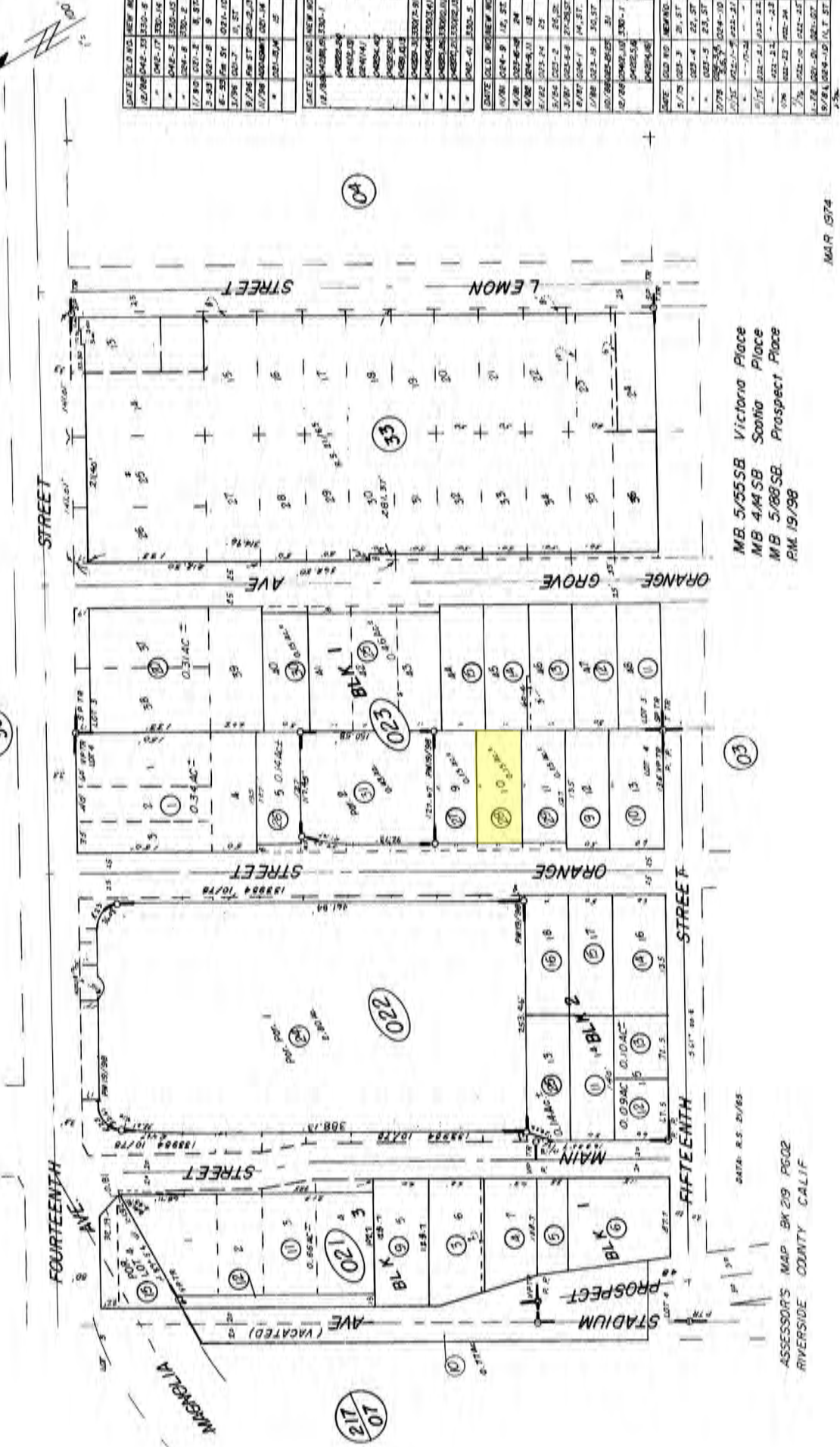
This is a partial listing of recorded documents associated with the selected property. This list includes document types such as deeds, mortgages, releases, reconveyances, assignments, modifications, pre-foreclosure notices and subordinations. Older documents and other document types such as easements, judgments, state and federal tax liens, child support liens, bankruptcy, lease or rental agreements and others may have been recorded but are not listed here. For access to those documents please contact the County Recorder's office.

2-12, 2-13  
219-02

FOR CITY OF RIVERSIDE  
(T2 R5W)

215/30

THIS MAP IS FOR  
ASSESSMENT PURPOSES ONLY



MB 5/55 SB Victoria Place  
MB 4/4 SB Scotia Place  
MB 5/88 SB Prospect Place  
PM 19/98

DATA: R.S. 2/1/65

ASSESSOR'S MAP BK 219 P602  
RIVERSIDE COUNTY CALIF

MAR 1974

DATE	OLD NO.	NEW NO.
12/28/84	21320-8	21320-8
12/28/84	21320-14	21320-14
12/28/84	21320-15	21320-15
12/28/84	21320-16	21320-16
12/28/84	21320-17	21320-17
12/28/84	21320-18	21320-18
12/28/84	21320-19	21320-19
12/28/84	21320-20	21320-20
12/28/84	21320-21	21320-21
12/28/84	21320-22	21320-22
12/28/84	21320-23	21320-23
12/28/84	21320-24	21320-24
12/28/84	21320-25	21320-25
12/28/84	21320-26	21320-26
12/28/84	21320-27	21320-27
12/28/84	21320-28	21320-28
12/28/84	21320-29	21320-29
12/28/84	21320-30	21320-30

DATE	OLD NO.	NEW NO.
12/28/84	21320-31	21320-31
12/28/84	21320-32	21320-32
12/28/84	21320-33	21320-33
12/28/84	21320-34	21320-34
12/28/84	21320-35	21320-35
12/28/84	21320-36	21320-36
12/28/84	21320-37	21320-37
12/28/84	21320-38	21320-38
12/28/84	21320-39	21320-39
12/28/84	21320-40	21320-40
12/28/84	21320-41	21320-41
12/28/84	21320-42	21320-42
12/28/84	21320-43	21320-43
12/28/84	21320-44	21320-44
12/28/84	21320-45	21320-45

DATE	OLD NO.	NEW NO.
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12/28/84	21320-47	21320-47
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12/28/84	21320-53	21320-53
12/28/84	21320-54	21320-54
12/28/84	21320-55	21320-55
12/28/84	21320-56	21320-56
12/28/84	21320-57	21320-57
12/28/84	21320-58	21320-58
12/28/84	21320-59	21320-59
12/28/84	21320-60	21320-60

DATE	OLD NO.	NEW NO.
12/28/84	21320-61	21320-61
12/28/84	21320-62	21320-62
12/28/84	21320-63	21320-63
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12/28/84	21320-65	21320-65
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12/28/84	21320-68	21320-68
12/28/84	21320-69	21320-69
12/28/84	21320-70	21320-70
12/28/84	21320-71	21320-71
12/28/84	21320-72	21320-72
12/28/84	21320-73	21320-73
12/28/84	21320-74	21320-74
12/28/84	21320-75	21320-75
12/28/84	21320-76	21320-76
12/28/84	21320-77	21320-77
12/28/84	21320-78	21320-78
12/28/84	21320-79	21320-79
12/28/84	21320-80	21320-80



## EXHIBIT C

*FIRE INCIDENT REPORT PREPARED BY BATTALION CHIEF  
OF THE CITY OF RIVERSIDE FIRE DEPARTMENT, MR. MIKE  
ALLEN, DATED NOVEMBER 25, 2023*



# CITY OF RIVERSIDE FIRE DEPARTMENT

## Incident Information Fact Sheet

Incident Name: Orange Incident

Control Time: 2049

Displaced Persons: 0

Date Reported: 12/11/2023

Fatalities:

Loss:

Time Reported: 2035 Hours

Critical:

Save:

Incident Location: 4400 block of Orange  
St.

Moderate:

Cause:

Ward #: Ward 1 Edwards

Minor:

- Cause undetermined after investigation

Type of Incident: Structure Fire

Non Injury:

Evacuations:

Incident Number: 23-

Evacuation Comments:

## Resources Assigned

Chief Officer(s): 1

Firefighter(s): 14

Mutual Aid:

Percent (%) Contained or  
Completed:

Engine Companies: 3

Safety Officer(s): 0

- No Mutual Aid Received

Truck Companies: 1

Public Information Officer(s):

Specialized Equipment:

Total (%) of Perimeter that will  
be Contained:

Squad(s): 1

0

EOC:

Incident Size Acreage:

Ambulance(s): 0

Fire Investigator(s): 1

Utilities: RPU

Overhead Personnel: 0

Red Cross: 1

## Current Situation

## (Recent updates are posted at the top of the Current Situation)

On December 11<sup>th</sup>, 2023, the City of Riverside Fire Department responded to a structure fire reported at Orange St. and 14<sup>th</sup> St. Fire department crews arrived on scene and found a small one-story house with heavy smoke and fire. Orange Command was established, and crews initiated an aggressive attack on the fire. The fire was confined to two rooms and placed under control at 2049 hours. Once crews entered it was determined the house was converted to a business office. A search was completed, and the building was empty. The cause of the fire was undetermined after the cause and origin were investigated. Fire crews remained on scene until the property was secured. There were not any civilian or firefighter injuries reported.

## Assisting Aid Agencies

- Riverside Public Utilities
- RPD

**Incident Commander:** Battalion Chief  
Brian Guzzetta

**Date / Time Posted:** 11/25/2023 1750

Follow Us on Twitter: @RivCAFire

**Information Center:** 951.826.5321

**Prepared By:** Battalion Chief Mike Allen



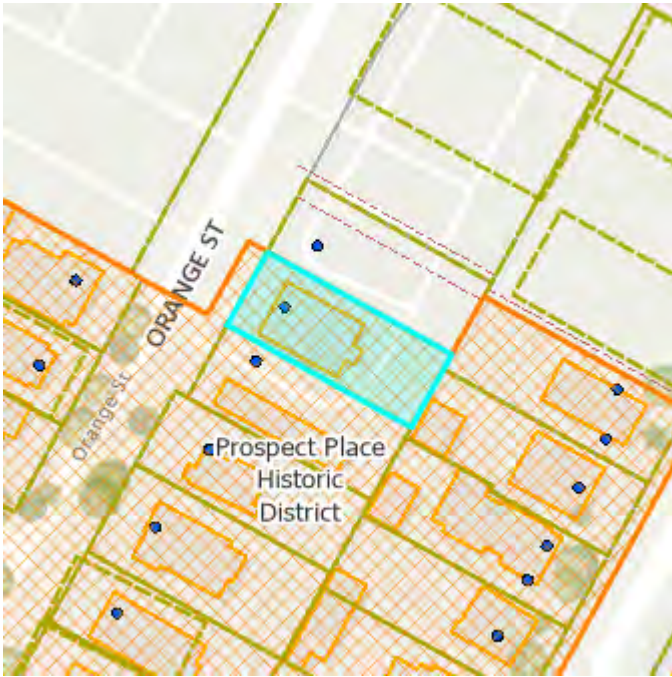


## *EXHIBIT D*

*PROPERTY DETAIL HISTORIC VIEWER RECORD FOR THE  
SUBJECT PROPERTY*

# Historic Property Profile: 4472 ORANGE ST

Produced On February 8, 2024



<b>Address:</b>	4472 ORANGE	<b>Year Built:</b>	1908
<b>APN:</b>	219023028	<b>Builder:</b>	Harsh, George P.
<b>Name:</b>	Residence of H.J. Gerhardt	<b>Contractor:</b>	
<b>Architect:</b>	unknown	<b>Style:</b>	Craftsman
<b>Original Use:</b>	Residential	<b>Original Owner:</b>	

## Legal Description:

## Property Description:

This one-story frame Turn of the Century style structure has a medium hipped roof and a raised hipped roof dormer facing the façade. The façade features an enclosed porch with Classical attached half-columns on the left and a large bay window on the right.

## Designations

<b>Date:</b>	10/15/1986	<b>Name:</b>	
<b>Level:</b>	City of Riverside	<b>Description:</b>	District Contributor
<b>Plaque Date:</b>		<b>Landmark No:</b>	
<b>Plaque Text:</b>		<b>Merit No:</b>	

**Remarks:** R-#2 Prospect Place Historic District approved by CHB on 10/15/1986. The designation includes the exterior surfaces of all structures as visible from any public thoroughfare, exclusive of paint color and of any minor maintenance projects not requiring a City building permit. This designation explicitly includes all street trees and essential landscape patterns (meaning the continues emphasis upon grass, trees shrubs, and flowers) as visible from any public thoroughfare. This designation explicitly includes all street lighting throughout the District.

<b>Date:</b>	9/1/1981	<b>Name:</b>	
--------------	----------	--------------	--

**Level:** City of Riverside **Description:** NCA Contributor  
**Plaque Date:** **Landmark No:** **Merit No:**  
**Plaque Text:**  
**Remarks:**

---

**Date:** **Name:**  
**Level:** City of Riverside **Description:** City Structure of Merit  
**Plaque Date:** **Landmark No:** 0 **Merit No:** 313  
**Plaque Text:**  
**Remarks:**

---

### Survey Results

**Survey Description** **Survey Year:** 1978

This one-story frame Turn of the Century style structure has a medium hipped roof and a raised hipped roof dormer facing the façade. The façade features an enclosed porch with Classical attached half-columns on the left and a large bay window on the right.

#### Significance

**Property Type:** Single Family residence  
**Theme:** **Period of Significance:**  
**Related Features:**  
**Resource Attributes:** HP02  
**Report Citation:**  
**NRHP Status:**  
**Applicable Criteria:**

**NRHP Eligible** **Condition:** Good **Survey Type:**

---

**Survey Description** **Survey Year:** 1980

Single story frame cottage with a medium hipped roof and a raised hipped roof dormer facing the façade. The façade features and enclosed porch with Classical attached half-columns on the left and a large bay window on the right.

#### Significance

**Property Type:** Residential  
**Theme:** **Period of Significance:**  
**Related Features:**  
**Resource Attributes:** HP02  
**Report Citation:**  
**NRHP Status:** 5D1 Contributor to a district that is listed or designated locally.  
**Applicable Criteria:**

**NRHP Eligible** **Condition:** **Survey Type:** Intensive Survey

---

**Survey Description**

**Survey Year:** 2003

OHP-HIST.SURV. 2517-0102-0045 BUILDER: G.P. Harsh NUMBER OF STORIES: 1 ARCHITECTURAL STYLE: Craftsman PRESENT USE: Commercial department stores ALTERATION HISTORY: No major alterations. Original Permit, 1908, BP #159, \$2,200.00.

**Significance**

OHP-HIST.SURV. 2517-0102-0045

**Property Type:**

**Theme:**

**Period of Significance:**

**Related Features:**

**Resource Attributes:** HP2 Single family property

**Report Citation:** City of Riverside Downtown Specific Plan and West Side Update/Reconnaissance Surveys. Prepared for the City of Riverside, February 2003.

**NRHP Status:**

**Applicable Criteria:**

NRHP Eligible

**Condition:**

**Survey Type:** Update/Reconnaissance

---

File: DCP\_1887.jpg

File Date: 1/21/2002

Photographer: Rick Starzak



**REVISED**

**CHB 6-18-25  
Item No.: 4**

**HISTORIC RESOURCES ASSESSMENT**

**4472 ORANGE STREET  
CITY OF RIVERSIDE  
RIVERSIDE COUNTY, CALIFORNIA**

**LSA**

May 2025

# **HISTORIC RESOURCES ASSESSMENT**

**4472 ORANGE STREET  
CITY OF RIVERSIDE  
RIVERSIDE COUNTY, CALIFORNIA**

Prepared for:

Lindsay Currier  
Administrator of Facilities and Operations  
Riverside County Office of Education  
3939 13th Street  
Riverside, California 92501

Prepared by:

Casey Tibbet, M.A.  
LSA  
1500 Iowa Avenue, Suite 200  
Riverside, California 92507  
(951) 781-9310

LSA Project No. 20241943



May 2025

## MANAGEMENT SUMMARY

Under contract to the Riverside Office of Education (RCOE), LSA conducted a Historic Resources Assessment (HRA) for the property at 4472 Orange Street located in Riverside, Riverside County, California. The assessment included archival research, field surveys, and this report. The subject property is approximately 0.15 acre in size and is currently developed with a small office (former single-family residence) and related parking. The building was fire damaged in 2024, and RCOE is considering options for continued use of the property. As discussed in more detail below, the City of Riverside (City) as Lead Agency for the project required this study as part of the environmental review process to comply with the California Environmental Quality Act (CEQA) and Title 20 of the Riverside Municipal Code (City of Riverside 2018).

The one-story Neoclassical residence was constructed in 1908 and converted to an office in 1987. It is a designated Structure of Merit and a contributor to the locally designated Prospect Place Historic District (PPHD); therefore, it is a “historical resource” as defined by CEQA. In compliance with CEQA, the City has required preparation of an HRA to re-evaluate the building in its current condition. In addition, the City requested that the PPHD boundary be reviewed to determine whether it is still appropriate. The results of this assessment, including recommendations, are provided below.

### EVALUATION (4472 ORANGE STREET)

The building is in poor condition and has impaired integrity. As a result of the fire, the interior is severely damaged, nearly half of the windows are broken and/or burned, there are holes in the roof and exterior siding, and charring in various places under the eaves. In its current condition, the building does not appear to be eligible for listing in the National Register of Historic Places (National Register), California Register of Historical Resources (California Register), or local designation under any criteria.

In terms of the PPHD, changes to the setting associated with the office conversion have diminished the historic character of the property. Although care was taken to retain the basic residential appearance of the property, the parking lot lawn that visually expands the front yard area, the trees throughout the parking lot that surrounds the building, and the large separation from other buildings cause the property to read more like a former grove cottage than the small-lot urban property that it was. The spatial relationships that identified it as part of the PPHD no longer exist. The parking lot and removal of the landscaped parkway between the street and sidewalk also contribute to the break in the visual continuity of the PPHD. This property does not convey a true sense of its history and, for that reason, does not contribute to the PPHD.

**LSA recommends** to the City that the Structure of Merit designation be repealed, and the property be identified as a non-contributor to the PPHD pursuant to the process outlined in Title 20 of the Riverside Municipal Code (City of Riverside 2018). Once the de-designation process is completed, the building will no longer be a historical resource for purposes of CEQA.

## PROSPECT PLACE HISTORIC DISTRICT BOUNDARY

The PPHD was officially designated by the City in 1986 and has a period of significance of 1887 to 1931. The primary purpose for designating the district was to protect one of Riverside's oldest truly residential neighborhoods from encroaching commercial development. The district represents the last remnant of five adjoining residential subdivisions created in 1887. The overall feeling is that of an early 20<sup>th</sup> century urban neighborhood. Common features include small lots, consistent front and side setbacks, narrow driveways, detached garages, and landscaped parkways adjacent to the streets. With few exceptions (discussed below), the district retains integrity and visual continuity.

In 1986, when the district was proposed, a request was made to remove the properties at 4472 and 4480 Orange Street from the boundaries. These properties, located at the northern boundary of the proposed district, were already in the process of being rezoned for commercial development. Despite this, they were included as contributors to the district. The property at 4480 Orange Street is now developed with a parking lot and carport. It does not contribute to the PPHD at all. The property at 4472 Orange Street has been converted to an office and, as discussed above, has compromised integrity and no longer conveys its original historic character or association with the neighborhood that makes up the PPHD. In addition to these two properties, the district includes a parking lot at 4455 Main Street adjacent to the northwestern district boundary, which does not contribute to the significance of the district.

**LSA recommends** to the City that the northern boundary of the PPHD be shifted to the south in two locations to eliminate the properties at 4455 Main Street (a parking lot) and 4472 and 4480 Orange Street (office and parking lot). None of these properties contribute to the significance of the PPHD and the boundary adjustment will not result in any substantial adverse changes to the significance of the PPHD.

As a matter of information, the City's website lists the properties at 4455 Main Street and 4494 Main Street/3647 15<sup>th</sup> Street as contributors to a Neighborhood Conservation Area (NCA) (City of Riverside n.d.). LSA recommends that this be reviewed and corrected, if appropriate. Also, based on the reconnaissance level survey conducted as part of this HRA, the property at 4494 Main Street/3647 15<sup>th</sup> Street has sustained alterations and may not be a contributor to the PPHD.

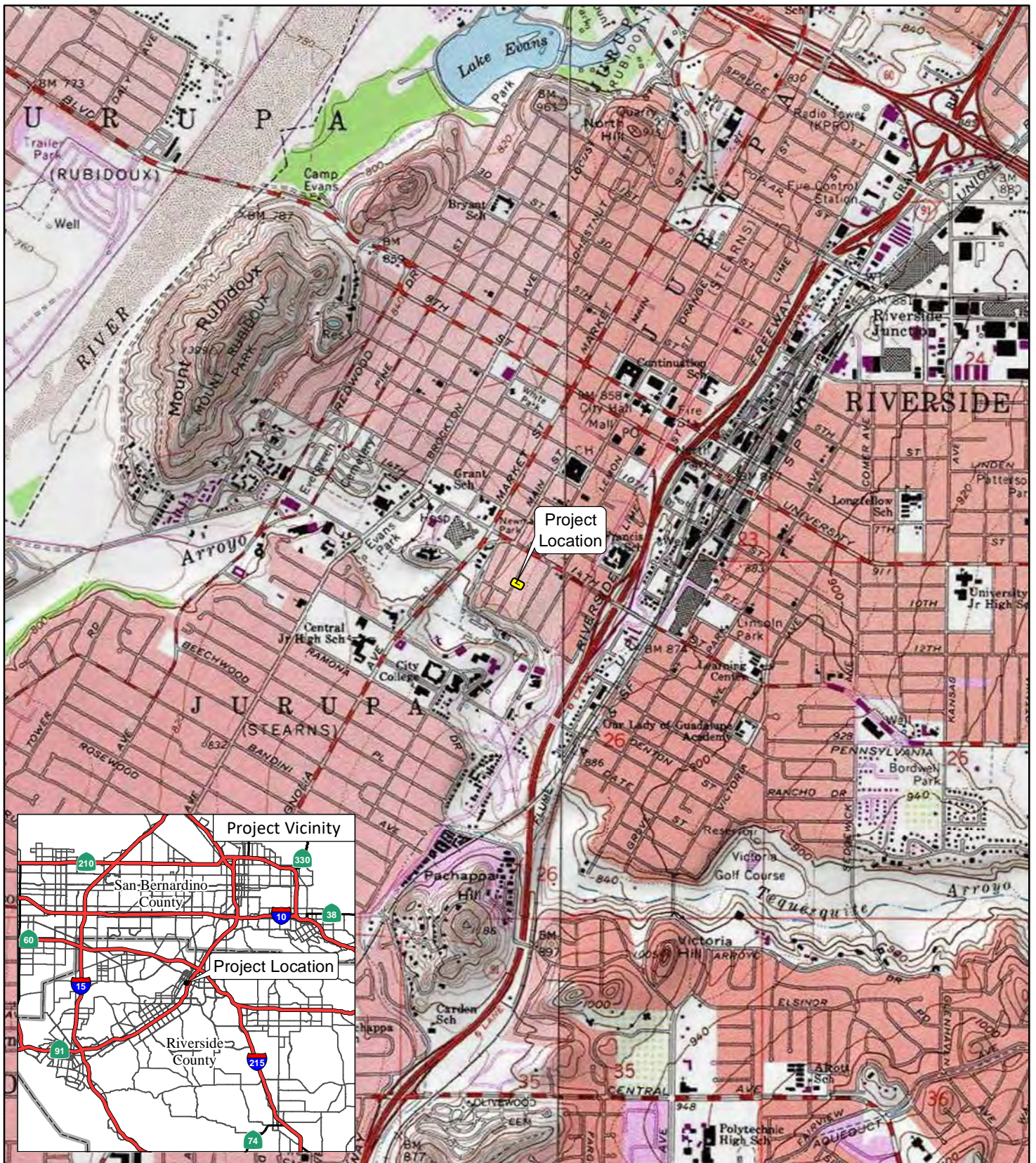
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A: DEPARTMENT OF PARKS AND RECREATION (DPR) 523 FORMS	

## INTRODUCTION

At the request of the Riverside County Office of Education (RCOE), LSA performed a historic resources study on approximately 0.15 acre of land in Riverside, Riverside County, California (see Figures 1 and 2). The subject property of the study, 4472 Orange Street, Assessor's Parcel Number (APN) 219-023-028, is located in Township 2 South, Range 5 West, San Bernardino Baseline and Meridian, as depicted on the United States Geological Survey (USGS) *Riverside West, California* 7.5-minute topographic quadrangle map. The City of Riverside (City), as Lead Agency for the project, required the study in compliance with the California Environmental Quality Act (CEQA; Public Resources Code [PRC] Section 21000, et seq.) and the City's Cultural Resources Ordinance (Title 20 of the Riverside Municipal Code; City of Riverside 2018).

In 2024, the building, a single-family residence built in 1908 and converted to an office in 1987, was fire damaged. RCOE is considering options for continued use of the property, which is a contributor to the locally designated Prospect Place Historic District (PPHD) and a designated Structure of Merit. Because of these designations the property is a "historical resource" pursuant to CEQA. Therefore, the City has requested preparation of a Historic Resources Assessment (HRA) to re-evaluate the building in its current condition and make recommendations regarding its status as a contributor to the PPHD and as a Structure of Merit. In the event the property does not retain historical significance, the City has also requested that the PPHD boundaries be re-examined. To do this, LSA conducted historical background research and carried out an intensive-level field survey of the property and a reconnaissance-level survey of the PPHD. The 4472 Orange Street property was re-evaluated using the criteria for listing in the National Register of Historic Places (National Register) and California Register of Historical Resources (California Register) and designation as a City Landmark, Structure of Merit, and Historic District contributor. The following report is a complete account of the methods, results, and final conclusion of the study.



LSA


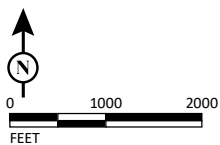
 Project Location

FIGURE 1



4472 Orange Street Project  
Project Location and Vicinity



LSA


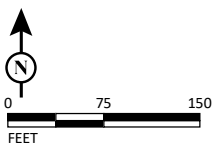
 Project Location

FIGURE 2



SOURCE: Nearmap (5/14/2024)

I:\2024\20241943\GIS\MXD\ProjectArea.mxd (9/30/2024)

4472 Orange Street Project  
Project Area

---

## METHODS

### ARCHIVAL RESEARCH

Research methods focused on the review of a variety of primary and secondary source materials relating to the history and development of the project area. Sources included, but were not limited to, online sources, published literature in local and regional history, building permits, news articles, historic aerial photographs, and historic maps. In addition, LSA consulted with City staff regarding historical information on file for the property and the historic district.

### FIELD SURVEY

On October 7, 2024, LSA architectural historian, Casey Tibbet, M.A., and field photographer Dennis Lechner conducted the intensive-level architectural survey of the project area. During the survey, they walked around the exterior of the building. Mr. Lechner took photographs of the building, as well as other features, such as the related adjacent parking lots. Ms. Tibbet made detailed notations regarding the condition and integrity of the building and associated features.

The pair then conducted an on-foot reconnaissance survey of the PPHD. They began the survey at the northeast side of the district on Main Street and worked their way generally south and east through the entire PPHD. The purpose of the survey was to determine the current level of integrity and visual continuity of the district. As part of this process, Mr. Lechner took photographs of each property and Ms. Tibbet made notes about consistent features and breaks in continuity.

## RESULTS

### ARCHIVAL RESEARCH

Archival research was conducted to develop a historic overview of the settlement and development of Riverside and related historic contexts. Property-specific research was also done to determine the history of the property at 4472 Orange Street and identify people associated with it and to provide basic information regarding the PPHD.

### Historic Context

Except where noted, the following historic context was excerpted from the City of Riverside's Citywide Residential Historic District Design Guidelines (City of Riverside 2002:4-1 to 4-4).

**Native and Early European Settlement.** The fertile valley fed by the Santa Ana River and sheltered between the Rubidoux and Box Springs Mountains was home to the Cahuilla Indians who had inhabited the area for many hundreds of years. When the first Europeans arrived they established a small *rancherio* near Spring Brook. There was also a thriving settlement of early rancheros and land grant holders including Juan Bandini, Louis Rubidoux, Cornelius Jenson, Benjamin Ables, Arthur Parks, and J. H. Stewart. Across the Santa Ana River to the northwest were two Spanish-speaking towns, Agua Mansa and La Placita, settled by migrants from New Mexico. All were established in the area before John W. North and his partners arrived.

**Colonization.** Riverside was founded in 1870 as a cooperative joint-stock venture by abolitionist judge, John W. North, and a group of reform-minded colleagues. Fed by the fortunes of the citrus industry, Riverside evolved, by 1895, into the richest per-capita city in the United States. A local Board of Trade publication from the period argued that Riverside was "largely composed of well-to-do horticulturists and substantial businessmen engaged in occupations...connected with or dependent upon that profitable industry. A combination of agreements between competing interests, consensus building, and plain good fortune has made it that way."

For the first ten years of its existence, however, few would have predicted such a glowing future for Judge North's little cooperative irrigated colony. He attempted to create an alternative to what he perceived as rampant exploitation of people and resources by land monopolists, corporations, railroads, and other "robber barons" rampant east of the Rockies. Little did he realize that what he fled in the East had preceded him to California. The arrival of one rugged finance capitalist, in particular, nearly thwarted North's cooperative experiment. S.C. Evans, a banker and land speculator from the Midwest, managed to obtain an airtight monopoly on all water rights for the fledgling community. By 1875-76, his uncooperative behavior produced stagnation and threatened the survival of the new settlement.

**Water Rights and Access.** The formation of a citizen's water company and the incorporation of Riverside by a vote that annexed S.C. Evans's land helped resolve the conflict. Soon, Evans joined leaders of the new city in the creation of a quasi-public water company, and bonds were floated to improve the canal system. Riverside had survived its first serious battle

among strong interests and had moved toward an effective consensus on the community's direction. Thus, by 1895, the town was a wealthy, gilded age version of North's irrigated cooperative. The town's well educated and mostly Protestant leadership, also mainly orange growers, turned their attention towards applying the latest methods of industrial capitalism and scientific management, and to irrigating, growing, processing and marketing navel oranges. They succeeded. By 1890, citriculture had grossed approximately \$23 million for the area's economy.

**Migration, Growth and Development.** At this juncture, Riverside's potential attracted investment capital from around the U.S., Canada, and Great Britain. The influx of wealth and manners led to high aesthetic and cultural goals for the city and added large doses of *savoir faire* and leisure time pursuits, including polo, golf and tennis. The introduction of the railroad further expanded Riverside's growth and the citrus market potential which were so tightly linked. The combination of water, boosterism, consensus building, navel oranges, the railroad and cooperative marketing unleashed Southern California's commercial potential. A once pastoral area was transformed in the process, never to be the same again.

**Citrus and Horticulture Experimentation.** Riversiders created efficient citrus packing concepts and machinery, refrigerated rail shipments of citrus fruits, scientific growing and mechanized packing methods, and pest management techniques. Soon after the turn of the century, the city could boast that it had founded the most successful agricultural cooperative in the world, the California Fruit Growers Exchange, known by its trademark, *Sunkist*. The Citrus Experiment Station, a world class research institution, also was established and the city was on its way to becoming the world center for citrus machinery production.

**Immigration and Ethnic Diversity.** A succession of diverse cultural groups was brought to the region by Riverside's famous Washington Navel Orange industry, each with their own perspectives and dreams. Early citriculture, a labor-intensive crop, required large available pools of labor in those days to succeed. Poor, but eager, immigrants from China, Japan, Italy, Mexico, and later the Dust Bowl of America, flooded into Southern California to meet the labor demand in hopes of gaining their own fortunes. As a result, Riverside developed a substantial Chinatown and other ethnic settlements, including the predominantly Hispanic Casa Blanca and settlements of Japanese and Korean immigrants. A rich ethnic-socio-economic mix, the hallmark of today's California, had already developed in Riverside by World War II.

**Boosterism, Image and Cultural Development.** Frank A. Miller, builder, booster, and "Master" of the Mission Inn, who had arrived in Riverside during its late colonial years, emerged soon after the turn of the century as a preeminent community builder and promoter. Understanding that a great city needs myths and symbols as well as wealth to establish its identity, Miller strove for the first thirty years of the twentieth century to create symbols and themes for Riverside. In tandem with California Landmarks Club members, such as Charles Loomis and Henry Huntington, Miller undertook a conscious, deliberate, and strategic effort to create a Protestant version of the California mission period that could serve as Riverside's explanatory myth and the basis for its identifying symbols. His first and most noteworthy effort came in the form of the New Glenwood Hotel, later the Mission Inn. Designed and built as a shrine to California's Spanish past, the Mission Inn was to become what author Kevin Starr called a "Spanish Revival Oz." It made Riverside the center for the

emerging Mission Revival Style in Southern California and proved to be a real estate promoter's dream.

Combined with the affluence and aesthetic lure of the citrus landscape, the Mission Inn made Riverside the desired residential, cultural, and recreational destination of the wealthy railroad set of the early 20th Century. The City supported an opera house, theater, symphony, and three golf courses. The era's most illustrious architects, landscape architects and planners, including A.C. Willard, Arthur Benton, Myron Hunt, Julia Morgan, Charles Cheney, and Henry Hosp, and accomplished local architects, like G. Stanley Wilson and Henry Jekel, filled Riverside with quality architecture and Mediterranean landscape features. Riverside's landscape was irrigated via its own municipal water utility and its buildings were lit by the City's own Electric Light Department.

**Economic, Military and Industrial Growth.** In the late 1930s, Riverside entered the world of urban industry. The growth of March Field brought many military and civilian workers to the area. After the United States entered World War II, Riverside's Citrus Machinery Company - a division of Food Machinery Corporation (FMC) - won a contract to build a landing craft known as the "Water Buffalo." Another company, Hunter Engineering, built an international reputation manufacturing machine tools for the war effort. Riverside again grew and prospered.

**Education.** It was also during this period that the University of California selected Riverside as the site for an undergraduate liberal arts college. UCR grew out of The Citrus Experiment Station and today has an international reputation as a research center for plant pathology, citrus biological control, cultivation practices, biomedicine, and many other disciplines. Riverside is also the home of one of the first two community colleges in the state, Riverside Community College. Other schools, including the Sherman Indian School, California Baptist University and La Sierra University, make Riverside a center for learning and research.

**Modernism.** This following was excerpted from the City of Riverside Historic Preservation Element 2012 (City of Riverside 2012:HP20, HP21).

Federal policies and programs created during the Great Depression and the increased presence of the military in the area during World War II set the stage for Riverside's boom during the 1950s and 60s. In 1953, the Press Enterprise reported that Riverside was 14th among the fastest growing cities in the western United States. In 1955, Riverside received the title "All American City" from the National Municipal League, attracting the attention of expanding industries. Rohr Aircraft Company, Bourns Incorporated, and Lily-Tulip Cup Corporation joined Hunter Douglas and the Food Machinery Corporation as some of the largest employers. Riverside's population skyrocketed during the 1950s and 60s, with 46,764 residents in 1950, 84,332 in 1960, and 140,089 by 1970. Three annexations Riverside campus in 1961; Arlanza, the former Camp Anza also in 1961; and the La Sierra area in 1964.

As the dependence on agriculture lessened and population pressures increased, the groves and fields that dotted Riverside gave way to urban expansion, as it did elsewhere in Southern California. Unlike the piecemeal sale of vacant lots seen in earlier decades, post-war development was characterized by the appearance of uniformly constructed tract homes along curving streets and cul-de-sacs and was supported by loans guaranteed by the Federal Housing Administration. Businesses such as shopping centers, department stores,

and branch banks were developed to serve these new subdivisions and responded to the car culture. The growth in population also created a profound need for expanded City services. Several bond measures were placed on the ballot for the construction of fire stations, libraries and schools.

### 4472 Orange Street

The Victoria Place subdivision map was recorded in November 1887 (Map of Victoria Place 1887). It was one of five adjacent 1887 subdivisions that together formed one of Riverside's earliest residential neighborhoods (City of Riverside n.d.). Victoria Place, a subdivision of Lot 4 of the Southern California Colony Association (SCCA) lands, included a total of 45 residential lots along Main Street, Orange Street, and 14<sup>th</sup> Street; 15<sup>th</sup> Street was the southern boundary (Ibid.). The subject property, 4472 Orange Street, is Lot 10 of Block 1 of the Victoria Place subdivision. It was originally 50 feet wide by 135 feet deep or 6,750 square feet (Ibid.).

In 1895, about 15 homes had been built in the Victoria Place subdivision; lots on the east side of Orange Street, where the subject property is, were still part of an orange grove (Sanborn Fire Insurance Map 1895:23). By 1908, the grove was gone and there were about 29 residences in the subdivision (Sanborn Fire Insurance Map 1908). That same year, in March 1908, a building permit was issued to owner H. J. Gerhardt for a new five-room house at 1472 Orange Street (now 4472); the contractor was listed as G. P. Harsh (City of Riverside var.).

George P. Harsh was born in 1875 in Ohio (Ancestry.com var). In 1897, he married a woman named Jerrie, and in 1900 was working as a contractor (Ibid.). In 1905, he was listed in the Riverside City directory as a contractor living at 1979 Myrtle Street (Ibid.). In 1906, he was issued a permit to build a \$3,000 residence at First Street and Orange Street (*Riverside Daily Press* 1946). By 1910, he was working in the automotive industry (Ibid.). In 1911 and 1912, Mr. Harsh was listed as working at Harsh & Forsythe, but no information was found for this business (Ibid.). Instead, it was found that Frank W. Forsythe owned and operated the Crescent Garage on Eighth Street (now University Avenue), which sold Everitt cars (Ancestry.com var.; *The Perris Progress* 1912). Everitt was a high-end American car manufactured by the Metzger Motor Car Company from 1910 to 1912 (RM Sotheby's n.d.). Frank Forsythe was killed in a car accident in May 1912 and in 1913 George Harsh was once again listed as working in the automotive industry, this time at 757 Orange Street (*Lake Elsinore Valley Sun-Tribune* 1912; Ancestry.com var.). Mr. Harsh remarried in 1921 and relocated to Orange County as early as 1924 where he worked as a salesman for many years (Ancestry.com var.).

The original owner of the residence at 4472 Orange Street was Henry J. Gerhardt (City of Riverside var.). Based on the 1910 United States Census, Henry J. Gerhardt was born in 1880 in Maryland to German parents (Ancestry.com var.). He was employed as a painter in 1910 and 1911 (Ibid.). Although City directories list him at 1472 Orange Street (now 4472 Orange) in 1910, the April 1910 United States Census lists him as part of his brother-in-law's household on Pleasant Street (Ibid.). From 1911 to at least 1918, Arthur D. Paxton, a collector for Southern California Edison and later for Southern California Gas Company, lived at 1472 South Orange Street (Ibid.). Arthur Doniphan Paxton was born in 1878 in Missouri (Ibid.). In 1911, he married Helen Bass and together they had two children: Harriet and Mary (Ibid.). In 1921, Benjamin E. and Lou Ellen Beddoe were listed at 1472

South Orange Street (Ibid.). Benjamin was the president of the Southern California Conference of Seventh Day Adventists (Ibid.).

From 1923 to at least 1955, George T. and Louise Roberts and/or their daughter Winford (also seen as Winfred) C. Roberts were the residents (Ancestry.com var.). It was during their tenure, around 1930, that the address changed from 1472 South Orange to 4472 Orange (Ibid.). George was born in 1858 in Massachusetts, and in 1923, he was the manager of the National Ice and Cold Storage Company in Riverside (Ibid.). He died in 1939, leaving behind his wife, who lived in the house until at least 1941, and their daughter who was there from 1942 to at least 1960 (Ibid.; City of Riverside var.). In 1947 and 1949, Winfred was listed as an electrician, and in 1955, she was listed as a landscape architect (Ibid.). In 1960, a permit was issued to W. C. Roberts to repair a storage shed on the property (City of Riverside var.). No additional information was found for Winford/Winfred C. Roberts or any subsequent owners/occupants.

In July 1986, an application was submitted to the City to rezone the properties at 4472 and 4480 Orange Street from residential to parking and restricted office (Watson 2024). About the same time, the PPHD was proposed; it included both properties (Ibid.). In August 1986, the residence at 4480 Orange Street was offered for relocation (Ibid.). Prior to the September 1986 hearing for the PPHD, a request was made to the Cultural Heritage Board to exclude 4472 and 4480 Orange Street from the proposed district because a rezoning application was already in process; this was not done (Ibid.). The historic district was formally designated and both properties were included and designated Structures of Merit, as were all district contributors at that time (Ibid.). At some point, the residence at 4480 Orange Street was removed; it is unknown what happened to it (Ibid.). In January 1987, permits were issued for the conversion of the residence at 4472 Orange Street to an office (City of Riverside var.). As part of the conversion process, the lot depth was reduced by 8 feet to accommodate the required street widening, a parking lot was built around the residence, and covered parking was built on the adjacent lot (4480 Orange Street). At the time of the initial conversion, the interior room configuration of the residence, as well as the exterior, remained largely intact although an Americans with Disabilities Act (ADA) ramp was constructed on the north elevation accessing the front porch.

As a concession to the property's status as a contributor to the PPHD, some care was taken to maintain its residential character and soften the transition from the PPHD to the commercial uses further north on Orange Street (Photo 1). The 4472 Orange Street property retained a front yard that includes grass, shrubs, trees, and foundation planting. The parking lot landscaping adjacent to the sidewalk north of the property is mounded and planted with grass and trees and there are trees throughout the adjacent parking lot. The covered parking that replaced the residence at 4480 Orange Street is buffered from the street by grass and shrubs.



**Photo 1.** Streetscape. The streetscape transitions from a residence (out of view far right side of the photo) in the PPHD, to covered parking (obscured by shrubs), to the residence converted to an office (4472 Orange Street, middle of the photo), to a parking lot and commercial uses further north. Source: Google (2023).

### Prospect Place Historic District

As stated above, the PPHD was officially designated by the City in 1986 and has a period of significance of 1887 to 1931 (see Figure 3). The boundaries are generally Orange Grove Avenue, Prospect Place, and Stadium Avenue, along with portions of 15<sup>th</sup> Street, Orange Street, and Main Street. It is the last remnant of five adjoining residential subdivisions created in 1887 (City of Riverside n.d.). These subdivisions were Victoria Place, Scotia Place, Prospect Place, and the Twogood Orange Grove Tract; the subject property is Lot 10 of Block 1 of the Victoria Place subdivision.

According to the significance statement found on the City's website, "The Prospect Place Historic District has the unique distinction of being one of the oldest of Riverside's truly residential neighborhoods...Prospect Place's early history was that of single-family homes ranging from opulent Victorians to simple bungalows. Over time, however, the character of this neighborhood began to change to higher density uses" (City of Riverside n.d.). As the nearby downtown commercial area expanded, many of the older residences in the immediate vicinity of the PPHD were replaced by commercial and institutional uses with large parking lots. The PPHD, which retains some of the original flavor of turn-of-the-century residential neighborhoods, is the major exception to this (Ibid.).



LSA



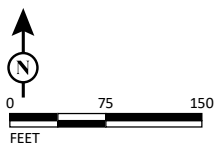
-  Project Location
-  Prospect Place Historic District

FIGURE 3



SOURCE: Nearmap (5/14/2024); City of Riverside (2024)  
I:\2024\20241943\GIS\MXD\ProspectPlaceHistoricDistrict.mxd (9/30/2024)

4472 Orange Street Project  
Prospect Place Historic District

## FIELD SURVEY

### 4472 Orange Street

This one-story Neoclassical cottage is approximately 1,465 square feet in area and has been converted from a single-family residence to an office (Coulter 2022; Photos 2–6). It is situated on the east side of Orange Street and is oriented to the west. It retains a front yard and a paved walkway from the sidewalk to the front entrance. As a result of the conversion, the property is now accessed by a 25-foot-wide driveway, surrounded on three sides by paved parking areas, and separated from its nearest residential neighbor by approximately 70 feet. In addition, the landscaped parkway between the street and sidewalk has been removed to facilitate street widening.

The building is generally rectangular in plan and rests on a raised cut stone foundation. It is surmounted by a high-pitched, hipped roof sheathed with composition shingles and has a dormer, moderate eaves, exposed rafters, and two brick chimneys. The exterior walls are clad with clapboard siding. Except for the dormer window, all fenestration and doors are boarded up. The west-facing, asymmetrical façade includes a centered, hipped roof dormer with two vents flanking a diamond-paned window and an off-center, raised porch recessed beneath the roof which is supported by two slender classical columns atop a low, clapboard-sided wall. The façade also has a window, a wood and glass door, and a projecting wing with a bay window. The front porch is accessed by concrete steps with a non-original metal pole handrail on one side. Fire damage is evident along approximately two-thirds of the roof/wall juncture and the top portion of the bay window. The siding next to the bay window is also damaged.



**Photo 2.** Façade, view east (10/7/24). Note fire damage above the porch and bay window.



**Photo 3.** South elevation, view north (10/7/24). Note holes in the roof and charring along the eave and bay window.



**Photo 4.** East elevation, view west (10/7/24). Fire damage was not evident on this rear elevation.



**Photo 5.** North elevation, view south (10/7/24). Note holes in the roof and minor evidence of fire under the eaves.



**Photo 6.** Overview of the current setting, view east (10/7/24).

The south elevation has four boarded-up windows, one of which is a bay window. There is a hole in the roof on this side of the building and fire damage is evident around the bay window. The top of the window appears to be severely burned, and the siding below the window is damaged. There is a small extension on the east (rear) elevation and a boarded-up door and windows. There is no obvious fire damage to this elevation. The north elevation has four boarded-up windows and at least three holes in the roof, two of which are fairly large. Smoke stains are visible under the eave. An ADA ramp that provides access from the parking lot to the front porch has been constructed along this elevation.

The interior of the building was not accessible due to fire damage. Photographs taken during the fire show flames shooting out of both bay windows and fire fighters hosing the building through the façade windows and roof. Photos taken after the fire reveal extensive interior damage (Photos 7–10, provided by RCOE). According to RCOE, nearly half of the windows are broken, including the façade windows. Many of the window frames also sustained fire damage, and all sustained water damage.



**Photo 7.** Entry hall taken from front door (2024).



**Photo 8.** Office with bay window (2024).



**Photo 9.** One of the bay windows (2024).



**Photo 10.** Interior (2024).

The condition of the building is poor, and integrity is impaired. Changes to the setting associated with the office conversion have diminished the historic character of the property. Although care was taken to retain the basic residential appearance of the property, the parking lot lawn that visually expands the front yard area, the trees throughout the parking lot, and the large separation from other buildings cause the property to read more like a former grove cottage than the small-lot urban property that it was. The spatial relationships that identified it as part of the PPHD no longer exist.

The parking lot and the removal of the landscaped parkway from between the street and sidewalk also contribute to the break in the visual continuity of the PPHD. Integrity of the building itself has also been compromised by the fire, which destroyed the interior, resulted in the loss of nearly half of the windows, and damaged other exterior features.

### Prospect Place Historic District

The reconnaissance-level survey of the PPHD revealed that the district includes a mix of one- and two-story buildings with architectural styles ranging from Queen Anne to Craftsman bungalows. Most properties appear to be about 6,750 square feet in size with approximately 55 feet of street frontage. The houses typically have 25-foot front setbacks and 7.5-foot-wide to 10-foot-wide side setbacks. Many properties have paved walkways from the sidewalk to the house, stone or concrete retaining walls around the front yard, narrow driveways, and detached garages. Most of the streets have landscaped parkways between the sidewalk and the street. Alterations observed consist mostly of non-original windows, walls/fences, and streetlights.

During the survey, three offices (converted residences at 4473 and 4480–4482 Main Street and 4472 Orange Street) and two parking lots (4455 Main Street and 4480 Orange Street) were observed within the district boundaries (Photos 11–14). The office at 4473 Main Street is two lots south of the northern district boundary. A small sign on the front porch reads “Law Office” and there is a large sticker of Lady Justice in the front window. There is nothing else to suggest it is an office. The offices at 4480–4482 Main Street are adjacent to the northern boundary of the district. This property has a freestanding, double-faced, wooden sign in the front setback. The backyard has been turned into a parking lot for the office and the apartment building adjacent to the south (4484 Main Street). The office at 4472 Orange Street was discussed in detail above. The parking lot at 4480 Orange Street, adjacent to the south of 4472 Orange Street, includes a large carport. The 4455 Main Street parking lot is located at the northwest district boundary between a carwash and a residence. Aside from the two parking lots (4480 Orange Street and 4455 Main Street) and the office at 4472 Orange Street, the PPHD generally retains visual continuity and integrity.



**Photo 11.** Parking lot at 4455 Main Street, view west (10/7/24).



Photo 12. Law office at 4473 Main Street, view west (10/7/24).



Photo 13. Offices at 4480–4482 Main Street, view northeast (10/7/24).



**Photo 14.** Parking lot and carport at 4480 Orange Street, view southeast (Google 11/2023).

## SIGNIFICANCE EVALUATION

Based on the research and field survey results discussed above, the following sections present the historical significance re-evaluation of the property at 4472 Orange Street and the conclusion on whether it continues to qualify as a “historical resource” as defined by CEQA.

### DEFINITIONS

CEQA (PRC Chapter 2.6, Section 21083.2 and California Code of Regulations [CCR] Title 145, Chapter 3, Article 5, Section 15064.5) calls for the evaluation and recordation of historical resources. The criteria for determining the significance of impacts to historical resources are based on Section 15064.5 of the *State CEQA Guidelines* and Guidelines for the Nomination of Properties to the California Register. Properties eligible for listing in the California Register and subject to review under CEQA are those meeting the criteria for listing in the California Register, National Register, or designation under a local ordinance.

#### National Register of Historic Places

A cultural resource is evaluated for eligibility for listing in the National Register according to four criteria. These criteria generally require that the resource be 50 years of age or older and significant at the local, state, or national level according to one or more of the following:

- a. It is associated with events that have made a significant contribution to the broad patterns of our history;
- b. It is associated with the lives of persons significant in our past;
- c. It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values, or that represent a significant and distinguishable entity whose components lack individual distinction; and/or
- d. It has yielded, or may be likely to yield, information important to prehistory or history.

Properties that are not 50 years of age or older must have “exceptional significance” in accordance with National Register Criteria Considerations. The National Register also requires that a resource possess integrity, which is defined as “the ability of a property to convey its significance.” The aspects of integrity are location, design, setting, materials, workmanship, feeling, and association. To determine which of these factors are most important will depend on the particular National Register criterion under which the resource is considered eligible for listing.

#### California Register of Historical Resources

The California Register criteria are based on National Register criteria. For a property to be eligible for inclusion in the California Register, one or more of the following criteria must be met:

1. It is associated with the events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;
2. It is associated with the lives of persons important to local, California, or national history;
3. It embodies the distinctive characteristics of a type, period, region, or method or construction, or represents the work of a master, or possesses high artistic values; and/or
4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the Nation.

In addition to meeting one or more of the above criteria, the California Register requires that sufficient time has passed since a resource's period of significance to "obtain a scholarly perspective on the events or individuals associated with the resource." Fifty years is used as a general estimate of time needed to develop the perspective to understand the resource's significance (CCR 4852 [d][2]).

The California Register also requires that a resource possess integrity, which is defined as "the authenticity of an historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance" (California Office of Historic Preservation 1999:2). To retain integrity, a resource should have its original location, design, setting, materials, workmanship, feeling, and association. Which of these factors is most important depends on the particular criterion under which the resource is considered eligible for listing (California Office of Historic Preservation 1999).

### City of Riverside

Title 20 Cultural Resources of the City's Municipal Code provides criteria for the designation of Landmarks, Historic Districts, Structures of Merit, and Points of Cultural Interest (City of Riverside 2018). Because the Point of Cultural Interest designation is intended for resources that are no longer present and have no significance under CEQA (Chapter 20.50.010), it is not being considered as part of this study. The Landmark, Structure of Merit, and Historic District criteria, listed below, are applicable. Because the property is within a designated historic district, consideration under the historic district criteria is focused on whether the property qualifies as a historic district contributor.

#### *Landmark Criteria*

As defined by Title 20 (20.50.010), a Landmark is 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 represents 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.
8. Has yielded or may be likely to yield, information important in history or prehistory.

#### *Structure of Merit*

As defined by Title 20 (20.50.010), a Structure (or Resource) of Merit is any improvement or natural feature which contributes to the broader understanding of the historical, archaeological, cultural, architectural, community, aesthetic, or artistic heritage of the City while retaining sufficient integrity and meeting one or more of the following criteria:

1. Has a unique location, embodies a singular physical characteristic, or contains a view or vista representing an established and familiar visual feature within a neighborhood, community or area.
2. Is an example of a type of building which was once common but is now rare in its neighborhood, community or area.
3. Is connected with a business or use which was once common but is now rare.
4. Has yielded or may be likely to yield, information important in history or prehistory.
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.

### *Historic District*

As defined by Title 20 (20.50.010), a Historic District is an area which contains:

- A. A concentration, linkage, or continuity of cultural resources, where at least 50 percent of the structures of elements retain significant historic integrity (a geographic historic district); or
- B. A thematically-related grouping of cultural resources which contribute to each other and are unified aesthetically by plan or physical development, and which have been designated or determined eligible for designation as a Historic District by the Historic Preservation Officer or Qualified Designee, Board or City Council or is listed in the National Register of Historic Places or the California Register of Historical Resources, or is a California Historical Landmark or a California Point of Historical Interest (a thematic historic district).

In addition to either A or B above, the area also:

- 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 notable builders, designers, or architects;
- 5. Embodies a collection of elements of architectural design, detail, materials or craftsmanship that 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;
- 7. Conveys a sense of historic and architectural cohesiveness through its design, setting, materials, workmanship, or association; or
- 8. Has yielded or may be likely to yield, information important in history or prehistory.

### *Historic District Contributor*

Title 20 defines a contributor as “a building structure within a Historic District or Neighborhood Conservation Area that provides appropriate historic context, historic architecture, historic association or historic value, or is capable of yielding important information about the period” (Chapter 20.50.010).

## **EVALUATION**

In summary, the Neoclassical cottage at 4472 Orange Street was constructed in 1908 as a single-family residence for owner Henry J. Gerhardt by contractor George P. Harsh. Mr. Harsh worked as a contractor during the first decade of the 20<sup>th</sup> century before entering the automotive business. Mr.

Gerhardt was a painter who only lived in the house for a few years. The longest tenure was by the Roberts family from 1923 to at least 1960. George T. Roberts managed the National Ice and Cold Storage Company in Riverside. His daughter Winfred C. Roberts, who lived in the house until at least 1960, was an electrician in the 1940s and a landscape architect in the 1950s. No information about subsequent owners/occupants was found. In 1987 the building was converted to an office and in 2024 it was severely fire damaged. The property is a contributor to the locally designated PPHD and as such was also designated a Structure of Merit.

The building is re-evaluated below for historical significance under the criteria for listing in the National Register and California Register and for designation under the City's ordinance. The National Register and California Register criteria are very similar and have been grouped together to avoid redundancy. Several of the City's Landmark criteria are also similar to the federal and State criteria and have been grouped with them where appropriate. The Structure of Merit and Historic District criteria are listed separately.

### **National Register, California Register, and City Landmark Criteria**

***National Register Criterion A: It is associated with events that have made a significant contribution to the broad patterns of our history.***

***California Register Criterion 1: It is associated with the events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.***

***City Landmark Criterion 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.***

This building is located in the PPHD, which is one of Riverside's oldest truly residential neighborhoods. However, the residence was converted to an office in 1987. The related alterations made to the property and its surroundings radically changed the spatial relationships that conveyed the property's association with the early 20<sup>th</sup> century neighborhood. The building is now accessed by a 25-foot-wide driveway and surrounded by parking on three sides. The closest residence is more than 70 feet to the south. In addition, the landscaped parkway was removed, and the front setback was reduced to facilitate street widening. All of these things are inconsistent with the remainder of the neighborhood, which is characterized by small-lots, houses that are typically 15 to 20 feet apart, narrow driveways, and in most locations, landscaped parkways between the street and sidewalk. The property at 4472 Orange Street is no longer representative of the small-lot, residential pattern of development and does not convey its association with the neighborhood. It is not significant under these criteria.

***National Register Criterion B: It is associated with the lives of persons significant in our past.***

***California Register Criterion 2: It is associated with the lives of persons important to local, California, or national history.***

***City Landmark Criterion 2: Is identified with persons or events significant in local, state or national history.***

Research did not identify any associations with historically significant people. The property is not significant under these criteria.

***National Register Criterion C: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values, or that represent a significant and distinguishable entity whose components lack individual distinction.***

***California Register Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.***

***City Landmark Criterion 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.***

***City Landmark Criterion 4: Represents the work of a notable builder, designer, or architect, or important creative individual.***

***City Landmark Criterion 5: Embodies elements that possess high artistic values or represents a significant structural or architectural achievement or innovation.***

The property was not designed or built by a master architect, designer, or builder and does not represent any design or construction-related achievements or innovations. It is not an example of the use of indigenous materials or craftsmanship. The building does embody characteristics of the Neoclassical style such as the rectangular plan, high-pitched, hipped roof, clapboard siding, classical columns, and off-center porch under the principal roof. In addition to fire damage, alterations to the building include the addition of an ADA-compliant ramp on the north elevation and removal of nearly half of the windows including the façade windows. In its current condition, it does not compare favorably to other buildings of a similar style and vintage, including ones in the immediate vicinity. The property is not architecturally significant.

The property itself has also sustained alterations that have compromised integrity of setting and association. The parking lot lawn that visually expands the front yard area, the trees throughout the parking lot, and the large separation from other buildings cause the property to read more like a former grove cottage than the small-lot urban property that it was. The spatial relationships that identified it as part of the PPHD no longer exist. The parking lot and the change to the parkway contribute to a break in the visual continuity of the PPHD. Therefore, the property does not contribute to a significant and distinguishable entity whose components on their own lack individual distinction, namely the PPHD. The property is not significant under these criteria.

***National Register Criterion D: It has yielded, or may be likely to yield, information important to prehistory or history.***

***California Register Criterion 4: It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the Nation.***

***City Landmark Criterion 8: Has yielded or may be likely to yield, information important in history or prehistory.***

The building does not date to the prehistoric period. It was constructed in 1908 using common methods and materials for that time. It was then remodeled for use as an office in 1987. It is unlikely that it would yield any information important to history or information that cannot be found in other buildings of a similar vintage. It is not significant under these criteria.

The following addresses the remaining City Landmark criteria for designation.

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

This altered property does not exemplify special elements of the City's history. Because of the changes made to it as part of the office conversion, it no longer conveys a true sense of its history. It is not significant under this criterion.

***City Landmark Criterion 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.***

The City has many Neoclassical residences. This building is not one of the last remaining examples of the style. The property is not significant under this criterion.

### Structure of Merit Criteria

***City Structure of Merit Criterion 1: Has a unique location, embodies a singular physical characteristic, or contains a view or vista representing an established and familiar visual feature within a neighborhood, community or area.***

This property is located in the downtown area of Riverside, in an area where there are many similar buildings. There is nothing unique about its physical characteristics, location, or view. It is not significant under this criterion.

***City Structure of Merit Criterion 2: Is an example of a type of building which was once common but is now rare in its neighborhood, community or area.***

The building types associated with this property are single-family residence (1908–1987) and residential office (1987–2024). Both are exceedingly common property types in Riverside. It is not significant under this criterion.

***City Structure of Merit Criterion 3: Is connected with a business or use which was once common but is now rare.***

The property was not associated with a business historically. It is not significant under this criterion.

***City Structure of Merit Criterion 4: Has yielded or may be likely to yield, information important in history or prehistory.***

The building does not date to the prehistoric period. It was constructed in 1908 using common methods and materials for that time. It was then remodeled for use as an office in 1987. It is unlikely that it would yield any information important to history or information that cannot be found in other buildings of a similar vintage. It is not significant under this criterion.

***City Structure of Merit 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.***

This property does **not** retain enough integrity to meet any of the Landmark or the Structure of Merit criteria. As part of its conversion to an office, the setting and spatial relationships that conveyed the property's association with early residential development in Riverside and the PPHD were radically altered and severely compromised. Additionally, as previously noted the building does not meet the Landmark designation criteria because no historically important people are associated with the former residence, and it is not the work of a master architect or builder. The building has sustained alterations including construction of an ADA-compliant ramp on the north elevation and removal of nearly half of the windows including the façade windows. A fire destroyed the interior and damaged the roof and exterior walls. This is not a rare resource as there are many examples of Neoclassical cottages in the city, including in the PPHD and the nearby Mile Square neighborhood. It is not significant under this criterion.

### **Historic District Criteria**

The PPHD was designated as a geographic historic district in 1986. The district, which has a period of significance of 1887 to 1931, represents the last remnant of five adjoining residential subdivisions created in 1887. The overall feeling is that of an early 20<sup>th</sup> century urban neighborhood. Common features include small lots, consistent front and side setbacks, narrow driveways, detached garages, and landscaped parkways adjacent to the streets. The current criteria that are most applicable to the significance of the PPHD are Criteria 6 and 7. The 4472 Orange Street property's ability to contribute to the PPHD in the context of these criteria (6 and 7) is discussed below.

***Historic District Criterion 1: Exemplifies or reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history.***

***Historic District Criterion 2: Is identified with persons or events significant in local, State, or national history.***

***Historic District Criterion 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.***

***Historic District Criterion 4: Represents the work of notable builders, designers, or architects.***

***Historic District Criterion 5: Embodies a collection of elements of architectural design, detail, materials or craftsmanship that represent a significant structural or architectural achievement or innovation.***

***Historic District Criterion 8: Has yielded or may be likely to yield, information important in history or prehistory.***

These criteria are not applicable.

***Historic District Criterion 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.***

As one of Riverside's oldest truly residential neighborhoods, the PPHD represents an important era of Riverside's settlement and growth. The small lots, 15- to 20-foot setbacks between houses, narrow driveways, and, in most locations, landscaped parkways between the street and sidewalk contribute to the urban character of the neighborhood. Conversion of the 4472 Orange Street residence to an office with related parking radically changed the spatial relationships that conveyed the property's association with the early 20<sup>th</sup> century neighborhood. The building is now accessed by a 25-foot-wide driveway and is surrounded by parking on three sides. The closest residence is more than 70 feet to the south. In addition, the landscaped parkway was removed, and the front setback was reduced to facilitate street widening. All of these things are inconsistent with the remainder of the neighborhood. The property at 4472 Orange Street is no longer representative of the small-lot, residential pattern of development and does not provide appropriate historic context or association for the PPHD. It is not a contributor to the district under this criterion.

***Historic District Criterion 7: Conveys a sense of historic and architectural cohesiveness through its design, setting, materials, workmanship, or association.***

The PPHD is not significant for its architecture per se, but it does convey a sense of cohesiveness through the subdivision design, its setting, and the materials found throughout. The subdivision is laid out with small lots, consistent front and side setbacks, and a grid street pattern (with the exception of Prospect Avenue). The right-of-way width is approximately 40 feet, including landscaped parkways that are mostly located between the curbs and sidewalks. This is not the case for 4472 Orange Street. At this location, the street has been widened to approximately 50 feet and the parkway has been shifted between the sidewalk and front yard, which essentially causes it to disappear as there is no distinction between it and the yard area. Although the front setback was reduced by the street widening, the side setbacks were enlarged significantly to accommodate the wide driveway and parking areas. This was facilitated by removal of the residence adjacent to the south at 4480 Orange Street.

The PPHD setting is a small-lot, urban neighborhood surrounded by non-residential uses on larger properties. Nearby non-residential properties include Riverside Community College to the south and west and a car wash, bank, law offices, the Press Enterprise facility, and the office at 4472 Orange Street to the north and east. Each of these occupies a large property with on-site or adjacent parking. Although the building at 4472 Orange Street is residential in appearance, its immediate setting, like other non-residential uses in the area, consists of a wide street and a large parking lot with a wide driveway. This is inconsistent with the PPHD setting.

Throughout the PPHD, wood is the dominant material found on the buildings. It is used for siding, window frames, doors, and accents. The same is true for the building at 4472 Orange Street and in this way, it does relate more to the PPHD than to the other non-residential uses in the area. However, this relationship is outweighed by the changes to the design and setting. The combination of the tree-filled parking lot and the large setbacks from other buildings gives this property an expansiveness that historically it never had. There is a sense that it was part of a multi-acre property perhaps surrounded by citrus groves. Because of this, the property does not convey the appropriate historic context or association. It is essentially creating a false sense of history and, therefore, does not contribute to the significance of the PPHD under this criterion.

## RECOMMENDATIONS

The foregoing report has provided background information on the project area, outlined the methods used in the current study, and presented the results of the various avenues of research. As a result of these efforts, LSA re-evaluated the former residence at 4472 Orange Street as not eligible for listing in the National Register or California Register or for designation as a local Landmark or Structure of Merit. In addition, it does not appear to be a contributor to the PPHD. In addition, LSA identified two locations where the PPHD boundaries could be adjusted.

**LSA recommends** to the City that the Structure of Merit designation be repealed and the property be identified as a non-contributor to the PPHD pursuant to the process outlined in Title 20 of the Riverside Municipal Code (City of Riverside 2018). Once the de-designation process is completed, the building will no longer be a historical resource for purposes of CEQA.

**LSA also recommends** to the City that the northern boundary of the PPHD be shifted to the south in two locations to eliminate the properties at 4455 Main Street (a parking lot) and 4472 and 4480 Orange Street (office and parking lot). None of these properties contribute to the significance of the PPHD and the boundary adjustment will not result in any substantial adverse changes to the significance of the PPHD.

As a matter of information, the City's website lists the properties at 4455 Main Street and 4494 Main Street/3647 15<sup>th</sup> Street as contributors to a Neighborhood Conservation Area (NCA) (City of Riverside n.d.). LSA recommends that this be reviewed and corrected, if appropriate. Also, based on the reconnaissance level survey conducted as part of this HRA, the property at 4494 Main Street/3647 15<sup>th</sup> Street has sustained alterations and may not be a contributor to the PPHD.

## REFERENCES

### Ancestry.com

- Var. A variety of records were accessed online in October and November 2024 at: <http://home.ancestry.com/>. These include City directories, voter registration records, and United States Census Data.

### California Office of Historic Preservation

- 1999 California Register and National Register: A Comparison (for purposes of determining eligibility for the California Register), OHP Technical Assistance Series #6.

### City of Riverside

- 2002 Citywide Residential Historic District Design Guidelines. On file at the City of Riverside Planning Department.
- 2012 Historic Preservation Element. Riverside General Plan 2024, Amended November 2012. On file at the City of Riverside Planning Department.
- 2018 City of Riverside Municipal Code. Accessed online in November 2024 at: [https://library.municode.com/ca/riverside/codes/code\\_of\\_ordinances?nodeId=CICORICA](https://library.municode.com/ca/riverside/codes/code_of_ordinances?nodeId=CICORICA).
- n.d. Prospect Place Historic District. Accessed online via the City's website in June 2024 at: <https://mapriverside.riversideca.gov/GeocortexWV/WebView/?app=2d32ffc3b0f1409ea67a5023519d6f00>.
- var. Building permits for 4472 Orange Street. On file at the City of Riverside Building Division.

### Coulter, Rebecca

- 2022 Appraisal Report. Provided by the Riverside County Office of Education.

### *Lake Elsinore Valley Sun-Tribune*

- 1912 Elsinore and Vicinity. May 24, page 5.

### Map of Victoria Place

- 1887 Map of Victoria Place. A subdivision of Lot 4, S.C.C. Ass'n, Riverside, San Bernardino Co. Cal. MB 5/55. Accessed online via the Riverside County website in September 2024 at: <https://weblink.rctlma.org/WebLink/DocView.aspx?id=2260401&dbid=0>.

### *Riverside Daily Press*

- 1946 Twice Told Tales From Our Files. November 11, page 16.

### RM Sotheby's

- n.d. 1912 Everitt Six-48 Touring. Accessed online in November 2024 at: <https://rmsothebys.com/auctions/hf18/lots/r0085-1912-everitt-six48-touring/>.

### Sanborn Fire Insurance Map

1895 Maps for the City of Riverside. Accessed online in October 2024 at:  
[https://digitalsanbornmaps-proquest-com.ezproxy.lapl.org/browse\\_maps/5/792/3357/3554/49746?accountid=6749](https://digitalsanbornmaps-proquest-com.ezproxy.lapl.org/browse_maps/5/792/3357/3554/49746?accountid=6749).

1908 Maps for the City of Riverside. Accessed online in October 2024 at:  
[https://digitalsanbornmaps-proquest-com.ezproxy.lapl.org/browse\\_maps/5/792/3357/3554/49746?accountid=6749](https://digitalsanbornmaps-proquest-com.ezproxy.lapl.org/browse_maps/5/792/3357/3554/49746?accountid=6749).

### *The Perris Progress*

1912 Everitt Cars for 1912. February 1, page 4.

## **APPENDIX A**

### **DEPARTMENT OF PARKS AND RECREATION (DPR) 523 FORMS**

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 8 Resource Name or #: 4472 Orange Street

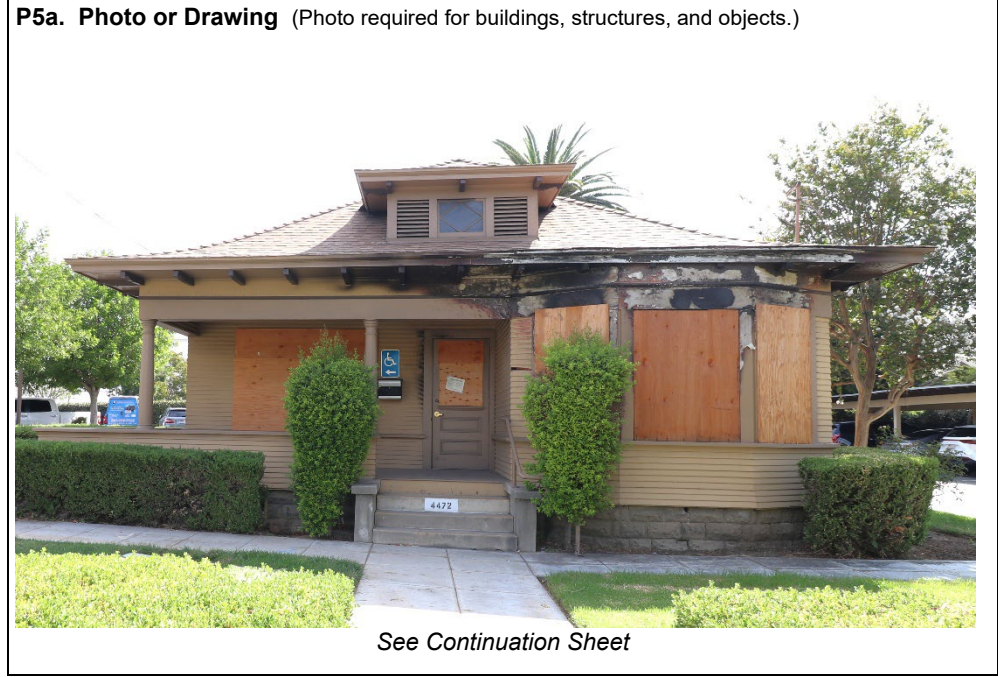
**P1. Other Identifier:** 1472 Orange Street (original address)

**\*P2. Location:**  Not for Publication  Unrestricted \*a. County: Riverside and (P2b and P2c or P2d. Attach a Location Map as necessary.)  
b. USGS 7.5' Quad: Riverside West, CA Date: 1980 T2S ; R5W; S.B.B.M.  
c. Address: 4472 Orange Street City: Riverside Zip: 92501  
d. UTM: Zone: 11; \_\_\_\_\_mE/ \_\_\_\_\_mN (G.P.S.)  
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN 219-023-028

**\*P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
This one-story Neoclassical cottage (now an office) is situated on the east side of Orange Street in a mixed-use area. It is generally rectangular in plan and rests on a raised cut stone foundation. It is surmounted by a high-pitched, hipped roof sheathed with composition shingles and has a dormer, moderate eaves, exposed rafters, and two brick chimneys. The exterior walls are clad with clapboard siding. Except for the dormer window, all fenestration and doors are boarded up. The west-facing, asymmetrical façade includes a centered, hipped roof dormer with two vents flanking a diamond-paned window and an off-center, raised porch recessed beneath the roof which is supported by two slender classical columns atop a low, clapboard-sided wall. The façade also has a window, a wood and glass door, and a projecting wing with a bay window. The front porch is accessed by concrete steps with a non-original metal pole handrail on one side. Fire damage is evident along approximately two-thirds of the roof/wall juncture and the top portion of the bay window. The siding next to the bay window is also damaged. See *Continuation Sheet*

**\*P3b. Resource Attributes:** (Original uses) HP2-Single-family residence

**\*P4. Resources Present:**  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)



**P5b. Description of Photo:** (View, date, accession #) Façade, view east (10/7/24)

**\*P6. Date Constructed/Age and Sources:**  Historic  Prehistoric  Both  
1908 (building permit)

**\*P7. Owner and Address:**  
Riverside County Office of Education  
3939 13<sup>th</sup> Street  
Riverside, CA 92501

**\*P8. Recorded by:** (Name, affiliation, and address)  
Casey Tibbet, M.A.  
LSA Associates, Inc.  
1500 Iowa Avenue, Suite 200  
Riverside, CA 92507

**\*P9. Date Recorded:**  
October 7, 2024

**\*P10. Survey Type:** (Describe) Intensive-level CEQA compliance

**\*P11. Report Citation:** (Cite survey report and other sources, or enter "none.") Historic Resources Assessment, 4472 Orange Street, City of Riverside, Riverside County, California. Prepared by LSA in November 2024.

**\*Attachments:**  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  Photograph Record  Other (List):

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 8

\*NRHP Status Code 6Z

\*Resource Name or # (Assigned by recorder) 4472 Orange Street

**B1. Historic Name:** \_\_\_\_\_

**B2. Common Name:** \_\_\_\_\_

**B3. Original Use:** single-family residence      **B4. Present Use:** office (vacant)

\***B5. Architectural Style:** Neoclassical

\***B6. Construction History:** (Construction date, alterations, and date of alterations)

1908 – Permit issued to owner H. J. Gerhardt for a new, five-room residence. Contractor is G. P. Harsh.

1960 – Permit issued to owner W. C. Roberts to repair a storage shed.

1987 – Permit issued to owner Thompson Colgate to convert the residence to an office.

\***B7. Moved?** No    Yes    Unknown    **Date:** \_\_\_\_\_    **Original Location:** \_\_\_\_\_

\***B8. Related Features:** parking lot

**B9a. Architect:** None found      **b. Builder:** George P. Harsh

\***B10. Significance: Theme:** \_\_\_\_\_    **Area:** \_\_\_\_\_

**Period of Significance:** \_\_\_\_\_    **Property Type:** \_\_\_\_\_    **Applicable Criteria:** NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This 1908 Neoclassical cottage (now an office) is a contributor to the Prospect Place Historic District (PPHD). When the district was adopted in 1986, each contributor was also designated a Structure of Merit. Due to the recent fire damage, the building was re-evaluated. As a result of the re-evaluation, it does not appear to meet the criteria for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register) or designation as a City of Riverside (City) Landmark or Structure of Merit. In addition, it no longer contributes to the significance of the PPHD. It is not a "historical resource" for the purposes of the California Environmental Quality Act (CEQA).

**Historic Context.** Refer to the related report (see P11 on page 1).

**B11. Additional Resource Attributes:** (List attributes and codes)

\***B12. References:**

Ancestry.com

Var. A variety of records were accessed online in October and November 2024 at: <http://home.ancestry.com/>. These include City directories, voter registration records, and United States Census Data.

Chattel Architecture, Planning & Preservation, Inc.

2012 Residential Historic Resources Survey. Prepared for the City of Whittier. On file at the Planning Division, Whittier City Hall.

See Continuation Sheet

**B13. Remarks:**

\***B14. Evaluator:** Casey Tippet, M.A., LSA Associates, Inc., 1500 Iowa Avenue, Suite 200, Riverside, CA 92507

\***Date of Evaluation:** November 2024

(Sketch Map with north arrow required.)

Refer to Location Map

(This space reserved for official comments.)

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

Page 3 of 8 \*Resource Name or #: (Assigned by recorder) 4472 Orange Street  
\*Recorded by LSA Associates, Inc. \*Date: November 2024  Continuation  Update

**P3a. Description:** (continued from page 1)

The south elevation has four boarded up windows, one of which is a bay window. There is a hole in the roof on this side of the building and fire damage is evident around the bay window. The top of the window appears to be severely burned and the siding below the window is damaged. There is a small extension on the east (rear) elevation and a boarded-up door and windows. There is no obvious fire damage to this elevation. The north elevation has four boarded up windows and at least three holes in the roof, two of which are fairly large. Smoke stains are visible under the eave. An Americans with Disabilities Act (ADA) ramp that provides access from the parking lot to the front porch has been constructed along this elevation.

Photographs taken of the interior after the fire reveal that the interior is severely damaged and nearly half of the windows, including the façade windows, are broken and/or fire damaged.

As a result of the office conversion, the property is now accessed by a 25-foot-wide driveway, surrounded on three sides by paved parking areas, and separated from its nearest residential neighbor by approximately 70 feet. In addition, to facilitate street widening the front yard has been reduced, and the landscaped parkway between the street and sidewalk has been removed. The condition of the building is poor, and integrity is impaired.

**P5. Photo** (continued from page 1)



Overview of setting showing the extended lawn area, parking lots, wide driveway, carport, and trees. View east (10/7/24).

**B10. Significance:** (continued from page 2)

**People Associated with this Property.** In March 1908, a building permit was issued to owner H. J. Gerhardt for a new five-room house at 1472 Orange Street (now 4472); the contractor was listed as G. P. Harsh (City of Riverside var.). George P. Harsh was born in 1875 in Ohio (Ancestry.com var.). In 1897, he married a woman named Jerrie, and in 1900 was working as a contractor (Ibid.). In 1905, he was listed in the Riverside City directory as a contractor living at 1979 Myrtle Street (Ibid.). In 1906, he was issued a permit to build a \$3,000 residence at First and Orange streets (*Riverside Daily Press* 1946). By 1910, he was working in the automotive industry (Ibid.). In 1911 and 1912, Mr. Harsh was listed as working at Harsh & Forsythe, but no information was found for this business (Ibid.). Instead, it was found that Frank W. Forsythe owned and operated the Crescent Garage on Eighth Street (now University Avenue), which sold Everitt cars (Ancestry.com var.; *The Perris Progress* 1912). Everitt was a high-end American car manufactured by the Metzger Motor Car Company from 1910 to 1912 (RM Sotheby's n.d.). Frank Forsythe was killed in a car accident in May 1912, and in 1913, George Harsh was once again listed as working in the automotive industry, this time at 757 Orange Street (*Lake Elsinore Valley Sun-Tribune* 1912; Ancestry.com var.). Mr. Harsh remarried in 1921 and relocated to Orange County as early as 1924 where he worked as a salesman for many years (Ancestry.com var.).

The original owner of the residence at 4472 Orange Street was Henry J. Gerhardt (City of Riverside var.). Based on the 1910 United States Census, Henry J. Gerhardt was born in 1880 in Maryland to German parents (Ancestry.com var.). He was employed as a painter in 1910 and 1911 (Ibid.). Although City directories list him at 1472 Orange Street (now 4472 Orange) in 1910, the April 1910 United States Census lists him as part of his brother-in-law's household on Pleasant Street (Ibid.). From 1911 to at least 1918, Arthur D. Paxton, a collector for Southern California Edison and later for Southern California Gas Company, lived at 1472 South Orange Street (Ibid.). Arthur Doniphan Paxton was born in 1878 in Missouri (Ibid.).

See Continuation Sheet

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
CONTINUATION SHEET

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

Page 4 of 8 \*Resource Name or #: (Assigned by recorder) 4472 Orange Street  
\*Recorded by LSA Associates, Inc. \*Date: November 2024  Continuation  Update

**B10. Significance:** (continued from page 3)

In 1911, he married Helen Bass and together they had two children: Harriet and Mary (Ibid.). In 1921, Benjamin E. and Lou Ellen Beddoe were listed at 1472 South Orange Street (Ibid.). Benjamin was the president of the Southern California Conference of Seventh Day Adventists (Ibid.).

From 1923 to at least 1955, George T. and Louise Roberts and/or their daughter Winford (also seen as Winfred) C. Roberts were the residents (Ancestry.com var.). It was during their tenure, around 1930, that the address changed from 1472 South Orange to 4472 Orange (Ibid.). George was born in 1858 in Massachusetts, and in 1923, he was the manager of the National Ice and Cold Storage Company in Riverside (Ibid.). He died in 1939, leaving behind his wife, who lived in the house until at least 1941, and their daughter who was there from 1942 to at least 1960 (Ibid.; City of Riverside var.). In 1947 and 1949, Winfred was listed as an electrician and in 1955 she was listed as a landscape architect (Ibid.). In 1960, a permit was issued to W. C. Roberts to repair a storage shed on the property (City of Riverside var.). No additional information was found for Winford/Winfred C. Roberts or any subsequent owners/occupants.

**Architectural Style.** The Neoclassical style developed in the mid-1890s in response to the World's Columbian Exposition in Chicago in 1893, which created a renewed interest in classical styles. The style is an eclectic mix of Georgian, Adam, early Classical Revival, and Greek Revival traditions. Neoclassical cottages, and some larger homes, were especially popular from about 1900 to 1920 and again from 1925 to the 1950s. Character-defining features of the Neoclassical style include rectangular plans, pyramidal or hipped roof, full-width or partial-width, an off-center porch under the principal roof, classical columns, and rectangular windows with wide casings (Chattel Architecture, Planning & Preservation, Inc. 2012).

**Significance Evaluation.** The building is re-evaluated below for historical significance under the criteria for listing in the National Register and California Register and for designation under the City's ordinance. The National Register and California Register criteria are very similar and have been grouped together to avoid redundancy. Several of the City's Landmark criteria are also similar to the federal and State criteria and have been grouped with them where appropriate. The Structure of Merit and Historic District criteria are listed separately.

**National Register, California Register, and City Landmark Criteria**

**National Register Criterion A:** *It is associated with events that have made a significant contribution to the broad patterns of our history.*

**California Register Criterion 1:** *It is associated with the events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.*

**City Landmark Criterion 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.*

This building is located in the PPHD, which is one of Riverside's oldest truly residential neighborhoods. However, the residence was converted to an office in 1987. The related alterations made to the property and its surroundings radically changed the spatial relationships that conveyed the property's association with the early 20<sup>th</sup> century neighborhood. The building is now accessed by a 25-foot-wide driveway and surrounded by parking on three sides. The closest residence is more than 70 feet to the south. In addition, the landscaped parkway was removed, and the front setback was reduced to facilitate street widening. All of these things are inconsistent with the remainder of the neighborhood, which is characterized by small-lots, houses that are typically 15 to 20 feet apart, narrow driveways, and in most locations, landscaped parkways between the street and sidewalk. The property at 4472 Orange Street is no longer representative of the small-lot, residential pattern of development and does not convey its association with the neighborhood. It is not significant under these criteria.

**National Register Criterion B:** *It is associated with the lives of persons significant in our past.*

**California Register Criterion 2:** *It is associated with the lives of persons important to local, California, or national history.*

**City Landmark Criterion 2:** *Is identified with persons or events significant in local, state or national history.*

Research did not identify any associations with historically significant people. The property is not significant under these criteria.

See Continuation Sheet

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

Page 5 of 8 \*Resource Name or #: (Assigned by recorder) 4472 Orange Street  
\*Recorded by LSA Associates, Inc. \*Date: November 2024  Continuation  Update

**B10. Significance:** (continued from page 4)

**National Register Criterion C:** *It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values, or that represent a significant and distinguishable entity whose components lack individual distinction.*

**California Register Criterion 3:** *It embodies the distinctive characteristics of a type, period, region, or method or construction, or represents the work of a master, or possesses high artistic values.*

**City Landmark Criterion 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.*

**City Landmark Criterion 4:** *Represents the work of a notable builder, designer, or architect, or important creative individual.*

**City Landmark Criterion 5:** *Embodies elements that possess high artistic values or represents a significant structural or architectural achievement or innovation.*

The property was not designed or built by a master architect, designer, or builder and does not represent any design or construction-related achievements or innovations. It is not an example of the use of indigenous materials or craftsmanship. The building does embody characteristics of the Neoclassical style such as the rectangular plan, high-pitched, hipped roof, clapboard siding, classical columns, and off-center porch under the principal roof. In addition to fire damage, alterations to the building include the addition of an ADA-compliant ramp on the north elevation and removal of nearly half of the windows including the façade windows. In its current condition, it does not compare favorably to other buildings of a similar style and vintage, including ones in the immediate vicinity. The property is not architecturally significant.

The property itself has also sustained alterations that have compromised the integrity of the setting and association. The parking lot lawn that visually expands the front yard area, the trees throughout the parking lot, and the large separation from other buildings cause the property to read more like a former grove cottage than the small-lot urban property that it was. The spatial relationships that identified it as part of the PPHD no longer exist. The parking lot and the change to the parkway contribute to a break in the visual continuity of the PPHD. Therefore, the property does not contribute to a significant and distinguishable entity whose components on their own lack individual distinction, namely the PPHD. The property is not significant under these criteria.

**National Register Criterion D:** *It has yielded, or may be likely to yield, information important to prehistory or history.*

**California Register Criterion 4:** *It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the Nation.*

**City Landmark Criterion 8:** *Has yielded or may be likely to yield, information important in history or prehistory.*

The building does not date to the prehistoric period. It was constructed in 1908 using common methods and materials for that time. It was then remodeled for use as an office in 1987. It is unlikely that it would yield any information important to history or information that cannot be found in other buildings of a similar vintage. It is not significant under these criteria.

The following addresses the remaining City Landmark criteria for designation:

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

This altered property does not exemplify special elements of the City's history. Because of the changes made to it as part of the office conversion, it no longer conveys a true sense of its history. It is not significant under this criterion.

**City Landmark Criterion 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.*

The City has many Neoclassical residences. This building is not one of the last remaining examples of the style. The property is not significant under this criterion.

See Continuation Sheet

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

Page 6 of 8 \*Resource Name or #: (Assigned by recorder) 4472 Orange Street  
\*Recorded by LSA Associates, Inc. \*Date: November 2024  Continuation  Update

**B10. Significance:** (continued from page 5)

**Structure of Merit Criteria**

**City Structure of Merit Criterion 1: Has a unique location, embodies a singular physical characteristic, or contains a view or vista representing an established and familiar visual feature within a neighborhood, community or area.**

This property is located in the downtown area of Riverside in an area where there are many similar buildings. There is nothing unique about its physical characteristics, location, or view. It is not significant under this criterion.

**City Structure of Merit Criterion 2: Is an example of a type of building which was once common but is now rare in its neighborhood, community or area.**

The building types associated with this property are single-family residence (1908–1987) and residential office (1987–2024). Both are exceedingly common property types in Riverside. It is not significant under this criterion.

**City Structure of Merit Criterion 3: Is connected with a business or use which was once common but is now rare.**

The property was not associated with a business historically. It is not significant under this criterion.

**City Structure of Merit Criterion 4: Has yielded or may be likely to yield, information important in history or prehistory.**

The building does not date to the prehistoric period. It was constructed in 1908 using common methods and materials for that time. It was then remodeled for use as an office in 1987. It is unlikely that it would yield any information important to history or information that cannot be found in other buildings of a similar vintage. It is not significant under this criterion.

**City Structure of Merit 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.**

This property does retain enough integrity to meet any of the Landmark or the Structure of Merit criteria. As part of its conversion to an office, the setting and spatial relationships that conveyed the property's association with early residential development in Riverside and the PPHD were radically altered and severely compromised. Additionally, as previously noted the building does not meet the Landmark designation criteria because no historically important people are associated with the former residence, and it is not the work of a master architect or builder. The building has sustained alterations including construction of an ADA-compliant ramp on the north elevation and removal of nearly half of the windows including the façade windows. A fire destroyed the interior and damaged the roof and exterior walls. This is not a rare resource as there are many examples of Neoclassical cottages in the city, including in the PPHD and the nearby Mile Square neighborhood. It is not significant under this criterion.

**Historic District Criteria**

The PPHD was designated as a geographic historic district in 1986. The district, which has a period of significance of 1887 to 1931, represents the last remnant of five adjoining residential subdivisions created in 1887. The overall feeling is that of an early 20<sup>th</sup> century urban neighborhood. Common features include small lots, consistent front and side setbacks, narrow driveways, detached garages, and landscaped parkways adjacent to the streets. The current criteria that are most applicable to the significance of the PPHD are Criteria 6 and 7. The 4472 Orange Street property's ability to contribute to the PPHD in the context of these criteria (6 and 7) is discussed below.

**Historic District Criterion 1: Exemplifies or reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history.**

This criterion is not applicable.

**Historic District Criterion 2: Is identified with persons or events significant in local, State, or national history.**

This criterion is not applicable.

**Historic District Criterion 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.**

This criterion is not applicable. (See Continuation Sheet)

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

Page 7 of 8 \*Resource Name or #: (Assigned by recorder) 4472 Orange Street

\*Recorded by LSA Associates, Inc. \*Date: November 2024  Continuation  Update

**B10. Significance:** (continued from page 6)

**Historic District Criterion 4: Represents the work of notable builders, designers, or architects.**

This criterion is not applicable.

**Historic District Criterion 5: Embodies a collection of elements of architectural design, detail, materials or craftsmanship that represent a significant structural or architectural achievement or innovation.**

This criterion is not applicable.

**Historic District Criterion 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.**

As one of Riverside's oldest truly residential neighborhoods, the PPHD represents an important era of Riverside's settlement and growth. The small lots, 15- to 20-foot setbacks between houses, narrow driveways, and, in most locations, landscaped parkways between the street and sidewalk contribute to the urban character of the neighborhood. Conversion of the 4472 Orange Street residence to an office with related parking radically changed the spatial relationships that conveyed the property's association with the early 20<sup>th</sup> century neighborhood. The building is now accessed by a 25-foot-wide driveway and surrounded by parking on three sides. The closest residence is more than 70 feet to the south. In addition, the landscaped parkway was removed, and the front setback was reduced to facilitate street widening. All of these things are inconsistent with the remainder of the neighborhood. The property at 4472 Orange Street is no longer representative of the small-lot, residential pattern of development and does not provide appropriate historic context or association for the PPHD. It is not a contributor to the district under this criterion.

**Historic District Criterion 7: Conveys a sense of historic and architectural cohesiveness through its design, setting, materials, workmanship, or association.**

The PPHD is not significant for its architecture per se, but it does convey a sense of cohesiveness through the subdivision design, its setting, and the materials found throughout the district. The subdivision is laid out with small lots, consistent front and side setbacks, and a grid street pattern (with the exception of Prospect Avenue). The right-of-way width is approximately 40 feet including landscaped parkways that are mostly located between the curbs and sidewalks. This is not the case for 4472 Orange Street. At this location, the street has been widened to approximately 50 feet, and the parkway has been shifted between the sidewalk and front yard, which essentially causes it to disappear, as there is no distinction between it and the yard area. Although the front setback was reduced by the street widening, the side setbacks were enlarged significantly to accommodate the wide driveway and parking areas. This was facilitated by removal of the residence adjacent to the south at 4480 Orange Street.

**B12. References:** (continued from page 2)

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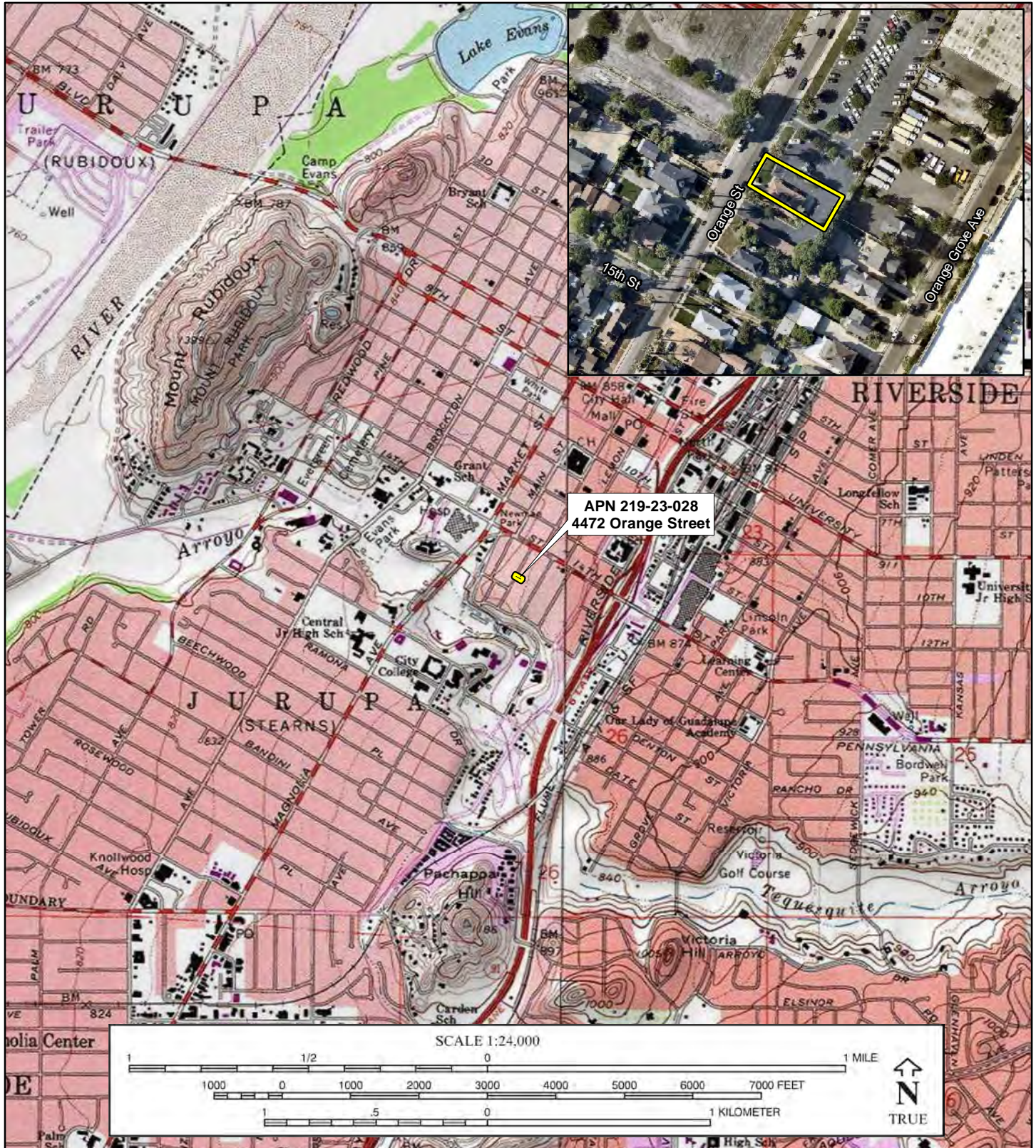
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State of California - Resource Agency  
**DEPARTMENT OF PARKS AND RECREATION**  
**LOCATION MAP**

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_



# **HISTORIC RESOURCES ASSESSMENT**

**4472 ORANGE STREET  
CITY OF RIVERSIDE  
RIVERSIDE COUNTY, CALIFORNIA**

**LSA**

May 2025

# **HISTORIC RESOURCES ASSESSMENT**

**4472 ORANGE STREET  
CITY OF RIVERSIDE  
RIVERSIDE COUNTY, CALIFORNIA**

Prepared for:

Lindsay Currier  
Administrator of Facilities and Operations  
Riverside County Office of Education  
3939 13th Street  
Riverside, California 92501

Prepared by:

Casey Tibbet, M.A.  
LSA  
1500 Iowa Avenue, Suite 200  
Riverside, California 92507  
(951) 781-9310

LSA Project No. 20241943



May 2025

## MANAGEMENT SUMMARY

Under contract to the Riverside Office of Education (RCOE), LSA conducted a Historic Resources Assessment (HRA) for the property at 4472 Orange Street located in Riverside, Riverside County, California. The assessment included archival research, field surveys, and this report. The subject property is approximately 0.15 acre in size and is currently developed with a small office (former single-family residence) and related parking. The building was fire damaged in 2024, and RCOE is considering options for continued use of the property. As discussed in more detail below, the City of Riverside (City) as Lead Agency for the project required this study as part of the environmental review process to comply with the California Environmental Quality Act (CEQA) and Title 20 of the Riverside Municipal Code (City of Riverside 2018).

The one-story Neoclassical residence was constructed in 1908 and converted to an office in 1987. It is a designated Structure of Merit and a contributor to the locally designated Prospect Place Historic District (PPHD); therefore, it is a “historical resource” as defined by CEQA. In compliance with CEQA, the City has required preparation of an HRA to re-evaluate the building in its current condition. In addition, the City requested that the PPHD boundary be reviewed to determine whether it is still appropriate. The results of this assessment, including recommendations, are provided below.

### EVALUATION (4472 ORANGE STREET)

The building is in poor condition and has impaired integrity. As a result of the fire, the interior is severely damaged, nearly half of the windows are broken and/or burned, there are holes in the roof and exterior siding, and charring in various places under the eaves. In its current condition, the building does not appear to be eligible for listing in the National Register of Historic Places (National Register), California Register of Historical Resources (California Register), or local designation under any criteria.

In terms of the PPHD, changes to the setting associated with the office conversion have diminished the historic character of the property. Although care was taken to retain the basic residential appearance of the property, the parking lot lawn that visually expands the front yard area, the trees throughout the parking lot that surrounds the building, and the large separation from other buildings cause the property to read more like a former grove cottage than the small-lot urban property that it was. The spatial relationships that identified it as part of the PPHD no longer exist. The parking lot and removal of the landscaped parkway between the street and sidewalk also contribute to the break in the visual continuity of the PPHD. This property does not convey a true sense of its history and, for that reason, does not contribute to the PPHD.

**LSA recommends** to the City that the Structure of Merit designation be repealed, and the property be identified as a non-contributor to the PPHD pursuant to the process outlined in Title 20 of the Riverside Municipal Code (City of Riverside 2018). Once the de-designation process is completed, the building will no longer be a historical resource for purposes of CEQA.

## PROSPECT PLACE HISTORIC DISTRICT BOUNDARY

The PPHD was officially designated by the City in 1986 and has a period of significance of 1887 to 1931. The primary purpose for designating the district was to protect one of Riverside's oldest truly residential neighborhoods from encroaching commercial development. The district represents the last remnant of five adjoining residential subdivisions created in 1887. The overall feeling is that of an early 20<sup>th</sup> century urban neighborhood. Common features include small lots, consistent front and side setbacks, narrow driveways, detached garages, and landscaped parkways adjacent to the streets. With few exceptions (discussed below), the district retains integrity and visual continuity.

In 1986, when the district was proposed, a request was made to remove the properties at 4472 and 4480 Orange Street from the boundaries. These properties, located at the northern boundary of the proposed district, were already in the process of being rezoned for commercial development. Despite this, they were included as contributors to the district. The property at 4480 Orange Street is now developed with a parking lot and carport. It does not contribute to the PPHD at all. The property at 4472 Orange Street has been converted to an office and, as discussed above, has compromised integrity and no longer conveys its original historic character or association with the neighborhood that makes up the PPHD. In addition to these two properties, the district includes a parking lot at 4455 Main Street adjacent to the northwestern district boundary, which does not contribute to the significance of the district.

**LSA recommends** to the City that the northern boundary of the PPHD be shifted to the south in two locations to eliminate the properties at 4455 Main Street (a parking lot) and 4472 and 4480 Orange Street (office and parking lot). None of these properties contribute to the significance of the PPHD and the boundary adjustment will not result in any substantial adverse changes to the significance of the PPHD.

As a matter of information, the City's website lists the properties at 4455 Main Street and 4494 Main Street/3647 15<sup>th</sup> Street as contributors to a Neighborhood Conservation Area (NCA) (City of Riverside n.d.). LSA recommends that this be reviewed and corrected, if appropriate. Also, based on the reconnaissance level survey conducted as part of this HRA, the property at 4494 Main Street/3647 15<sup>th</sup> Street has sustained alterations and may not be a contributor to the PPHD.

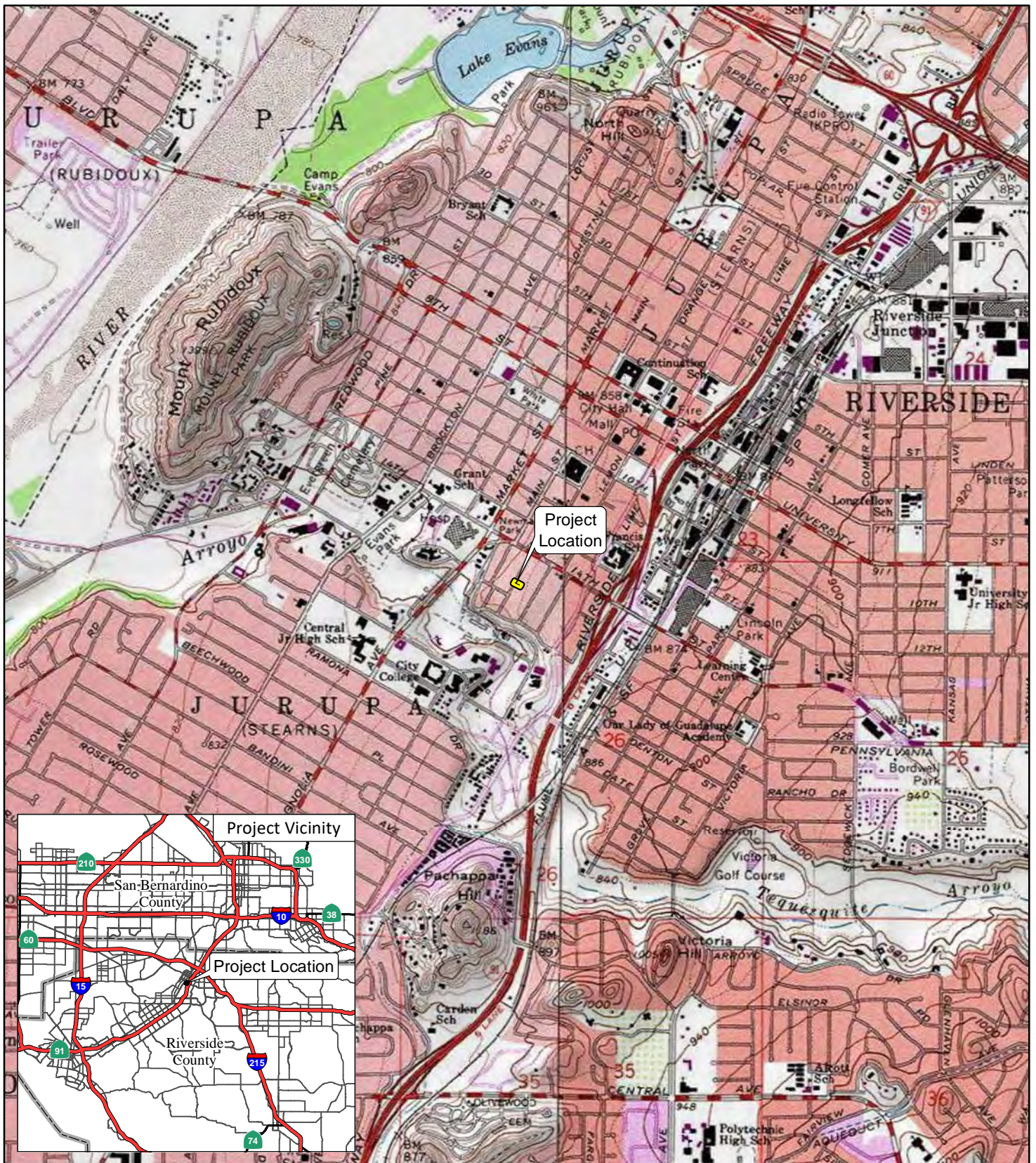
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## INTRODUCTION

At the request of the Riverside County Office of Education (RCOE), LSA performed a historic resources study on approximately 0.15 acre of land in Riverside, Riverside County, California (see Figures 1 and 2). The subject property of the study, 4472 Orange Street, Assessor's Parcel Number (APN) 219-023-028, is located in Township 2 South, Range 5 West, San Bernardino Baseline and Meridian, as depicted on the United States Geological Survey (USGS) *Riverside West, California* 7.5-minute topographic quadrangle map. The City of Riverside (City), as Lead Agency for the project, required the study in compliance with the California Environmental Quality Act (CEQA; Public Resources Code [PRC] Section 21000, et seq.) and the City's Cultural Resources Ordinance (Title 20 of the Riverside Municipal Code; City of Riverside 2018).

In 2024, the building, a single-family residence built in 1908 and converted to an office in 1987, was fire damaged. RCOE is considering options for continued use of the property, which is a contributor to the locally designated Prospect Place Historic District (PPHD) and a designated Structure of Merit. Because of these designations the property is a "historical resource" pursuant to CEQA. Therefore, the City has requested preparation of a Historic Resources Assessment (HRA) to re-evaluate the building in its current condition and make recommendations regarding its status as a contributor to the PPHD and as a Structure of Merit. In the event the property does not retain historical significance, the City has also requested that the PPHD boundaries be re-examined. To do this, LSA conducted historical background research and carried out an intensive-level field survey of the property and a reconnaissance-level survey of the PPHD. The 4472 Orange Street property was re-evaluated using the criteria for listing in the National Register of Historic Places (National Register) and California Register of Historical Resources (California Register) and designation as a City Landmark, Structure of Merit, and Historic District contributor. The following report is a complete account of the methods, results, and final conclusion of the study.



LSA


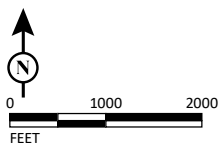
 Project Location

FIGURE 1



SOURCE: USGS 7.5' Quad - Riverside West (1980), Riverside East (1980), CA  
 I:\2024\20241943\GIS\MXD\ProjectLocation\_USGS.mxd (9/30/2024)

4472 Orange Street Project  
 Project Location and Vicinity



LSA


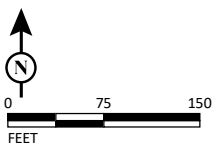
 Project Location

FIGURE 2



4472 Orange Street Project  
Project Area

SOURCE: Nearmap (5/14/2024)

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## METHODS

### ARCHIVAL RESEARCH

Research methods focused on the review of a variety of primary and secondary source materials relating to the history and development of the project area. Sources included, but were not limited to, online sources, published literature in local and regional history, building permits, news articles, historic aerial photographs, and historic maps. In addition, LSA consulted with City staff regarding historical information on file for the property and the historic district.

### FIELD SURVEY

On October 7, 2024, LSA architectural historian, Casey Tibbet, M.A., and field photographer Dennis Lechner conducted the intensive-level architectural survey of the project area. During the survey, they walked around the exterior of the building. Mr. Lechner took photographs of the building, as well as other features, such as the related adjacent parking lots. Ms. Tibbet made detailed notations regarding the condition and integrity of the building and associated features.

The pair then conducted an on-foot reconnaissance survey of the PPHD. They began the survey at the northeast side of the district on Main Street and worked their way generally south and east through the entire PPHD. The purpose of the survey was to determine the current level of integrity and visual continuity of the district. As part of this process, Mr. Lechner took photographs of each property and Ms. Tibbet made notes about consistent features and breaks in continuity.

## RESULTS

### ARCHIVAL RESEARCH

Archival research was conducted to develop a historic overview of the settlement and development of Riverside and related historic contexts. Property-specific research was also done to determine the history of the property at 4472 Orange Street and identify people associated with it and to provide basic information regarding the PPHD.

### Historic Context

Except where noted, the following historic context was excerpted from the City of Riverside's Citywide Residential Historic District Design Guidelines (City of Riverside 2002:4-1 to 4-4).

**Native and Early European Settlement.** The fertile valley fed by the Santa Ana River and sheltered between the Rubidoux and Box Springs Mountains was home to the Cahuilla Indians who had inhabited the area for many hundreds of years. When the first Europeans arrived they established a small *rancherio* near Spring Brook. There was also a thriving settlement of early rancheros and land grant holders including Juan Bandini, Louis Rubidoux, Cornelius Jenson, Benjamin Ables, Arthur Parks, and J. H. Stewart. Across the Santa Ana River to the northwest were two Spanish-speaking towns, Agua Mansa and La Placita, settled by migrants from New Mexico. All were established in the area before John W. North and his partners arrived.

**Colonization.** Riverside was founded in 1870 as a cooperative joint-stock venture by abolitionist judge, John W. North, and a group of reform-minded colleagues. Fed by the fortunes of the citrus industry, Riverside evolved, by 1895, into the richest per-capita city in the United States. A local Board of Trade publication from the period argued that Riverside was "largely composed of well-to-do horticulturists and substantial businessmen engaged in occupations...connected with or dependent upon that profitable industry. A combination of agreements between competing interests, consensus building, and plain good fortune has made it that way."

For the first ten years of its existence, however, few would have predicted such a glowing future for Judge North's little cooperative irrigated colony. He attempted to create an alternative to what he perceived as rampant exploitation of people and resources by land monopolists, corporations, railroads, and other "robber barons" rampant east of the Rockies. Little did he realize that what he fled in the East had preceded him to California. The arrival of one rugged finance capitalist, in particular, nearly thwarted North's cooperative experiment. S.C. Evans, a banker and land speculator from the Midwest, managed to obtain an airtight monopoly on all water rights for the fledgling community. By 1875-76, his uncooperative behavior produced stagnation and threatened the survival of the new settlement.

**Water Rights and Access.** The formation of a citizen's water company and the incorporation of Riverside by a vote that annexed S.C. Evans's land helped resolve the conflict. Soon, Evans joined leaders of the new city in the creation of a quasi-public water company, and bonds were floated to improve the canal system. Riverside had survived its first serious battle

among strong interests and had moved toward an effective consensus on the community's direction. Thus, by 1895, the town was a wealthy, gilded age version of North's irrigated cooperative. The town's well educated and mostly Protestant leadership, also mainly orange growers, turned their attention towards applying the latest methods of industrial capitalism and scientific management, and to irrigating, growing, processing and marketing navel oranges. They succeeded. By 1890, citriculture had grossed approximately \$23 million for the area's economy.

**Migration, Growth and Development.** At this juncture, Riverside's potential attracted investment capital from around the U.S., Canada, and Great Britain. The influx of wealth and manners led to high aesthetic and cultural goals for the city and added large doses of *savoir faire* and leisure time pursuits, including polo, golf and tennis. The introduction of the railroad further expanded Riverside's growth and the citrus market potential which were so tightly linked. The combination of water, boosterism, consensus building, navel oranges, the railroad and cooperative marketing unleashed Southern California's commercial potential. A once pastoral area was transformed in the process, never to be the same again.

**Citrus and Horticulture Experimentation.** Riversiders created efficient citrus packing concepts and machinery, refrigerated rail shipments of citrus fruits, scientific growing and mechanized packing methods, and pest management techniques. Soon after the turn of the century, the city could boast that it had founded the most successful agricultural cooperative in the world, the California Fruit Growers Exchange, known by its trademark, *Sunkist*. The Citrus Experiment Station, a world class research institution, also was established and the city was on its way to becoming the world center for citrus machinery production.

**Immigration and Ethnic Diversity.** A succession of diverse cultural groups was brought to the region by Riverside's famous Washington Navel Orange industry, each with their own perspectives and dreams. Early citriculture, a labor-intensive crop, required large available pools of labor in those days to succeed. Poor, but eager, immigrants from China, Japan, Italy, Mexico, and later the Dust Bowl of America, flooded into Southern California to meet the labor demand in hopes of gaining their own fortunes. As a result, Riverside developed a substantial Chinatown and other ethnic settlements, including the predominantly Hispanic Casa Blanca and settlements of Japanese and Korean immigrants. A rich ethnic-socio-economic mix, the hallmark of today's California, had already developed in Riverside by World War II.

**Boosterism, Image and Cultural Development.** Frank A. Miller, builder, booster, and "Master" of the Mission Inn, who had arrived in Riverside during its late colonial years, emerged soon after the turn of the century as a preeminent community builder and promoter. Understanding that a great city needs myths and symbols as well as wealth to establish its identity, Miller strove for the first thirty years of the twentieth century to create symbols and themes for Riverside. In tandem with California Landmarks Club members, such as Charles Loomis and Henry Huntington, Miller undertook a conscious, deliberate, and strategic effort to create a Protestant version of the California mission period that could serve as Riverside's explanatory myth and the basis for its identifying symbols. His first and most noteworthy effort came in the form of the New Glenwood Hotel, later the Mission Inn. Designed and built as a shrine to California's Spanish past, the Mission Inn was to become what author Kevin Starr called a "Spanish Revival Oz." It made Riverside the center for the

emerging Mission Revival Style in Southern California and proved to be a real estate promoter's dream.

Combined with the affluence and aesthetic lure of the citrus landscape, the Mission Inn made Riverside the desired residential, cultural, and recreational destination of the wealthy railroad set of the early 20th Century. The City supported an opera house, theater, symphony, and three golf courses. The era's most illustrious architects, landscape architects and planners, including A.C. Willard, Arthur Benton, Myron Hunt, Julia Morgan, Charles Cheney, and Henry Hosp, and accomplished local architects, like G. Stanley Wilson and Henry Jekel, filled Riverside with quality architecture and Mediterranean landscape features. Riverside's landscape was irrigated via its own municipal water utility and its buildings were lit by the City's own Electric Light Department.

**Economic, Military and Industrial Growth.** In the late 1930s, Riverside entered the world of urban industry. The growth of March Field brought many military and civilian workers to the area. After the United States entered World War II, Riverside's Citrus Machinery Company - a division of Food Machinery Corporation (FMC) - won a contract to build a landing craft known as the "Water Buffalo." Another company, Hunter Engineering, built an international reputation manufacturing machine tools for the war effort. Riverside again grew and prospered.

**Education.** It was also during this period that the University of California selected Riverside as the site for an undergraduate liberal arts college. UCR grew out of The Citrus Experiment Station and today has an international reputation as a research center for plant pathology, citrus biological control, cultivation practices, biomedicine, and many other disciplines. Riverside is also the home of one of the first two community colleges in the state, Riverside Community College. Other schools, including the Sherman Indian School, California Baptist University and La Sierra University, make Riverside a center for learning and research.

**Modernism.** This following was excerpted from the City of Riverside Historic Preservation Element 2012 (City of Riverside 2012:HP20, HP21).

Federal policies and programs created during the Great Depression and the increased presence of the military in the area during World War II set the stage for Riverside's boom during the 1950s and 60s. In 1953, the Press Enterprise reported that Riverside was 14th among the fastest growing cities in the western United States. In 1955, Riverside received the title "All American City" from the National Municipal League, attracting the attention of expanding industries. Rohr Aircraft Company, Bourns Incorporated, and Lily-Tulip Cup Corporation joined Hunter Douglas and the Food Machinery Corporation as some of the largest employers. Riverside's population skyrocketed during the 1950s and 60s, with 46,764 residents in 1950, 84,332 in 1960, and 140,089 by 1970. Three annexations Riverside campus in 1961; Arlanza, the former Camp Anza also in 1961; and the La Sierra area in 1964.

As the dependence on agriculture lessened and population pressures increased, the groves and fields that dotted Riverside gave way to urban expansion, as it did elsewhere in Southern California. Unlike the piecemeal sale of vacant lots seen in earlier decades, post-war development was characterized by the appearance of uniformly constructed tract homes along curving streets and cul-de-sacs and was supported by loans guaranteed by the Federal Housing Administration. Businesses such as shopping centers, department stores,

and branch banks were developed to serve these new subdivisions and responded to the car culture. The growth in population also created a profound need for expanded City services. Several bond measures were placed on the ballot for the construction of fire stations, libraries and schools.

### 4472 Orange Street

The Victoria Place subdivision map was recorded in November 1887 (Map of Victoria Place 1887). It was one of five adjacent 1887 subdivisions that together formed one of Riverside's earliest residential neighborhoods (City of Riverside n.d.). Victoria Place, a subdivision of Lot 4 of the Southern California Colony Association (SCCA) lands, included a total of 45 residential lots along Main Street, Orange Street, and 14<sup>th</sup> Street; 15<sup>th</sup> Street was the southern boundary (Ibid.). The subject property, 4472 Orange Street, is Lot 10 of Block 1 of the Victoria Place subdivision. It was originally 50 feet wide by 135 feet deep or 6,750 square feet (Ibid.).

In 1895, about 15 homes had been built in the Victoria Place subdivision; lots on the east side of Orange Street, where the subject property is, were still part of an orange grove (Sanborn Fire Insurance Map 1895:23). By 1908, the grove was gone and there were about 29 residences in the subdivision (Sanborn Fire Insurance Map 1908). That same year, in March 1908, a building permit was issued to owner H. J. Gerhardt for a new five-room house at 1472 Orange Street (now 4472); the contractor was listed as G. P. Harsh (City of Riverside var.).

George P. Harsh was born in 1875 in Ohio (Ancestry.com var). In 1897, he married a woman named Jerrie, and in 1900 was working as a contractor (Ibid.). In 1905, he was listed in the Riverside City directory as a contractor living at 1979 Myrtle Street (Ibid.). In 1906, he was issued a permit to build a \$3,000 residence at First Street and Orange Street (*Riverside Daily Press* 1946). By 1910, he was working in the automotive industry (Ibid.). In 1911 and 1912, Mr. Harsh was listed as working at Harsh & Forsythe, but no information was found for this business (Ibid.). Instead, it was found that Frank W. Forsythe owned and operated the Crescent Garage on Eighth Street (now University Avenue), which sold Everitt cars (Ancestry.com var.; *The Perris Progress* 1912). Everitt was a high-end American car manufactured by the Metzger Motor Car Company from 1910 to 1912 (RM Sotheby's n.d.). Frank Forsythe was killed in a car accident in May 1912 and in 1913 George Harsh was once again listed as working in the automotive industry, this time at 757 Orange Street (*Lake Elsinore Valley Sun-Tribune* 1912; Ancestry.com var.). Mr. Harsh remarried in 1921 and relocated to Orange County as early as 1924 where he worked as a salesman for many years (Ancestry.com var.).

The original owner of the residence at 4472 Orange Street was Henry J. Gerhardt (City of Riverside var.). Based on the 1910 United States Census, Henry J. Gerhardt was born in 1880 in Maryland to German parents (Ancestry.com var.). He was employed as a painter in 1910 and 1911 (Ibid.). Although City directories list him at 1472 Orange Street (now 4472 Orange) in 1910, the April 1910 United States Census lists him as part of his brother-in-law's household on Pleasant Street (Ibid.). From 1911 to at least 1918, Arthur D. Paxton, a collector for Southern California Edison and later for Southern California Gas Company, lived at 1472 South Orange Street (Ibid.). Arthur Doniphan Paxton was born in 1878 in Missouri (Ibid.). In 1911, he married Helen Bass and together they had two children: Harriet and Mary (Ibid.). In 1921, Benjamin E. and Lou Ellen Beddoe were listed at 1472

South Orange Street (Ibid.). Benjamin was the president of the Southern California Conference of Seventh Day Adventists (Ibid.).

From 1923 to at least 1955, George T. and Louise Roberts and/or their daughter Winford (also seen as Winfred) C. Roberts were the residents (Ancestry.com var.). It was during their tenure, around 1930, that the address changed from 1472 South Orange to 4472 Orange (Ibid.). George was born in 1858 in Massachusetts, and in 1923, he was the manager of the National Ice and Cold Storage Company in Riverside (Ibid.). He died in 1939, leaving behind his wife, who lived in the house until at least 1941, and their daughter who was there from 1942 to at least 1960 (Ibid.; City of Riverside var.). In 1947 and 1949, Winfred was listed as an electrician, and in 1955, she was listed as a landscape architect (Ibid.). In 1960, a permit was issued to W. C. Roberts to repair a storage shed on the property (City of Riverside var.). No additional information was found for Winford/Winfred C. Roberts or any subsequent owners/occupants.

In July 1986, an application was submitted to the City to rezone the properties at 4472 and 4480 Orange Street from residential to parking and restricted office (Watson 2024). About the same time, the PPHD was proposed; it included both properties (Ibid.). In August 1986, the residence at 4480 Orange Street was offered for relocation (Ibid.). Prior to the September 1986 hearing for the PPHD, a request was made to the Cultural Heritage Board to exclude 4472 and 4480 Orange Street from the proposed district because a rezoning application was already in process; this was not done (Ibid.). The historic district was formally designated and both properties were included and designated Structures of Merit, as were all district contributors at that time (Ibid.). At some point, the residence at 4480 Orange Street was removed; it is unknown what happened to it (Ibid.). In January 1987, permits were issued for the conversion of the residence at 4472 Orange Street to an office (City of Riverside var.). As part of the conversion process, the lot depth was reduced by 8 feet to accommodate the required street widening, a parking lot was built around the residence, and covered parking was built on the adjacent lot (4480 Orange Street). At the time of the initial conversion, the interior room configuration of the residence, as well as the exterior, remained largely intact although an Americans with Disabilities Act (ADA) ramp was constructed on the north elevation accessing the front porch.

As a concession to the property's status as a contributor to the PPHD, some care was taken to maintain its residential character and soften the transition from the PPHD to the commercial uses further north on Orange Street (Photo 1). The 4472 Orange Street property retained a front yard that includes grass, shrubs, trees, and foundation planting. The parking lot landscaping adjacent to the sidewalk north of the property is mounded and planted with grass and trees and there are trees throughout the adjacent parking lot. The covered parking that replaced the residence at 4480 Orange Street is buffered from the street by grass and shrubs.



**Photo 1.** Streetscape. The streetscape transitions from a residence (out of view far right side of the photo) in the PPHD, to covered parking (obscured by shrubs), to the residence converted to an office (4472 Orange Street, middle of the photo), to a parking lot and commercial uses further north. Source: Google (2023).

### Prospect Place Historic District

As stated above, the PPHD was officially designated by the City in 1986 and has a period of significance of 1887 to 1931 (see Figure 3). The boundaries are generally Orange Grove Avenue, Prospect Place, and Stadium Avenue, along with portions of 15<sup>th</sup> Street, Orange Street, and Main Street. It is the last remnant of five adjoining residential subdivisions created in 1887 (City of Riverside n.d.). These subdivisions were Victoria Place, Scotia Place, Prospect Place, and the Twogood Orange Grove Tract; the subject property is Lot 10 of Block 1 of the Victoria Place subdivision.

According to the significance statement found on the City's website, "The Prospect Place Historic District has the unique distinction of being one of the oldest of Riverside's truly residential neighborhoods...Prospect Place's early history was that of single-family homes ranging from opulent Victorians to simple bungalows. Over time, however, the character of this neighborhood began to change to higher density uses" (City of Riverside n.d.). As the nearby downtown commercial area expanded, many of the older residences in the immediate vicinity of the PPHD were replaced by commercial and institutional uses with large parking lots. The PPHD, which retains some of the original flavor of turn-of-the-century residential neighborhoods, is the major exception to this (Ibid.).



LSA



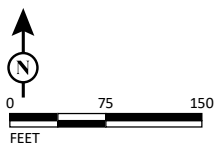
-  Project Location
-  Prospect Place Historic District

FIGURE 3



SOURCE: Nearmap (5/14/2024); City of Riverside (2024)  
I:\2024\20241943\GIS\MXD\ProspectPlaceHistoricDistrict.mxd (9/30/2024)

4472 Orange Street Project  
Prospect Place Historic District

## FIELD SURVEY

### 4472 Orange Street

This one-story Neoclassical cottage is approximately 1,465 square feet in area and has been converted from a single-family residence to an office (Coulter 2022; Photos 2–6). It is situated on the east side of Orange Street and is oriented to the west. It retains a front yard and a paved walkway from the sidewalk to the front entrance. As a result of the conversion, the property is now accessed by a 25-foot-wide driveway, surrounded on three sides by paved parking areas, and separated from its nearest residential neighbor by approximately 70 feet. In addition, the landscaped parkway between the street and sidewalk has been removed to facilitate street widening.

The building is generally rectangular in plan and rests on a raised cut stone foundation. It is surmounted by a high-pitched, hipped roof sheathed with composition shingles and has a dormer, moderate eaves, exposed rafters, and two brick chimneys. The exterior walls are clad with clapboard siding. Except for the dormer window, all fenestration and doors are boarded up. The west-facing, asymmetrical façade includes a centered, hipped roof dormer with two vents flanking a diamond-paned window and an off-center, raised porch recessed beneath the roof which is supported by two slender classical columns atop a low, clapboard-sided wall. The façade also has a window, a wood and glass door, and a projecting wing with a bay window. The front porch is accessed by concrete steps with a non-original metal pole handrail on one side. Fire damage is evident along approximately two-thirds of the roof/wall juncture and the top portion of the bay window. The siding next to the bay window is also damaged.



**Photo 2.** Façade, view east (10/7/24). Note fire damage above the porch and bay window.



**Photo 3.** South elevation, view north (10/7/24). Note holes in the roof and charring along the eave and bay window.



**Photo 4.** East elevation, view west (10/7/24). Fire damage was not evident on this rear elevation.



**Photo 5.** North elevation, view south (10/7/24). Note holes in the roof and minor evidence of fire under the eaves.



**Photo 6.** Overview of the current setting, view east (10/7/24).

The south elevation has four boarded-up windows, one of which is a bay window. There is a hole in the roof on this side of the building and fire damage is evident around the bay window. The top of the window appears to be severely burned, and the siding below the window is damaged. There is a small extension on the east (rear) elevation and a boarded-up door and windows. There is no obvious fire damage to this elevation. The north elevation has four boarded-up windows and at least three holes in the roof, two of which are fairly large. Smoke stains are visible under the eave. An ADA ramp that provides access from the parking lot to the front porch has been constructed along this elevation.

The interior of the building was not accessible due to fire damage. Photographs taken during the fire show flames shooting out of both bay windows and fire fighters hosing the building through the façade windows and roof. Photos taken after the fire reveal extensive interior damage (Photos 7–10, provided by RCOE). According to RCOE, nearly half of the windows are broken, including the façade windows. Many of the window frames also sustained fire damage, and all sustained water damage.



**Photo 7.** Entry hall taken from front door (2024).



**Photo 8.** Office with bay window (2024).



**Photo 9.** One of the bay windows (2024).



**Photo 10.** Interior (2024).

The condition of the building is poor, and integrity is impaired. Changes to the setting associated with the office conversion have diminished the historic character of the property. Although care was taken to retain the basic residential appearance of the property, the parking lot lawn that visually expands the front yard area, the trees throughout the parking lot, and the large separation from other buildings cause the property to read more like a former grove cottage than the small-lot urban property that it was. The spatial relationships that identified it as part of the PPHD no longer exist.

The parking lot and the removal of the landscaped parkway from between the street and sidewalk also contribute to the break in the visual continuity of the PPHD. Integrity of the building itself has also been compromised by the fire, which destroyed the interior, resulted in the loss of nearly half of the windows, and damaged other exterior features.

### Prospect Place Historic District

The reconnaissance-level survey of the PPHD revealed that the district includes a mix of one- and two-story buildings with architectural styles ranging from Queen Anne to Craftsman bungalows. Most properties appear to be about 6,750 square feet in size with approximately 55 feet of street frontage. The houses typically have 25-foot front setbacks and 7.5-foot-wide to 10-foot-wide side setbacks. Many properties have paved walkways from the sidewalk to the house, stone or concrete retaining walls around the front yard, narrow driveways, and detached garages. Most of the streets have landscaped parkways between the sidewalk and the street. Alterations observed consist mostly of non-original windows, walls/fences, and streetlights.

During the survey, three offices (converted residences at 4473 and 4480–4482 Main Street and 4472 Orange Street) and two parking lots (4455 Main Street and 4480 Orange Street) were observed within the district boundaries (Photos 11–14). The office at 4473 Main Street is two lots south of the northern district boundary. A small sign on the front porch reads “Law Office” and there is a large sticker of Lady Justice in the front window. There is nothing else to suggest it is an office. The offices at 4480–4482 Main Street are adjacent to the northern boundary of the district. This property has a freestanding, double-faced, wooden sign in the front setback. The backyard has been turned into a parking lot for the office and the apartment building adjacent to the south (4484 Main Street). The office at 4472 Orange Street was discussed in detail above. The parking lot at 4480 Orange Street, adjacent to the south of 4472 Orange Street, includes a large carport. The 4455 Main Street parking lot is located at the northwest district boundary between a carwash and a residence. Aside from the two parking lots (4480 Orange Street and 4455 Main Street) and the office at 4472 Orange Street, the PPHD generally retains visual continuity and integrity.



**Photo 11.** Parking lot at 4455 Main Street, view west (10/7/24).



Photo 12. Law office at 4473 Main Street, view west (10/7/24).



Photo 13. Offices at 4480–4482 Main Street, view northeast (10/7/24).



**Photo 14.** Parking lot and carport at 4480 Orange Street, view southeast (Google 11/2023).

## SIGNIFICANCE EVALUATION

Based on the research and field survey results discussed above, the following sections present the historical significance re-evaluation of the property at 4472 Orange Street and the conclusion on whether it continues to qualify as a “historical resource” as defined by CEQA.

### DEFINITIONS

CEQA (PRC Chapter 2.6, Section 21083.2 and California Code of Regulations [CCR] Title 145, Chapter 3, Article 5, Section 15064.5) calls for the evaluation and recordation of historical resources. The criteria for determining the significance of impacts to historical resources are based on Section 15064.5 of the *State CEQA Guidelines* and Guidelines for the Nomination of Properties to the California Register. Properties eligible for listing in the California Register and subject to review under CEQA are those meeting the criteria for listing in the California Register, National Register, or designation under a local ordinance.

#### National Register of Historic Places

A cultural resource is evaluated for eligibility for listing in the National Register according to four criteria. These criteria generally require that the resource be 50 years of age or older and significant at the local, state, or national level according to one or more of the following:

- a. It is associated with events that have made a significant contribution to the broad patterns of our history;
- b. It is associated with the lives of persons significant in our past;
- c. It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values, or that represent a significant and distinguishable entity whose components lack individual distinction; and/or
- d. It has yielded, or may be likely to yield, information important to prehistory or history.

Properties that are not 50 years of age or older must have “exceptional significance” in accordance with National Register Criteria Considerations. The National Register also requires that a resource possess integrity, which is defined as “the ability of a property to convey its significance.” The aspects of integrity are location, design, setting, materials, workmanship, feeling, and association. To determine which of these factors are most important will depend on the particular National Register criterion under which the resource is considered eligible for listing.

#### California Register of Historical Resources

The California Register criteria are based on National Register criteria. For a property to be eligible for inclusion in the California Register, one or more of the following criteria must be met:

1. It is associated with the events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;
2. It is associated with the lives of persons important to local, California, or national history;
3. It embodies the distinctive characteristics of a type, period, region, or method or construction, or represents the work of a master, or possesses high artistic values; and/or
4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the Nation.

In addition to meeting one or more of the above criteria, the California Register requires that sufficient time has passed since a resource's period of significance to "obtain a scholarly perspective on the events or individuals associated with the resource." Fifty years is used as a general estimate of time needed to develop the perspective to understand the resource's significance (CCR 4852 [d][2]).

The California Register also requires that a resource possess integrity, which is defined as "the authenticity of an historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance" (California Office of Historic Preservation 1999:2). To retain integrity, a resource should have its original location, design, setting, materials, workmanship, feeling, and association. Which of these factors is most important depends on the particular criterion under which the resource is considered eligible for listing (California Office of Historic Preservation 1999).

### City of Riverside

Title 20 Cultural Resources of the City's Municipal Code provides criteria for the designation of Landmarks, Historic Districts, Structures of Merit, and Points of Cultural Interest (City of Riverside 2018). Because the Point of Cultural Interest designation is intended for resources that are no longer present and have no significance under CEQA (Chapter 20.50.010), it is not being considered as part of this study. The Landmark, Structure of Merit, and Historic District criteria, listed below, are applicable. Because the property is within a designated historic district, consideration under the historic district criteria is focused on whether the property qualifies as a historic district contributor.

#### *Landmark Criteria*

As defined by Title 20 (20.50.010), a Landmark is 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 represents 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.
8. Has yielded or may be likely to yield, information important in history or prehistory.

#### *Structure of Merit*

As defined by Title 20 (20.50.010), a Structure (or Resource) of Merit is any improvement or natural feature which contributes to the broader understanding of the historical, archaeological, cultural, architectural, community, aesthetic, or artistic heritage of the City while retaining sufficient integrity and meeting one or more of the following criteria:

1. Has a unique location, embodies a singular physical characteristic, or contains a view or vista representing an established and familiar visual feature within a neighborhood, community or area.
2. Is an example of a type of building which was once common but is now rare in its neighborhood, community or area.
3. Is connected with a business or use which was once common but is now rare.
4. Has yielded or may be likely to yield, information important in history or prehistory.
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.

### *Historic District*

As defined by Title 20 (20.50.010), a Historic District is an area which contains:

- A. A concentration, linkage, or continuity of cultural resources, where at least 50 percent of the structures of elements retain significant historic integrity (a geographic historic district); or
- B. A thematically-related grouping of cultural resources which contribute to each other and are unified aesthetically by plan or physical development, and which have been designated or determined eligible for designation as a Historic District by the Historic Preservation Officer or Qualified Designee, Board or City Council or is listed in the National Register of Historic Places or the California Register of Historical Resources, or is a California Historical Landmark or a California Point of Historical Interest (a thematic historic district).

In addition to either A or B above, the area also:

- 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 notable builders, designers, or architects;
- 5. Embodies a collection of elements of architectural design, detail, materials or craftsmanship that 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;
- 7. Conveys a sense of historic and architectural cohesiveness through its design, setting, materials, workmanship, or association; or
- 8. Has yielded or may be likely to yield, information important in history or prehistory.

### *Historic District Contributor*

Title 20 defines a contributor as “a building structure within a Historic District or Neighborhood Conservation Area that provides appropriate historic context, historic architecture, historic association or historic value, or is capable of yielding important information about the period” (Chapter 20.50.010).

## **EVALUATION**

In summary, the Neoclassical cottage at 4472 Orange Street was constructed in 1908 as a single-family residence for owner Henry J. Gerhardt by contractor George P. Harsh. Mr. Harsh worked as a contractor during the first decade of the 20<sup>th</sup> century before entering the automotive business. Mr.

Gerhardt was a painter who only lived in the house for a few years. The longest tenure was by the Roberts family from 1923 to at least 1960. George T. Roberts managed the National Ice and Cold Storage Company in Riverside. His daughter Winfred C. Roberts, who lived in the house until at least 1960, was an electrician in the 1940s and a landscape architect in the 1950s. No information about subsequent owners/occupants was found. In 1987 the building was converted to an office and in 2024 it was severely fire damaged. The property is a contributor to the locally designated PPHD and as such was also designated a Structure of Merit.

The building is re-evaluated below for historical significance under the criteria for listing in the National Register and California Register and for designation under the City's ordinance. The National Register and California Register criteria are very similar and have been grouped together to avoid redundancy. Several of the City's Landmark criteria are also similar to the federal and State criteria and have been grouped with them where appropriate. The Structure of Merit and Historic District criteria are listed separately.

### **National Register, California Register, and City Landmark Criteria**

***National Register Criterion A: It is associated with events that have made a significant contribution to the broad patterns of our history.***

***California Register Criterion 1: It is associated with the events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.***

***City Landmark Criterion 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.***

This building is located in the PPHD, which is one of Riverside's oldest truly residential neighborhoods. However, the residence was converted to an office in 1987. The related alterations made to the property and its surroundings radically changed the spatial relationships that conveyed the property's association with the early 20<sup>th</sup> century neighborhood. The building is now accessed by a 25-foot-wide driveway and surrounded by parking on three sides. The closest residence is more than 70 feet to the south. In addition, the landscaped parkway was removed, and the front setback was reduced to facilitate street widening. All of these things are inconsistent with the remainder of the neighborhood, which is characterized by small-lots, houses that are typically 15 to 20 feet apart, narrow driveways, and in most locations, landscaped parkways between the street and sidewalk. The property at 4472 Orange Street is no longer representative of the small-lot, residential pattern of development and does not convey its association with the neighborhood. It is not significant under these criteria.

***National Register Criterion B: It is associated with the lives of persons significant in our past.***

***California Register Criterion 2: It is associated with the lives of persons important to local, California, or national history.***

***City Landmark Criterion 2: Is identified with persons or events significant in local, state or national history.***

Research did not identify any associations with historically significant people. The property is not significant under these criteria.

***National Register Criterion C: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values, or that represent a significant and distinguishable entity whose components lack individual distinction.***

***California Register Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.***

***City Landmark Criterion 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.***

***City Landmark Criterion 4: Represents the work of a notable builder, designer, or architect, or important creative individual.***

***City Landmark Criterion 5: Embodies elements that possess high artistic values or represents a significant structural or architectural achievement or innovation.***

The property was not designed or built by a master architect, designer, or builder and does not represent any design or construction-related achievements or innovations. It is not an example of the use of indigenous materials or craftsmanship. The building does embody characteristics of the Neoclassical style such as the rectangular plan, high-pitched, hipped roof, clapboard siding, classical columns, and off-center porch under the principal roof. In addition to fire damage, alterations to the building include the addition of an ADA-compliant ramp on the north elevation and removal of nearly half of the windows including the façade windows. In its current condition, it does not compare favorably to other buildings of a similar style and vintage, including ones in the immediate vicinity. The property is not architecturally significant.

The property itself has also sustained alterations that have compromised integrity of setting and association. The parking lot lawn that visually expands the front yard area, the trees throughout the parking lot, and the large separation from other buildings cause the property to read more like a former grove cottage than the small-lot urban property that it was. The spatial relationships that identified it as part of the PPHD no longer exist. The parking lot and the change to the parkway contribute to a break in the visual continuity of the PPHD. Therefore, the property does not contribute to a significant and distinguishable entity whose components on their own lack individual distinction, namely the PPHD. The property is not significant under these criteria.

***National Register Criterion D: It has yielded, or may be likely to yield, information important to prehistory or history.***

***California Register Criterion 4: It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the Nation.***

***City Landmark Criterion 8: Has yielded or may be likely to yield, information important in history or prehistory.***

The building does not date to the prehistoric period. It was constructed in 1908 using common methods and materials for that time. It was then remodeled for use as an office in 1987. It is unlikely that it would yield any information important to history or information that cannot be found in other buildings of a similar vintage. It is not significant under these criteria.

The following addresses the remaining City Landmark criteria for designation.

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

This altered property does not exemplify special elements of the City's history. Because of the changes made to it as part of the office conversion, it no longer conveys a true sense of its history. It is not significant under this criterion.

***City Landmark Criterion 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.***

The City has many Neoclassical residences. This building is not one of the last remaining examples of the style. The property is not significant under this criterion.

### Structure of Merit Criteria

***City Structure of Merit Criterion 1: Has a unique location, embodies a singular physical characteristic, or contains a view or vista representing an established and familiar visual feature within a neighborhood, community or area.***

This property is located in the downtown area of Riverside, in an area where there are many similar buildings. There is nothing unique about its physical characteristics, location, or view. It is not significant under this criterion.

***City Structure of Merit Criterion 2: Is an example of a type of building which was once common but is now rare in its neighborhood, community or area.***

The building types associated with this property are single-family residence (1908–1987) and residential office (1987–2024). Both are exceedingly common property types in Riverside. It is not significant under this criterion.

***City Structure of Merit Criterion 3: Is connected with a business or use which was once common but is now rare.***

The property was not associated with a business historically. It is not significant under this criterion.

***City Structure of Merit Criterion 4: Has yielded or may be likely to yield, information important in history or prehistory.***

The building does not date to the prehistoric period. It was constructed in 1908 using common methods and materials for that time. It was then remodeled for use as an office in 1987. It is unlikely that it would yield any information important to history or information that cannot be found in other buildings of a similar vintage. It is not significant under this criterion.

***City Structure of Merit 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.***

This property does retain enough integrity to meet any of the Landmark or the Structure of Merit criteria. As part of its conversion to an office, the setting and spatial relationships that conveyed the property's association with early residential development in Riverside and the PPHD were radically altered and severely compromised. Additionally, as previously noted the building does not meet the Landmark designation criteria because no historically important people are associated with the former residence, and it is not the work of a master architect or builder. The building has sustained alterations including construction of an ADA-compliant ramp on the north elevation and removal of nearly half of the windows including the façade windows. A fire destroyed the interior and damaged the roof and exterior walls. This is not a rare resource as there are many examples of Neoclassical cottages in the city, including in the PPHD and the nearby Mile Square neighborhood. It is not significant under this criterion.

### **Historic District Criteria**

The PPHD was designated as a geographic historic district in 1986. The district, which has a period of significance of 1887 to 1931, represents the last remnant of five adjoining residential subdivisions created in 1887. The overall feeling is that of an early 20<sup>th</sup> century urban neighborhood. Common features include small lots, consistent front and side setbacks, narrow driveways, detached garages, and landscaped parkways adjacent to the streets. The current criteria that are most applicable to the significance of the PPHD are Criteria 6 and 7. The 4472 Orange Street property's ability to contribute to the PPHD in the context of these criteria (6 and 7) is discussed below.

***Historic District Criterion 1: Exemplifies or reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history.***

***Historic District Criterion 2: Is identified with persons or events significant in local, State, or national history.***

***Historic District Criterion 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.***

***Historic District Criterion 4: Represents the work of notable builders, designers, or architects.***

***Historic District Criterion 5: Embodies a collection of elements of architectural design, detail, materials or craftsmanship that represent a significant structural or architectural achievement or innovation.***

***Historic District Criterion 8: Has yielded or may be likely to yield, information important in history or prehistory.***

These criteria are not applicable.

***Historic District Criterion 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.***

As one of Riverside's oldest truly residential neighborhoods, the PPHD represents an important era of Riverside's settlement and growth. The small lots, 15- to 20-foot setbacks between houses, narrow driveways, and, in most locations, landscaped parkways between the street and sidewalk contribute to the urban character of the neighborhood. Conversion of the 4472 Orange Street residence to an office with related parking radically changed the spatial relationships that conveyed the property's association with the early 20<sup>th</sup> century neighborhood. The building is now accessed by a 25-foot-wide driveway and is surrounded by parking on three sides. The closest residence is more than 70 feet to the south. In addition, the landscaped parkway was removed, and the front setback was reduced to facilitate street widening. All of these things are inconsistent with the remainder of the neighborhood. The property at 4472 Orange Street is no longer representative of the small-lot, residential pattern of development and does not provide appropriate historic context or association for the PPHD. It is not a contributor to the district under this criterion.

***Historic District Criterion 7: Conveys a sense of historic and architectural cohesiveness through its design, setting, materials, workmanship, or association.***

The PPHD is not significant for its architecture per se, but it does convey a sense of cohesiveness through the subdivision design, its setting, and the materials found throughout. The subdivision is laid out with small lots, consistent front and side setbacks, and a grid street pattern (with the exception of Prospect Avenue). The right-of-way width is approximately 40 feet, including landscaped parkways that are mostly located between the curbs and sidewalks. This is not the case for 4472 Orange Street. At this location, the street has been widened to approximately 50 feet and the parkway has been shifted between the sidewalk and front yard, which essentially causes it to disappear as there is no distinction between it and the yard area. Although the front setback was reduced by the street widening, the side setbacks were enlarged significantly to accommodate the wide driveway and parking areas. This was facilitated by removal of the residence adjacent to the south at 4480 Orange Street.

The PPHD setting is a small-lot, urban neighborhood surrounded by non-residential uses on larger properties. Nearby non-residential properties include Riverside Community College to the south and west and a car wash, bank, law offices, the Press Enterprise facility, and the office at 4472 Orange Street to the north and east. Each of these occupies a large property with on-site or adjacent parking. Although the building at 4472 Orange Street is residential in appearance, its immediate setting, like other non-residential uses in the area, consists of a wide street and a large parking lot with a wide driveway. This is inconsistent with the PPHD setting.

Throughout the PPHD, wood is the dominant material found on the buildings. It is used for siding, window frames, doors, and accents. The same is true for the building at 4472 Orange Street and in this way, it does relate more to the PPHD than to the other non-residential uses in the area. However, this relationship is outweighed by the changes to the design and setting. The combination of the tree-filled parking lot and the large setbacks from other buildings gives this property an expansiveness that historically it never had. There is a sense that it was part of a multi-acre property perhaps surrounded by citrus groves. Because of this, the property does not convey the appropriate historic context or association. It is essentially creating a false sense of history and, therefore, does not contribute to the significance of the PPHD under this criterion.

## RECOMMENDATIONS

The foregoing report has provided background information on the project area, outlined the methods used in the current study, and presented the results of the various avenues of research. As a result of these efforts, LSA re-evaluated the former residence at 4472 Orange Street as not eligible for listing in the National Register or California Register or for designation as a local Landmark or Structure of Merit. In addition, it does not appear to be a contributor to the PPHD. In addition, LSA identified two locations where the PPHD boundaries could be adjusted.

**LSA recommends** to the City that the Structure of Merit designation be repealed and the property be identified as a non-contributor to the PPHD pursuant to the process outlined in Title 20 of the Riverside Municipal Code (City of Riverside 2018). Once the de-designation process is completed, the building will no longer be a historical resource for purposes of CEQA.

**LSA also recommends** to the City that the northern boundary of the PPHD be shifted to the south in two locations to eliminate the properties at 4455 Main Street (a parking lot) and 4472 and 4480 Orange Street (office and parking lot). None of these properties contribute to the significance of the PPHD and the boundary adjustment will not result in any substantial adverse changes to the significance of the PPHD.

As a matter of information, the City's website lists the properties at 4455 Main Street and 4494 Main Street/3647 15<sup>th</sup> Street as contributors to a Neighborhood Conservation Area (NCA) (City of Riverside n.d.). LSA recommends that this be reviewed and corrected, if appropriate. Also, based on the reconnaissance level survey conducted as part of this HRA, the property at 4494 Main Street/3647 15<sup>th</sup> Street has sustained alterations and may not be a contributor to the PPHD.

## REFERENCES

### Ancestry.com

- Var. A variety of records were accessed online in October and November 2024 at: <http://home.ancestry.com/>. These include City directories, voter registration records, and United States Census Data.

### California Office of Historic Preservation

- 1999 California Register and National Register: A Comparison (for purposes of determining eligibility for the California Register), OHP Technical Assistance Series #6.

### City of Riverside

- 2002 Citywide Residential Historic District Design Guidelines. On file at the City of Riverside Planning Department.
- 2012 Historic Preservation Element. Riverside General Plan 2024, Amended November 2012. On file at the City of Riverside Planning Department.
- 2018 City of Riverside Municipal Code. Accessed online in November 2024 at: [https://library.municode.com/ca/riverside/codes/code\\_of\\_ordinances?nodeId=CICORICA](https://library.municode.com/ca/riverside/codes/code_of_ordinances?nodeId=CICORICA).
- n.d. Prospect Place Historic District. Accessed online via the City's website in June 2024 at: <https://mapriverside.riversideca.gov/GeocortexWV/Viewer/?app=2d32ffc3b0f1409ea67a5023519d6f00>.
- var. Building permits for 4472 Orange Street. On file at the City of Riverside Building Division.

### Coulter, Rebecca

- 2022 Appraisal Report. Provided by the Riverside County Office of Education.

### *Lake Elsinore Valley Sun-Tribune*

- 1912 Elsinore and Vicinity. May 24, page 5.

### Map of Victoria Place

- 1887 Map of Victoria Place. A subdivision of Lot 4, S.C.C. Ass'n, Riverside, San Bernardino Co. Cal. MB 5/55. Accessed online via the Riverside County website in September 2024 at: <https://weblink.rctlma.org/WebLink/DocView.aspx?id=2260401&dbid=0>.

### *Riverside Daily Press*

- 1946 Twice Told Tales From Our Files. November 11, page 16.

### RM Sotheby's

- n.d. 1912 Everitt Six-48 Touring. Accessed online in November 2024 at: <https://rmsothebys.com/auctions/hf18/lots/r0085-1912-everitt-six48-touring/>.

### Sanborn Fire Insurance Map

1895 Maps for the City of Riverside. Accessed online in October 2024 at:  
[https://digitalsanbornmaps-proquest-com.ezproxy.lapl.org/browse\\_maps/5/792/3357/3554/49746?accountid=6749](https://digitalsanbornmaps-proquest-com.ezproxy.lapl.org/browse_maps/5/792/3357/3554/49746?accountid=6749).

1908 Maps for the City of Riverside. Accessed online in October 2024 at:  
[https://digitalsanbornmaps-proquest-com.ezproxy.lapl.org/browse\\_maps/5/792/3357/3554/49746?accountid=6749](https://digitalsanbornmaps-proquest-com.ezproxy.lapl.org/browse_maps/5/792/3357/3554/49746?accountid=6749).

### *The Perris Progress*

1912 Everitt Cars for 1912. February 1, page 4.

## **APPENDIX A**

### **DEPARTMENT OF PARKS AND RECREATION (DPR) 523 FORMS**

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 8 Resource Name or #: 4472 Orange Street

**P1. Other Identifier:** 1472 Orange Street (original address)

**\*P2. Location:**  Not for Publication  Unrestricted **\*a. County:** Riverside and (P2b and P2c or P2d. Attach a Location Map as necessary.)  
**b. USGS 7.5' Quad:** Riverside West, CA **Date:** 1980 **T2S ; R5W; S.B.B.M.**  
**c. Address:** 4472 Orange Street **City:** Riverside **Zip:** 92501  
**d. UTM: Zone:** 11; \_\_\_\_\_mE/ \_\_\_\_\_mN (G.P.S.)  
**e. Other Locational Data:** (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN 219-023-028

**\*P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
This one-story Neoclassical cottage (now an office) is situated on the east side of Orange Street in a mixed-use area. It is generally rectangular in plan and rests on a raised cut stone foundation. It is surmounted by a high-pitched, hipped roof sheathed with composition shingles and has a dormer, moderate eaves, exposed rafters, and two brick chimneys. The exterior walls are clad with clapboard siding. Except for the dormer window, all fenestration and doors are boarded up. The west-facing, asymmetrical façade includes a centered, hipped roof dormer with two vents flanking a diamond-paned window and an off-center, raised porch recessed beneath the roof which is supported by two slender classical columns atop a low, clapboard-sided wall. The façade also has a window, a wood and glass door, and a projecting wing with a bay window. The front porch is accessed by concrete steps with a non-original metal pole handrail on one side. Fire damage is evident along approximately two-thirds of the roof/wall juncture and the top portion of the bay window. The siding next to the bay window is also damaged. *See Continuation Sheet*

**\*P3b. Resource Attributes:** (Original uses) HP2-Single-family residence

**\*P4. Resources Present:**  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)



**P5b. Description of Photo:** (View, date, accession #) Façade, view east (10/7/24)

**\*P6. Date Constructed/Age and Sources:**  Historic  Prehistoric  Both  
1908 (building permit)

**\*P7. Owner and Address:**  
Riverside County Office of Education  
3939 13<sup>th</sup> Street  
Riverside, CA 92501

**\*P8. Recorded by:** (Name, affiliation, and address)  
Casey Tibbet, M.A.  
LSA Associates, Inc.  
1500 Iowa Avenue, Suite 200  
Riverside, CA 92507

**\*P9. Date Recorded:**  
October 7, 2024

**\*P10. Survey Type:** (Describe) Intensive-level CEQA compliance

**\*P11. Report Citation:** (Cite survey report and other sources, or enter "none.") Historic Resources Assessment, 4472 Orange Street, City of Riverside, Riverside County, California. Prepared by LSA in November 2024.

**\*Attachments:**  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  Photograph Record  Other (List):

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 8

\*NRHP Status Code 6Z

\*Resource Name or # (Assigned by recorder) 4472 Orange Street

**B1. Historic Name:** \_\_\_\_\_

**B2. Common Name:** \_\_\_\_\_

**B3. Original Use:** single-family residence      **B4. Present Use:** office (vacant)

\***B5. Architectural Style:** Neoclassical

\***B6. Construction History:** (Construction date, alterations, and date of alterations)

1908 – Permit issued to owner H. J. Gerhardt for a new, five-room residence. Contractor is G. P. Harsh.

1960 – Permit issued to owner W. C. Roberts to repair a storage shed.

1987 – Permit issued to owner Thompson Colgate to convert the residence to an office.

\***B7. Moved?** No    Yes    Unknown    **Date:** \_\_\_\_\_    **Original Location:** \_\_\_\_\_

\***B8. Related Features:** parking lot

**B9a. Architect:** None found      **b. Builder:** George P. Harsh

\***B10. Significance: Theme:** \_\_\_\_\_    **Area:** \_\_\_\_\_

**Period of Significance:** \_\_\_\_\_    **Property Type:** \_\_\_\_\_    **Applicable Criteria:** NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This 1908 Neoclassical cottage (now an office) is a contributor to the Prospect Place Historic District (PPHD). When the district was adopted in 1986, each contributor was also designated a Structure of Merit. Due to the recent fire damage, the building was re-evaluated. As a result of the re-evaluation, it does not appear to meet the criteria for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register) or designation as a City of Riverside (City) Landmark or Structure of Merit. In addition, it no longer contributes to the significance of the PPHD. It is not a "historical resource" for the purposes of the California Environmental Quality Act (CEQA).

**Historic Context.** Refer to the related report (see P11 on page 1).

**B11. Additional Resource Attributes:** (List attributes and codes)

\***B12. References:**

Ancestry.com

Var. A variety of records were accessed online in October and November 2024 at: <http://home.ancestry.com/>. These include City directories, voter registration records, and United States Census Data.

Chattel Architecture, Planning & Preservation, Inc.

2012 Residential Historic Resources Survey. Prepared for the City of Whittier. On file at the Planning Division, Whittier City Hall.

See Continuation Sheet

**B13. Remarks:**

\***B14. Evaluator:** Casey Tippet, M.A., LSA Associates, Inc., 1500 Iowa Avenue, Suite 200, Riverside, CA 92507

\***Date of Evaluation:** November 2024

(Sketch Map with north arrow required.)

Refer to Location Map

(This space reserved for official comments.)

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary # \_\_\_\_\_  
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\*Recorded by LSA Associates, Inc. \*Date: November 2024  Continuation  Update

**P3a. Description:** (continued from page 1)

The south elevation has four boarded up windows, one of which is a bay window. There is a hole in the roof on this side of the building and fire damage is evident around the bay window. The top of the window appears to be severely burned and the siding below the window is damaged. There is a small extension on the east (rear) elevation and a boarded-up door and windows. There is no obvious fire damage to this elevation. The north elevation has four boarded up windows and at least three holes in the roof, two of which are fairly large. Smoke stains are visible under the eave. An Americans with Disabilities Act (ADA) ramp that provides access from the parking lot to the front porch has been constructed along this elevation.

Photographs taken of the interior after the fire reveal that the interior is severely damaged and nearly half of the windows, including the façade windows, are broken and/or fire damaged.

As a result of the office conversion, the property is now accessed by a 25-foot-wide driveway, surrounded on three sides by paved parking areas, and separated from its nearest residential neighbor by approximately 70 feet. In addition, to facilitate street widening the front yard has been reduced, and the landscaped parkway between the street and sidewalk has been removed. The condition of the building is poor, and integrity is impaired.

**P5. Photo** (continued from page 1)



Overview of setting showing the extended lawn area, parking lots, wide driveway, carport, and trees. View east (10/7/24).

**B10. Significance:** (continued from page 2)

**People Associated with this Property.** In March 1908, a building permit was issued to owner H. J. Gerhardt for a new five-room house at 1472 Orange Street (now 4472); the contractor was listed as G. P. Harsh (City of Riverside var.). George P. Harsh was born in 1875 in Ohio (Ancestry.com var.). In 1897, he married a woman named Jerrie, and in 1900 was working as a contractor (Ibid.). In 1905, he was listed in the Riverside City directory as a contractor living at 1979 Myrtle Street (Ibid.). In 1906, he was issued a permit to build a \$3,000 residence at First and Orange streets (*Riverside Daily Press* 1946). By 1910, he was working in the automotive industry (Ibid.). In 1911 and 1912, Mr. Harsh was listed as working at Harsh & Forsythe, but no information was found for this business (Ibid.). Instead, it was found that Frank W. Forsythe owned and operated the Crescent Garage on Eighth Street (now University Avenue), which sold Everitt cars (Ancestry.com var.; *The Perris Progress* 1912). Everitt was a high-end American car manufactured by the Metzger Motor Car Company from 1910 to 1912 (RM Sotheby's n.d.). Frank Forsythe was killed in a car accident in May 1912, and in 1913, George Harsh was once again listed as working in the automotive industry, this time at 757 Orange Street (*Lake Elsinore Valley Sun-Tribune* 1912; Ancestry.com var.). Mr. Harsh remarried in 1921 and relocated to Orange County as early as 1924 where he worked as a salesman for many years (Ancestry.com var.).

The original owner of the residence at 4472 Orange Street was Henry J. Gerhardt (City of Riverside var.). Based on the 1910 United States Census, Henry J. Gerhardt was born in 1880 in Maryland to German parents (Ancestry.com var.). He was employed as a painter in 1910 and 1911 (Ibid.). Although City directories list him at 1472 Orange Street (now 4472 Orange) in 1910, the April 1910 United States Census lists him as part of his brother-in-law's household on Pleasant Street (Ibid.). From 1911 to at least 1918, Arthur D. Paxton, a collector for Southern California Edison and later for Southern California Gas Company, lived at 1472 South Orange Street (Ibid.). Arthur Doniphan Paxton was born in 1878 in Missouri (Ibid.).

See Continuation Sheet

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
CONTINUATION SHEET

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

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\*Recorded by LSA Associates, Inc. \*Date: November 2024  Continuation  Update

**B10. Significance:** (continued from page 3)

In 1911, he married Helen Bass and together they had two children: Harriet and Mary (Ibid.). In 1921, Benjamin E. and Lou Ellen Beddoe were listed at 1472 South Orange Street (Ibid.). Benjamin was the president of the Southern California Conference of Seventh Day Adventists (Ibid.).

From 1923 to at least 1955, George T. and Louise Roberts and/or their daughter Winford (also seen as Winfred) C. Roberts were the residents (Ancestry.com var.). It was during their tenure, around 1930, that the address changed from 1472 South Orange to 4472 Orange (Ibid.). George was born in 1858 in Massachusetts, and in 1923, he was the manager of the National Ice and Cold Storage Company in Riverside (Ibid.). He died in 1939, leaving behind his wife, who lived in the house until at least 1941, and their daughter who was there from 1942 to at least 1960 (Ibid.; City of Riverside var.). In 1947 and 1949, Winfred was listed as an electrician and in 1955 she was listed as a landscape architect (Ibid.). In 1960, a permit was issued to W. C. Roberts to repair a storage shed on the property (City of Riverside var.). No additional information was found for Winford/Winfred C. Roberts or any subsequent owners/occupants.

**Architectural Style.** The Neoclassical style developed in the mid-1890s in response to the World's Columbian Exposition in Chicago in 1893, which created a renewed interest in classical styles. The style is an eclectic mix of Georgian, Adam, early Classical Revival, and Greek Revival traditions. Neoclassical cottages, and some larger homes, were especially popular from about 1900 to 1920 and again from 1925 to the 1950s. Character-defining features of the Neoclassical style include rectangular plans, pyramidal or hipped roof, full-width or partial-width, an off-center porch under the principal roof, classical columns, and rectangular windows with wide casings (Chattel Architecture, Planning & Preservation, Inc. 2012).

**Significance Evaluation.** The building is re-evaluated below for historical significance under the criteria for listing in the National Register and California Register and for designation under the City's ordinance. The National Register and California Register criteria are very similar and have been grouped together to avoid redundancy. Several of the City's Landmark criteria are also similar to the federal and State criteria and have been grouped with them where appropriate. The Structure of Merit and Historic District criteria are listed separately.

**National Register, California Register, and City Landmark Criteria**

**National Register Criterion A:** *It is associated with events that have made a significant contribution to the broad patterns of our history.*

**California Register Criterion 1:** *It is associated with the events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.*

**City Landmark Criterion 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.*

This building is located in the PPHD, which is one of Riverside's oldest truly residential neighborhoods. However, the residence was converted to an office in 1987. The related alterations made to the property and its surroundings radically changed the spatial relationships that conveyed the property's association with the early 20<sup>th</sup> century neighborhood. The building is now accessed by a 25-foot-wide driveway and surrounded by parking on three sides. The closest residence is more than 70 feet to the south. In addition, the landscaped parkway was removed, and the front setback was reduced to facilitate street widening. All of these things are inconsistent with the remainder of the neighborhood, which is characterized by small-lots, houses that are typically 15 to 20 feet apart, narrow driveways, and in most locations, landscaped parkways between the street and sidewalk. The property at 4472 Orange Street is no longer representative of the small-lot, residential pattern of development and does not convey its association with the neighborhood. It is not significant under these criteria.

**National Register Criterion B:** *It is associated with the lives of persons significant in our past.*

**California Register Criterion 2:** *It is associated with the lives of persons important to local, California, or national history.*

**City Landmark Criterion 2:** *Is identified with persons or events significant in local, state or national history.*

Research did not identify any associations with historically significant people. The property is not significant under these criteria.

See Continuation Sheet

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**CONTINUATION SHEET**

Primary # \_\_\_\_\_  
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Trinomial \_\_\_\_\_

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\*Recorded by LSA Associates, Inc. \*Date: November 2024  Continuation  Update

**B10. Significance:** (continued from page 4)

**National Register Criterion C:** *It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values, or that represent a significant and distinguishable entity whose components lack individual distinction.*

**California Register Criterion 3:** *It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.*

**City Landmark Criterion 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.*

**City Landmark Criterion 4:** *Represents the work of a notable builder, designer, or architect, or important creative individual.*

**City Landmark Criterion 5:** *Embodies elements that possess high artistic values or represents a significant structural or architectural achievement or innovation.*

The property was not designed or built by a master architect, designer, or builder and does not represent any design or construction-related achievements or innovations. It is not an example of the use of indigenous materials or craftsmanship. The building does embody characteristics of the Neoclassical style such as the rectangular plan, high-pitched, hipped roof, clapboard siding, classical columns, and off-center porch under the principal roof. In addition to fire damage, alterations to the building include the addition of an ADA-compliant ramp on the north elevation and removal of nearly half of the windows including the façade windows. In its current condition, it does not compare favorably to other buildings of a similar style and vintage, including ones in the immediate vicinity. The property is not architecturally significant.

The property itself has also sustained alterations that have compromised the integrity of the setting and association. The parking lot lawn that visually expands the front yard area, the trees throughout the parking lot, and the large separation from other buildings cause the property to read more like a former grove cottage than the small-lot urban property that it was. The spatial relationships that identified it as part of the PPHD no longer exist. The parking lot and the change to the parkway contribute to a break in the visual continuity of the PPHD. Therefore, the property does not contribute to a significant and distinguishable entity whose components on their own lack individual distinction, namely the PPHD. The property is not significant under these criteria.

**National Register Criterion D:** *It has yielded, or may be likely to yield, information important to prehistory or history.*

**California Register Criterion 4:** *It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the Nation.*

**City Landmark Criterion 8:** *Has yielded or may be likely to yield, information important in history or prehistory.*

The building does not date to the prehistoric period. It was constructed in 1908 using common methods and materials for that time. It was then remodeled for use as an office in 1987. It is unlikely that it would yield any information important to history or information that cannot be found in other buildings of a similar vintage. It is not significant under these criteria.

The following addresses the remaining City Landmark criteria for designation:

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

This altered property does not exemplify special elements of the City's history. Because of the changes made to it as part of the office conversion, it no longer conveys a true sense of its history. It is not significant under this criterion.

**City Landmark Criterion 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.*

The City has many Neoclassical residences. This building is not one of the last remaining examples of the style. The property is not significant under this criterion.

See Continuation Sheet

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Trinomial \_\_\_\_\_

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\*Recorded by LSA Associates, Inc. \*Date: November 2024  Continuation  Update

**B10. Significance:** (continued from page 5)

**Structure of Merit Criteria**

**City Structure of Merit Criterion 1: Has a unique location, embodies a singular physical characteristic, or contains a view or vista representing an established and familiar visual feature within a neighborhood, community or area.**

This property is located in the downtown area of Riverside in an area where there are many similar buildings. There is nothing unique about its physical characteristics, location, or view. It is not significant under this criterion.

**City Structure of Merit Criterion 2: Is an example of a type of building which was once common but is now rare in its neighborhood, community or area.**

The building types associated with this property are single-family residence (1908–1987) and residential office (1987–2024). Both are exceedingly common property types in Riverside. It is not significant under this criterion.

**City Structure of Merit Criterion 3: Is connected with a business or use which was once common but is now rare.**

The property was not associated with a business historically. It is not significant under this criterion.

**City Structure of Merit Criterion 4: Has yielded or may be likely to yield, information important in history or prehistory.**

The building does not date to the prehistoric period. It was constructed in 1908 using common methods and materials for that time. It was then remodeled for use as an office in 1987. It is unlikely that it would yield any information important to history or information that cannot be found in other buildings of a similar vintage. It is not significant under this criterion.

**City Structure of Merit 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.**

This property does retain enough integrity to meet any of the Landmark or the Structure of Merit criteria. As part of its conversion to an office, the setting and spatial relationships that conveyed the property's association with early residential development in Riverside and the PPHD were radically altered and severely compromised. Additionally, as previously noted the building does not meet the Landmark designation criteria because no historically important people are associated with the former residence, and it is not the work of a master architect or builder. The building has sustained alterations including construction of an ADA-compliant ramp on the north elevation and removal of nearly half of the windows including the façade windows. A fire destroyed the interior and damaged the roof and exterior walls. This is not a rare resource as there are many examples of Neoclassical cottages in the city, including in the PPHD and the nearby Mile Square neighborhood. It is not significant under this criterion.

**Historic District Criteria**

The PPHD was designated as a geographic historic district in 1986. The district, which has a period of significance of 1887 to 1931, represents the last remnant of five adjoining residential subdivisions created in 1887. The overall feeling is that of an early 20<sup>th</sup> century urban neighborhood. Common features include small lots, consistent front and side setbacks, narrow driveways, detached garages, and landscaped parkways adjacent to the streets. The current criteria that are most applicable to the significance of the PPHD are Criteria 6 and 7. The 4472 Orange Street property's ability to contribute to the PPHD in the context of these criteria (6 and 7) is discussed below.

**Historic District Criterion 1: Exemplifies or reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history.**

This criterion is not applicable.

**Historic District Criterion 2: Is identified with persons or events significant in local, State, or national history.**

This criterion is not applicable.

**Historic District Criterion 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.**

This criterion is not applicable. (See Continuation Sheet)

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

Page 7 of 8 \*Resource Name or #: (Assigned by recorder) 4472 Orange Street

\*Recorded by LSA Associates, Inc. \*Date: November 2024  Continuation  Update

**B10. Significance:** (continued from page 6)

**Historic District Criterion 4: Represents the work of notable builders, designers, or architects.**

This criterion is not applicable.

**Historic District Criterion 5: Embodies a collection of elements of architectural design, detail, materials or craftsmanship that represent a significant structural or architectural achievement or innovation.**

This criterion is not applicable.

**Historic District Criterion 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.**

As one of Riverside's oldest truly residential neighborhoods, the PPHD represents an important era of Riverside's settlement and growth. The small lots, 15- to 20-foot setbacks between houses, narrow driveways, and, in most locations, landscaped parkways between the street and sidewalk contribute to the urban character of the neighborhood. Conversion of the 4472 Orange Street residence to an office with related parking radically changed the spatial relationships that conveyed the property's association with the early 20<sup>th</sup> century neighborhood. The building is now accessed by a 25-foot-wide driveway and surrounded by parking on three sides. The closest residence is more than 70 feet to the south. In addition, the landscaped parkway was removed, and the front setback was reduced to facilitate street widening. All of these things are inconsistent with the remainder of the neighborhood. The property at 4472 Orange Street is no longer representative of the small-lot, residential pattern of development and does not provide appropriate historic context or association for the PPHD. It is not a contributor to the district under this criterion.

**Historic District Criterion 7: Conveys a sense of historic and architectural cohesiveness through its design, setting, materials, workmanship, or association.**

The PPHD is not significant for its architecture per se, but it does convey a sense of cohesiveness through the subdivision design, its setting, and the materials found throughout the district. The subdivision is laid out with small lots, consistent front and side setbacks, and a grid street pattern (with the exception of Prospect Avenue). The right-of-way width is approximately 40 feet including landscaped parkways that are mostly located between the curbs and sidewalks. This is not the case for 4472 Orange Street. At this location, the street has been widened to approximately 50 feet, and the parkway has been shifted between the sidewalk and front yard, which essentially causes it to disappear, as there is no distinction between it and the yard area. Although the front setback was reduced by the street widening, the side setbacks were enlarged significantly to accommodate the wide driveway and parking areas. This was facilitated by removal of the residence adjacent to the south at 4480 Orange Street.

**B12. References:** (continued from page 2)

City of Riverside

n.d. Prospect Place Historic District. Accessed online via the City's website in June 2024 at: <https://mapriverside.riversideca.gov/GeocortexWV/WebViewer/?app=2d32ffc3b0f1409ea67a5023519d6f00>.

var. Building permits for 4472 Orange Street. On file at the City of Riverside Building Division.

*Lake Elsinore Valley Sun-Tribune*

1912 Elsinore and Vicinity. May 24, page 5.

*Riverside Daily Press*

1946 Twice Told Tales From Our Files. November 11, page 16.

RM Sotheby's

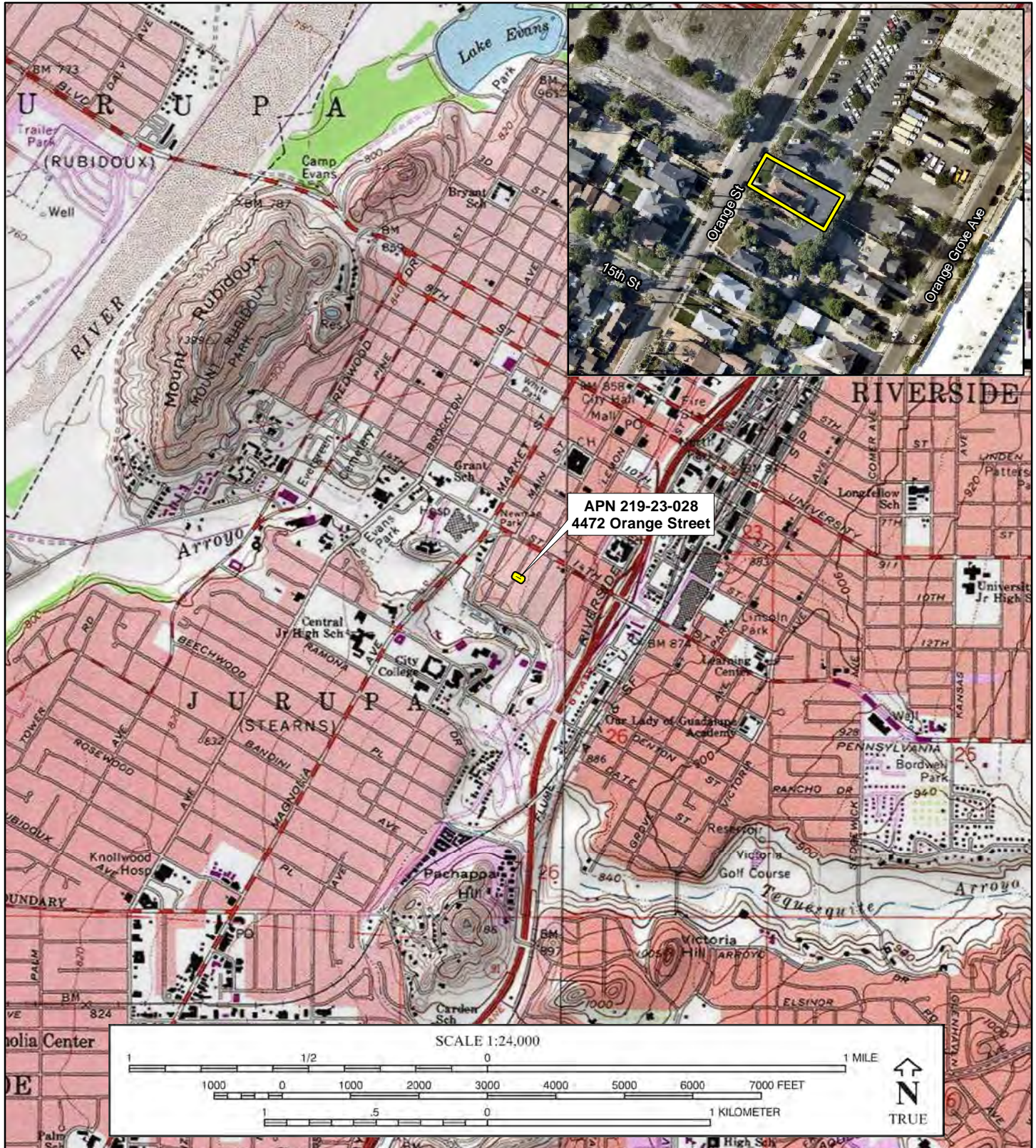
n.d. 1912 Everitt Six-48 Touring. Accessed online in November 2024 at: <https://rmsothebys.com/auctions/hf18/lots/r0085-1912-everitt-six48-touring/>.

*The Perris Progress*

1912 Everitt Cars for 1912. February 1, page 4.

State of California - Resource Agency  
**DEPARTMENT OF PARKS AND RECREATION**  
**LOCATION MAP**

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_





**Photo 7.** Entry hall taken from front door (2024).



**Photo 8.** Office with bay window (2024).



**Photo 9.** One of the bay windows (2024).



**Photo 10.** Interior (2024).

## Exhibit 8 – Site Photos



*Figure 1 - Front facade, view looking southeast*



*Figure 2 - South elevation, view looking northeast*

## Exhibit 8 – Site Photos



*Figure 3 - South elevation, view looking north*



*Figure 4 - South and east elevations, view looking northwest*

## Exhibit 8 – Site Photos



*Figure 5 - East and north elevation, view looking southwest*



*Figure 6 - North elevation, view looking south*

## Exhibit 8 – Site Photos



*Figure 7 - Front facade fire damage*



*Figure 8 - Front and south side fire damage*

## Exhibit 8 – Site Photos



*Figure 9 - South side fire damage*



*Figure 10 - South side fire damage*

## Exhibit 8 – Site Photos



*Figure 11 - 4472 Orange St context from across the street, view looking southeast*

# CITY OF RIVERSIDE

## CITY COUNCIL MEMORANDUM

(January 17, 1989)

HONORABLE MAYOR AND CITY COUNCIL

DATE: December 20, 1988

SUBJECT: APPEAL OF PROSPECT PLACE HISTORIC DISTRICT

ITEM NO.: PH (a)

On November 25, 1986, City Council requested that the Land Use Committee meet with interested property owners, inspect the structures included in the proposed Prospect Place Historic District, and present its recommendations to the City Council. Public hearings on this matter were continued several times in order to allow time for review of a traffic study being done for the Riverside Community College area. On November 22, 1988, City Council, on the recommendation of the Land Use Committee, continued the public hearing to December 20, 1988.

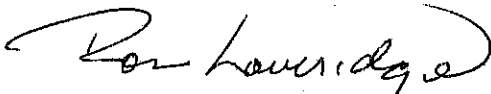
On December 8, 1988, the appeal of the Cultural Heritage Board's designation of the Prospect Place Historic District was reviewed at the Land Use Committee meeting. Following discussion, the Committee unanimously voted to recommend to the full Council that (1) The street connection from Magnolia Avenue to Main Street via 15th Street be given high priority. At the same time, the Public Works Department should be directed to seek a means to limit access onto both 15th Street and Prospect Avenue east of Main Street; and (2) That the Historic District remain in place for a period of 3 years at which time the Riverside Community College's Master Plan for new development should be completed and this appeal would be considered.

### RECOMMENDATION:

That the City Council:

1. Approve the recommendations of the Land Use Committee as stated above;
2. Bring the item back to the Land Use Committee after a period of 3 years, and further continue the public hearing to February 4, 1992; and
3. Refer the matter regarding limited access onto both 15th Street and Prospect Avenue east of Main Street as designated above to the Public Works Department for review and appropriate action.

Respectfully submitted,



Ronald O. Loveridge, Chairman  
Land Use Committee

cc: City Attorney  
City Clerk  
Historic Resources Department  
Public Works  
Cultural Heritage Board  
Riverside Community College

JAN 17 1989  
V74P277

James D. Ward  
 Thompson + Colegate  
 P.O. Box 1299 (06)

COUNCILMEMBERS

FRIZZELL  
 DILAT  
 OSBORNE  
 BOERS  
 MANSFIELD  
 CLARKE  
 LOWRIDGE

January 17, 1989

WARDS 1 2 3 4 5 6 7

Riverside Tomorrow, et al., v. the City Council of the City of Riverside, et al., Riverside County Superior Court Case No. 194804. Further, the Mayor announced that the City Council would also hold a closed session pursuant to Government Code Section 54956.8 to give instructions to the City's negotiator regarding negotiations with Ernesto Munoz De Cote concerning the sale of the property located at 5695 Glenhaven Avenue.

The Mayor and Members of the City Council recessed to the Conference Room adjoining the Council Chamber.

RECESS

At 10:45 a.m., upon completion of the closed sessions, the City Council recessed; and reconvened at 1:30 p.m., with all Members present.

PUBLIC HEARINGS BEFORE THE CITY COUNCIL AT 1:30 P.M.

**FURTHER HEARING - DESIGNATION OF PRESERVATION DIST. - PROSPECT PLACE AREA - APPEAL DENIED**  
 1:30 P.M.—Further hearing was called on the appeal of T & C Building of the decision of the Cultural Heritage Board in designating the Prospect Place area, generally bounded by Fourteenth Street, Orange Grove Avenue, Prospect Avenue and Main Street, as a Preservation District. The hearing was proceeded with, having been continued from time to time since November 25, 1986. Administrative Curator Curl presented a map of the area, and reviewed the actions of the Cultural Heritage Board in designating the Prospect Place area as Historic District No. 2. Ms. Pam Hall, representing the appellant, spoke in support of the appeal. Interested persons spoke in support of, and in opposition to, the District. One written protest was presented and considered. Following discussion, motion was made that the City Council (1) close the public hearing; (2) deny the appeal of T & C Building and affirm the Cultural Heritage Board's designation of the Prospect Place Historic District; (3) declare its intention to hold a public hearing to assess the District, with specific attention to its relationship to possible expansion of the Riverside City College campus, at the third City Council meeting in January, 1992; and (4) approve the connection between Magnolia Avenue and Main Street, and refer the matter of limited access onto both Fifteenth Street and Prospect Avenue east of Main Street to the Public Works Department for review and appropriate action.

Interested persons spoke in support of, and in opposition to, the review of the District in three years. Following discussion, a substitute motion was made to (1) deny the appeal and approve the District; (2) schedule a public hearing at the third City Council meeting in January, 1992, to assess the District, with specific attention to possible expansion of RCC; and (3) approve the connection between Magnolia Avenue and Main Street, and refer the matter of limited access onto both Fifteenth Street and Prospect Avenue east of Main Street to the Public Works Department for review and appropriate action. Following a roll call vote, Mayor Brown declared the motion not to have carried for lack of a majority vote.

A roll call vote was then taken on the original motion.

Motion	X						
Second		X					
Ayes			X				
Noes	X	X		X	X	X	
Ayes	X	X	X	X	X	X	
Noes							X

Mayor Brown excused himself during the following hearing, and Mayor Pro Tempore Osborne assumed the Chair and presided.

**FURTHER HEARING - ZONING CASE V-98-889 - 5820 SHAKER - APPEAL GRANTED - VARIANCE DENIED**  
 1:30 P.M.—Further hearing was called on the appeal of Charles T. Schultz, Reid & Hellyer, on behalf of Mr. and Mrs. Brad Simmons, from the decision of the Board of Administrative Appeals and Zoning Adjustment in approving the request of Edna B. and Donald R. Smith for the following variances to legalize an existing 42-square-foot accessory building (playhouse) for a single-family residence located at 5820 Shaker Drive, situated on the southeast side of Shaker Drive southwesterly of Country Club Drive, in Zone R-1-80: (A) to allow an accessory building to be located closer than one-half the lot depth from the front property line; and (B) to encroach up to approximately 4.5 feet into the required 7.5-foot side yard setback, Zoning Case V-98-889. The hearing had been continued from January 10, 1989, with the request from the City Council that the applicant and the appellant try to come to a compromise agreement. The appellant and the applicant advised the City Council that agreement had not been reached. Following discussion, the public hearing was officially closed. The City Council granted the appeal and denied the variance, and the City staff was requested to insure that the playhouse is relocated to a site on the subject property that conforms with the law.

Motion							X
Second							
All Ayes							

# CITY OF RIVERSIDE

## CITY COUNCIL MEMORANDUM

HONORABLE MAYOR AND CITY COUNCIL

DATE: December 20, 1988

SUBJECT: APPEAL OF PROSPECT PLACE HISTORIC DISTRICT

ITEM NO.: PH (a)

On November 25, 1986, City Council requested that the Land Use Committee meet with interested property owners, inspect the structures included in the proposed Prospect Place Historic District, and present its recommendations to the City Council. Public hearings on this matter were continued several times in order to allow time for review of a traffic study being done for the Riverside Community College area. On November 22, 1988, City Council, on the recommendation of the Land Use Committee, continued the public hearing to December 20, 1988.

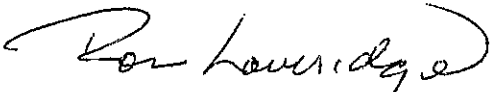
On December 8, 1988, the appeal of the Cultural Heritage Board's designation of the Prospect Place Historic District was reviewed at the Land Use Committee meeting. Following discussion, the Committee unanimously voted to recommend to the full Council that (1) The street connection from Magnolia Avenue to Main Street via 15th Street be given high priority. At the same time, the Public Works Department should be directed to seek a means to limit access onto both 15th Street and Prospect Avenue east of Main Street; and (2) That the Historic District remain in place for a period of 3 years at which time the Riverside Community College's Master Plan for new development should be completed and this appeal would be considered.

### RECOMMENDATION:

That the City Council:

1. Approve the recommendations of the Land Use Committee as stated above;
2. Bring the item back to the Land Use Committee after a period of 3 years, and further continue the public hearing to February 4, 1992; and
3. Refer the matter regarding limited access onto both 15th Street and Prospect Avenue east of Main Street as designated above to the Public Works Department for review and appropriate action.

Respectfully submitted,



Ronald O. Loveridge, Chairman  
Land Use Committee

cc: City Attorney  
City Clerk  
Historic Resources Department  
Public Works  
Cultural Heritage Board  
Riverside Community College

12-20-88  
174P245

CITY OF RIVERSIDE

James D. Ward  
Thompson + Colegate  
P.O. Box 1299 (06)

Gary L. Mc Gavin, Chairman  
Cultural Heritage Board  
5625 Magnolia Ave (06)

COUNCILMEMBERS

CLARKE  
MANSFIELD  
OSBORNE  
DIGLIANTI  
FRITZEL  
WARD 1 2 3 4 5 6 7

December 20, 1988

WARDS

extensions. No one was present wishing to speak on the matter. No protests, written or oral, were presented. The hearing was officially closed; and the time extension was granted to November 15, 1990.

Motion  
Second  
All Ayes

**FURTHER HEARING - DESIGNATION OF PRESERVATION DISTRICT - PROSPECT PLACE AREA - APPEAL - CONTINUED**

1:30 P.M.--Further hearing was called on the appeal of T & C Building of the decision of the Cultural Heritage Board in designating the Prospect Place area, generally bounded by Fourteenth Street, Orange Grove Avenue, Prospect Avenue and Main Street, as a Preservation District. The hearing had been continued from time to time since November 25, 1986. A written report was submitted from the City Council Utility Services/Land Use/Energy Development Committee recommending that the City Council (1) approve the recommendations of the Committee as follows: (a) the street connection from Magnolia Avenue to Main Street via Fifteenth Street to be given high priority. At the same time, the Public Works Department should be directed to seek a means to limit access onto both Fifteenth Street and Prospect Avenue east of Main Street; and (b) determine that the Historic District remain in place for a period of three years, at which time the Riverside Community College Master Plan for new development should be completed, and this appeal would be considered; (2) bring the item back to the Land Use Committee after a period of three years, and further continue the public hearing to February 4, 1992; and (3) refer the matter regarding limited access onto both Fifteenth Street and Prospect Avenue east of Main Street as designated in the report to the Public Works Department for review and appropriate action. Following discussion, the hearing was continued to January 17, 1989, at 1:30 p.m.; and the City Clerk was requested to readvertise the hearing and mail new notices.

Motion  
Second  
All Ayes

**FURTHER HEARING - ZONING CASE MP-2-889 - SOUTHEAST CORNER OF PALMYRITA AND NORTHGATE - APPEAL**

1:30 P.M.--Further hearing was called on the appeal of Roger A. Luebs, Dye, Thomas, Luebs & Mort, on behalf of The Magnon Companies, regarding the decision of the City Planning Commission in approving the proposal of Barton Development Company for an industrial plot plan for an industrial park complex totaling about 50 gross acres of land, Zoning Case MP-2-889. Specifically requested for approval is the first phase, consisting of 19 buildings containing approximately 182,000 square feet on approximately 12 vacant acres of land situated on the southeast corner of Palmyrita Avenue and Northgate Street in Zone MP. The hearing had been continued from November 22, 1988, when the matter was referred to the City Council Utility Services/Land Use/Energy Development Committee for review and recommendations. A written report was submitted from the Committee recommending that the City Council (1) approve the zoning case with its first phase 12-acre development proposal, including the Northgate Street vacation, per the Planning Department's recommendation of Plan A; (2) refer the matter of the Hunter Park development standards to selected members of the Hunter Park Assessment District Advisory Committee, including a few property owners of large parcels (to be determined by the Public Works and Planning Directors); (3) request the ad hoc committee to conclude its work and present the results to the Land Use Committee in six weeks; and (4) instruct the Planning Department to, in the meantime, advise Hunter Park Specific Plan developers of those properties lying easterly of Iowa Avenue in the Industrial Park designation that the City Council favors the implementation of the specific plan by way of a large lot and a large building approach, pending any amendment to the Hunter Park Specific Plan. The appellant spoke in opposition to the proposal of Barton Development Company. Mr. Douglas Shackelton, J. F. Davidson Associates, representing the applicant, spoke in support of the proposed project as approved by the City Planning Commission. No written protests were presented. Following discussion, the public hearing was officially closed.

Motion  
Second  
All Ayes

The City Council approved the Land Use Committee recommendations, as presented; and requested the Public Works Department to furnish the necessary legal description and the City Attorney to prepare the appropriate resolution to set a public hearing to consider Case VAC-5-889, the proposed vacation of a portion of Northgate Street.

Motion  
Second  
Ayes  
Noes

**MAYOR'S VETO - WITHDRAWN**

The Mayor announced his veto of the motion passed.

Following further discussion, Mayor Brown withdrew his veto to permit reconsideration of the matter by the City Council.



CITY OF RIVERSIDE  
CITY COUNCIL MEMORANDUM

HONORABLE MAYOR and CITY COUNCIL

DATE: November 25, 1986

SUBJECT: APPEAL OF PROSPECT PLACE HISTORIC DISTRICT AGENDA ITEM#: PH (h)

Attached, with a cover letter from Cultural Heritage Board Chairman Gary McGavin, is a letter from Robert H. Matheson, Jr.--representing Thompson C. Colgate, Attorneys At Law--appealing the Cultural Heritage Board's designation of the Prospect Place Historic District. Also attached is documentation relevant to the Board's deliberation regarding the nomination of the district, culminating in the 10/15/86 designation.

Upon hearing this appeal, the City Council may--according to the City's Cultural Resources Ordinance--by resolution affirm, reverse or modify the determination of the Board.

RECOMMENDATION

That the City Council determine whether it wishes to affirm, reverse or modify the Cultural Heritage Board's designation of the Prospect Place Historic District.

PREPARED BY:

Approved by,

William G. Dougall

William G. Dougall  
Historic Resources Director

Douglas G. Weiford

Douglas G. Weiford  
City Manager

Attachment: Appeal package

cc: City Attorney  
City Clerk

11-25-86  
V72 P249

12-20-88  
1:30 p.m.

CITY OF RIVERSIDE

COUNCILMEMBERS

Minutes of Regular Meeting of the City Council  
 Date of Meeting: November 22, 1988  
 Time of Meeting: 3 P.M.  
 Place of Meeting: Council Chamber, City Hall

WARD 1 2 3 4 5 6 7  
 FITZGERALD  
 DUGAN  
 OSBORN  
 BOWERS  
 MANSFIELD  
 CLARKE  
 LOVERIDGE

Roll Call:

Present X X X X X X X

The Invocation was given by Councilman Loveridge.

The Pledge of Allegiance was given to the Flag.

MINUTES

The Minutes of the Meeting of November 15, 1988, were approved as submitted.

Motion X  
 Second X  
 All Ayes

*Gary L. McGuavin, Chairman  
 Cultural Heritage Bd.  
 5625 Magnolia Ave (CW)*  
*Mr James D. Ward  
 Thompson & Colgate  
 P.O. Box 1299 (CW)*

PRESENTATION

Mayor Brown called upon Doug Greene, Fire Chief, who presented a Certificate of Appreciation to Gilles Aouizerat, University Painting Pros, who, together with his partner John Guerrini, performed a "Charity-Paint" at Fire Station No. 1.

PUBLIC HEARINGS BEFORE THE CITY COUNCIL AT 3 P.M.

FURTHER HEARING - DESIGNATION OF PRESERVATION DISTRICT - PROSPECT PLACE AREA - APPEAL - CONTINUED

3 P.M.--Further hearing was called on the appeal of T & C Building of the decision of the Cultural Heritage Board in designating the Prospect Place area, generally bounded by Fourteenth Street, Orange Grove Avenue, Prospect Avenue and Main Street, as a Preservation District. The hearing had been continued from November 25, 1986, when the City Council Utility Services/Land Use/Energy Development Committee was requested to meet with interested property owners, inspect the structures included in the proposed District, and present its recommendations to the City Council. The hearing had been further continued from time to time since January 20, 1987, and most recently from October 25, 1988, at the recommendation of the Committee to allow time for review of the traffic study being done for the Riverside Community College area. In consideration of the recommendation of Chairman Loveridge of the City Council Utility Services/Land Use/Energy Development Committee, the hearing was further continued to December 20, 1988, at 1:30 p.m.

Motion X  
 Second X  
 All Ayes

FURTHER HEARING - ZONING CASE V-56-889 - NORTH SIDE VAN BUREN WESTERLY OF BARTON (EXTENDED) - APPEAL GRANTED - VARIANCES APPROVED - RESOLUTION

3 P.M.--Further hearing was called on the appeal of Jeffrey D. Sims, J. F. Davidson Associates, Inc., on behalf of Homestead Land Development Corporation, from the decision of the Board of Administrative Appeals and Zoning Adjustment in denying their request for the following minor variances to construct 124 single-family residences within a recorded and undeveloped subdivision (Tract 20393-1), generally situated on the north side of Van Buren Boulevard westerly of Barton Road (extended), in Zone R-1-65: (A) to allow future dwellings on 25 lots to encroach (by varying distances) up to approximately ten feet into the required 25-foot rear yard setbacks; and (B) to allow future dwellings on 114 lots to encroach (by varying distances) up to approximately five feet into the required ten-foot side yard, Zoning Case V-56-889. The hearing had been continued from October 25, 1988, when the Planning Department was requested to publish the necessary notice of negative declaration. The public hearing was officially closed. The appeal was granted, and the variances were approved, subject to the applicable conditions recommended by the Planning Department and stated in full in the attachment to the communication from the Board of Administrative Appeals and Zoning Adjustment pertaining to this case. The City Council determined that approval of the variances would not have a significant adverse impact on the environment; and Resolution No. 16967 of the City Council of the City of Riverside, California, Rendering Its Decision Granting a Variance, was presented; and the title having been read, and further reading waived by the unanimous consent of Councilmembers present, was adopted.

Motion X  
 Second X  
 All Ayes

FURTHER HEARING - TRACT MAP 23709 - 1411 BRADLEY - CONTINUED TO EVENING SESSION

3 P.M.--Further hearing was called on the appeal of Robert Gallucci, President, Marlin Construction Company, from the decision of the City Planning Commission in failing to approve their proposal to divide approximately 4.7 acres of land at 1411 Bradley Street into approximately six lots for residential purposes, developed with a single-family residence and accessory building, situated on the northerly side of Bradley Street approximately 330 feet easterly of Whitegate Avenue, in Zone R-1-130, Tract Map 23709. The hearing had been continued from October 18, 1988, for publication of the notice of negative declaration, and to allow time for the owner and developer of the subject property

CITY OF RIVERSIDE

11-22-88  
3 PM

a

COUNCILMEMBERS

LOVERIDGE  
CLARKE  
MANFIELD  
BOMERS  
OSBORNE  
D. GANN  
FRIZZELL

Minutes of Regular Meeting of the City Council  
Date of Meeting: October 25, 1988  
Time of Meeting: 3 P.M.  
Place of Meeting: Council Chamber, City Hall

WARDS 1 2 3 4 5 6 7

Roll Call:

Present X X X X X X X

JOINT PUBLIC HEARING BEFORE THE CITY COUNCIL AND THE REDEVELOPMENT AGENCY AT 3 P.M.

JOINT PUBLIC HEARING WITH REDEVELOPMENT AGENCY - DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN REDEVELOPMENT AGENCY AND PEPSI-COLA BOTTLING COMPANY - SALE OF PROPERTY IN SYCAMORE CANYON AND BOX SPRINGS INDUSTRIAL PARK REDEVELOPMENT PROJECT AREA - RESOLUTION 3 P.M.--Joint hearing of the Redevelopment Agency and City Council was called to consider the sale by the Redevelopment Agency of property located in the Sycamore Canyon and Box Springs Industrial Park Redevelopment Project area, pursuant to the terms of a Disposition and Development Agreement to be entered into by and between the Redevelopment Agency of the City of Riverside and Pepsi-Cola Bottling Company of Los Angeles, Inc., for sale and development of real property. The site is commonly referred to as the southwest corner of proposed Brown Street and Eastridge Avenue. A written report was submitted from the City Manager and the Development Director, concurred in by the Assistant City Manager-Development, recommending that the City Council (1) approve the sales price described in the Disposition and Development Agreement between the Redevelopment Agency and Pepsi-Cola Bottling Company of Los Angeles, Inc., and find that the sales price to the developer is less than the estimated value, determined at the highest use permitted under the Redevelopment Plan, and further find that such lesser consideration is necessary to effectuate the purposes of the Redevelopment Plan; and (2) adopt the appropriate resolution approving the sale of said real property of the Disposition and Development Agreement between the Redevelopment Agency and Pepsi-Cola Bottling Company of Los Angeles, Inc., and making certain findings with respect to such sale. A representative of Pepsi-Cola Bottling Company spoke in support of the proposed Agreement. No written or oral protests were presented. Following discussion, the public hearing was officially closed.

Motion X  
Second X  
All Ayes

The City Council approved the recommendations as presented; and Resolution No. 16942 of the City Council of the City of Riverside, California, Approving the Purchase and Sale of Real Property by the Redevelopment Agency of the City of Riverside Pursuant to That Certain Disposition and Development Agreement by and Between the Redevelopment Agency of the City of Riverside and Pepsi Cola Bottling Company of Los Angeles, Inc., was presented; and the title having been read, and further reading waived by the unanimous consent of Councilmembers present, was adopted.

Motion X  
Second X  
All Ayes

The Invocation was given by Councilman Clarke.

The Pledge of Allegiance was given to the Flag.

MINUTES

The Minutes of the Meeting of October 18, 1988, were approved as submitted.

Motion X  
Second X  
All Ayes

*Mr. James D. Ward  
Thompson & Colegate  
P.O. Box 1297 (006)*

*Gary L. McGavin, Chairman  
Cultural Heritage Bd  
5025 Magnolia Ave (006)*

PUBLIC HEARINGS BEFORE THE CITY COUNCIL AT 3 P.M.

FURTHER HEARING - DESIGNATION OF PRESERVATION DISTRICT - PROSPECT PLACE AREA - APPEAL - CONTINUED

3 P.M.--Further hearing was called on the appeal of T & C Building of the decision of the Cultural Heritage Board in designating the Prospect Place area, generally bounded by Fourteenth Street, Orange Grove Avenue, Prospect Avenue and Main Street, as a Preservation District. The hearing had been continued from November 25, 1986, when the City Council Utility Services/Land Use/Energy Development Committee was requested to meet with interested property owners, inspect the structures included in the proposed District, and present its recommendations to the City Council. The hearing had been further continued from time to time since January 20, 1987, and most recently from September 13, 1988, at the recommendation of the Committee to allow time for review of the traffic study being done for the Riverside Community College area. In consideration of the recommendation of Councilman Loveridge, the hearing was further continued to November 22, 1988, at 3 p.m.

Motion X  
Second X  
All Ayes

ZONING CASE R-16-889 - 6643 SCHOOL CIRCLE - REZONING - ORDINANCE INTRODUCED

3 P.M.--Hearing was called on the proposal of DiManno Construction Company to rezone approximately one-third vacant acre of land located at 6643 School Circle, situated on the northwesterly side of School Circle northerly of Shatto Place, in Zone R0 and remove the same from Zone R-1-65; with the City Council to also consider supplementing the

CITY OF RIVERSIDE

COUNCILMEMBERS

10-25  
3 p.m.

LOVERIDGE  
CLARK  
MANSFIELD  
BOWEN  
OSBORN  
DUGATI  
FITZEL

September 13, 1988

WARDS 1 2 3 4 5 6 7

CITY MANAGER

PARKING LOT 37 - CONTINUED

A written report was submitted from the City Manager and the Assistant City Manager-Development, concurred in by the Public Works Director, recommending that the City Council adopt the appropriate resolution lowering the permit spaces on Parking Lot 37 to a total of 41 and establishing a three-hour limit on all other public spaces within that lot. At the request of Councilman Loveridge, the matter was continued to September 20, 1988, for further consideration.

Motion X  
Second X  
All Ayes

PERSONAL APPEARANCE

REPORT FROM BOARD OF PUBLIC UTILITIES

Mr. Herbert Barnett, Chairman of the Board of Public Utilities, presented the report of Board activities and answered questions from the City Council. Following discussion, the City Council thanked Chairman Barnett for the report and for his years of dedicated service on the Board.

CITY COUNCIL

ANNOUNCEMENTS REGARDING CITY COUNCIL COMMITTEE MEETINGS

The following announcements were made regarding City Council standing committee meetings: The regular meeting of the Utility Services/Land Use/Energy Development Committee, scheduled for September 15, 1988, has been cancelled. The Finance Committee will hold its regular meeting on Monday, September 19, 1988, at 3:30 p.m., in the Seventh Floor Conference Room. The Governmental Affairs Committee will meet on Tuesday, September 20, 1988, at 12 noon, in the City Council Board Room.

RADON - REFERRED TO ENVIRONMENTAL PROTECTION COMMISSION

Following a brief discussion, the City Council referred the question of radon and the appropriate City position to the Environmental Protection Commission for a report within 60 days.

Motion X  
Second X  
All Ayes

LEGAL DEPARTMENT

CLOSED SESSION

Mayor Brown announced that the City Council would recess to a closed session pursuant to Government Code Section 54956.9(a) to confer with its attorney regarding pending litigation which has been initiated formally and to which the City is a party—the title of the litigation being Riverside Tomorrow v. the City Council of the City of Riverside, et al., Riverside County Superior Court Case No. 194804; as well as to confer with its attorney pursuant to Government Code Section 54956.9(c) to consider whether to initiate litigation.

The Mayor and Members of the City Council recessed to the Conference Room adjoining the Council Chamber.

Following completion of the closed session, the City Council recessed for lunch; and reconvened at 1:30 p.m., with all Members present except Councilman Loveridge.

PUBLIC HEARINGS BEFORE THE CITY COUNCIL AT 1:30 P.M.

FURTHER HEARING - DESIGNATION OF PRESERVATION DISTRICT - PROSPECT PLACE AREA - APPEAL - CONTINUED

1:30 P.M.—Further hearing was called on the appeal of T & C Building of the decision of the Cultural Heritage Board in designating the Prospect Place area, generally bounded by Fourteenth Street, Orange Grove Avenue, Prospect Avenue and Main Street, as a Preservation District. The hearing had been continued from time to time, at the recommendation of the City Council Utility Services/Land Use/Energy Development Committee, to allow time for completion and review of the traffic study being done for the Riverside Community College area. The hearing was further continued to October 25, 1988, at 3 p.m.

Motion X  
Second X  
All Ayes

FORMATION OF LANDSCAPE MAINTENANCE DISTRICT 88-1 - LUSK/HIGHLANDER DEVELOPMENT PROJECT - ESTABLISHMENT - RESOLUTION

1:30 P.M.—Hearing was called on Resolution No. 16878, adopted August 9, 1988, relative to the formation of an assessment district for the Lusk/Highlander development project, pursuant to the Landscaping and Lighting Act of 1972, for the installation and planting

Mr. James D. Thompson & Co. Ward 1299 P.O. Box 1299 (02)

Mr. Gary L. Mc Gavin, Chairman Cultural Heritage Bd 5625 Magnolia Ave (06)

9-13  
1:30 P.M.

COUNCILMEMBERS

FRITZEL  
DIGERT  
OSBORNE  
BOWERS  
WANSFELD  
CLARK  
LOVERIDGE

April 19, 1988

WARDS

1 2 3 4 5 6 7

ORAL COMMUNICATION FROM THE AUDIENCE

JOHN A. SOFLEY, ABBA'S ENTERPRISES, LTD. - REFERRED TO STAFF

Mr. John A. Sofley, representing ABBA's Enterprises, Ltd., complained of Police actions against participants in his recovery program. The matter was referred to the City Manager and the City Attorney.

Motion  
Second  
All Ayes

X  
X

RECESS

Following completion of the morning agenda, the City Council recessed, and reconvened at 1:30 p.m. in the Mayor's Ceremonial Room, Seventh Floor, City Hall, with all Members present.

PUBLIC HEARINGS BEFORE THE CITY COUNCIL AT 1:30 P.M.

ZONING CASE R-41-812 - INDIANA AND MADISON - TIME EXTENSION REQUEST - CONTINUED

1:30 P.M.--Hearing was called on the request of Joseph N. Beeler, J. N. Beeler and Associates, on behalf of C. L. Smith, Zoning Case R-41-812, for a one-year time extension in which to complete the conditions of approval under Zoning Case R-41-812, relating to property totaling approximately 5.5 acres of land at 7340-7360 Indiana Avenue, 7438-7454 Indiana Avenue, 7474 Indiana Avenue and 3311 Madison Street, situated on the southeasterly side of Indiana Avenue and northeasterly side of Madison Street. Petition for a zone change from Zones R-1-65 and C-3 to Zones C-3 and YS was granted on September 21, 1982; and this is the fourth request for a time extension. This case has been active for five years or more and requires a public hearing prior to granting a time extension. Failure to approve the time extension request will rescind the tentatively-approved C-3 and YS zoning. A communication was presented from the applicant requesting a one-week continuance of this hearing so he can be in attendance. Accordingly, the hearing was continued to April 26, 1988, at 3 p.m.

Motion  
Second  
All Ayes

X  
X

FURTHER HEARING - DESIGNATION OF PRESERVATION DISTRICT - PROSPECT PLACE AREA - APPEAL - CONTINUED

1:30 p.m.--Further hearing was called on the appeal of T & C Building of the decision of the Cultural Heritage Board in designating the Prospect Place area, generally bounded by Fourteenth Street, Orange Grove Avenue, Prospect Avenue and Main Street, as a Preservation District. The hearing had been continued from November 25, 1986, when the City Council Utility Services/Land Use/Energy Development Committee was requested to meet with interested property owners, inspect the structures included in the proposed District, and present its recommendations to the City Council. The hearing was further continued from time to time, most recently from October 20, 1987, at the recommendation of the Committee to allow time for completion and review of the traffic study being done for the Riverside Community College area. Following discussion, the hearing was continued to September 13, 1988, at 1:30 p.m. Further, the City Council asked the Public Works Department to provide a firm date when the review of the consultant's traffic study will be presented to the Land Use Committee.

Motion  
Second  
All Ayes

X  
X

Mr. James D. Ward  
Thompson + Colegate  
P.O. 1299 (02)

ZONING CASE R-53-878 - 4453-55 MAIN - APPEAL - CONTINUED

1:30 P.M.--Hearing was called on the appeal of John Jordan, Albert A. Webb Associates, on behalf of Jerome F. Wall, Community Orthopaedic Medical Group, of the City Planning Commission action regarding their request to place an approximately 8,700-square-foot parcel of land at 4453-55 Main Street, developed with a single-family residence and accessory building proposed for a parking lot, situated on the westerly side of Main Street extending through to Prospect Avenue approximately 310 feet southerly of Fourteenth Street, in Zone R0 and remove the same from Zone R-3; with the City Council to also consider supplementing the requested zoning with Zones S and X, Zoning Case R-53-878. As heretofore directed by the City Council, the minutes of the City Planning Commission pertaining to this case are on file and are a part of the evidence submitted at this hearing, whether or not any portion thereof is read or discussed. The communication from the City Planning Commission stated that the Commission, by a vote of 8 ayes to 0 noes, approved Zone P in lieu of the requested Zone R0, subject to the following conditions: (1) There shall be a two-year time limit in which to satisfy the following conditions and finalize this action. Subsequent one-year time extensions may be granted by the City Council upon request by the applicant. Any extension of time beyond five years may only be granted after an advertised public hearing by the City Council; (2) The provision of utility easements, water, street lights and electrical underground and/or overhead facilities and fees in accordance with the rules and regulations of the Public Utilities Department; (3) The Historic Structures Relocation Policy shall apply to this site. In addition, the applicant in good faith will be required to work with

Mr. Gary L. McGavin, Chairman  
Cultural Heritage Board  
5625 Magnolia Ave. (06)

CITY OF RIVERSIDE

COUNCILMEMBERS

LOVERIDGE  
CLARKE  
MANSFIELD  
BOYERS  
REYNOLDS  
DIGATI  
PETERSON

October 20, 1987

WARDS

2 3 4 5 6

the City Council Utility Services/Land Use/Energy Development Committee, and the statement of the Public Works Director that not all conditions of the rezoning have been met, the matter was continued to October 27, 1987.

Motion X  
Second X  
All Ayes

JOINT CITY-COUNTY STUDY OF COOPERATIVE EFFORTS OF MUSEUM ACTIVITIES

A written report was submitted from Councilman Loveridge recommending that the City Council approve retaining the Hartman Planning Group to undertake a preliminary study of joint City-County Cooperative Efforts of Museum activities as described in the report, and authorize an expenditure for such purpose from Professional Services Account 1-441-182, not to exceed \$4,000. Following a brief discussion, the recommendation was approved as presented.

Motion X  
Second X  
All Ayes

ANNOUNCEMENTS REGARDING CITY COUNCIL COMMITTEE MEETINGS

The following announcements were made regarding City Council standing committee meetings: The Governmental Affairs Committee will hold its regular meeting at 12 noon, this date, in the City Council Board Room. The Recreation and Cultural Committee will meet on Thursday, October 22, 1987, at 2 p.m., in the City Council Board Room. The Public Safety Committee will meet on Friday, October 23, 1987, at 12 noon, in the City Council Board Room.

RECESS FOR PARKING AUTHORITY, INDUSTRIAL DEVELOPMENT AUTHORITY AND ECONOMIC DEVELOPMENT AUTHORITY

The City Council recessed for the purpose of sitting as the Parking Authority, the Industrial Development Authority and the Economic Development Authority.

There being no business to be conducted, the meetings were adjourned; and the body reconvened as the City Council of the City of Riverside.

CLOSED SESSION

Mayor Brown announced that the City Council would recess to a closed session (1) to confer with its attorney regarding pending litigation pursuant to Government Code Section 54956.9(b)(1); (2) to consider personnel matters pursuant to Government Code Section 54957; and (3) pursuant to Government Code Section 54956.8 to give instructions to the City's negotiator regarding negotiations with Gaylor W. Singletary concerning the sale of property located at Central and Chicago Avenues.

The Mayor and Members of the City Council recessed to the Conference Room adjoining the Council Chamber.

At 12 noon, the Mayor announced the continuance of the closed session regarding pending litigation until later in the day.

RECESS

The City Council recessed, and reconvened at 1:30 p.m., with all Members present except Councilman Clarke.

*James D. Ward  
Thompson & Colagate  
P.O. Box 1299 (02)*

PUBLIC HEARINGS BEFORE THE CITY COUNCIL AT 1:30 P.M.

FURTHER HEARING - DESIGNATION OF PRESERVATION DISTRICT - PROSPECT PLACE AREA - APPEAL - CONTINUED

*Gary L. McGowan  
Chairman  
CHB  
8625  
Magnuson  
Av  
(06)*

1:30 P.M.—Further hearing was called on the appeal of T & C Building of the decision of the Cultural Heritage Board in designating the Prospect Place area, generally bounded by Fourteenth Street, Orange Grove Avenue, Prospect Avenue and Main Street, as a Preservation District. The hearing had been continued from November 25, 1986, when the City Council Utility Services/Land Use/Energy Development Committee was requested to meet with interested property owners, inspect the structures included in the proposed District, and present its recommendations to the City Council. The hearing was further continued from time to time, most recently from September 22, 1987, at the recommendation of the Committee to allow time for review of the traffic study being done for the Riverside Community College area. Chairman Loveridge of the Land Use Committee recommended a six-month continuance of the hearing to allow for completion and review of the traffic study. Accordingly, the hearing was continued to April 19, 1988, at 1:30 p.m.

Motion X  
Second X  
All Ayes X

FURTHER HEARING - ZONING CASE R-14-878 - 3673 ARLINGTON - APPEAL GRANTED - ORDINANCE INTRODUCED

1:30 P.M.—Further hearing was called on the appeal of D. B. and Kazuko Buhrmester from the decision of the City Planning Commission in denying the request of Dorothy H. Miller

CITY OF RIVERSIDE

10-20  
1:30 P.M.

COUNCILMEMBERS

Minutes of Regular Meeting of the City Council  
 Date of Meeting: September 22, 1987  
 Time of Meeting: 3:00 P.M.  
 Place of Meeting: Council Chamber, City Hall

PETERSON 7  
 DIGATI 6  
 BOWERS 5  
 BOWERS 4  
 BOWERS 3  
 BOWERS 2  
 CLARKE 1  
 LOVERIDGE 1

WARDS

Roll Call:

Present A X X X X X X

Councilman Loveridge will be absent as he is attending a meeting of the International Downtown Association.

The Invocation was given by Councilman Bowers.

The Pledge of Allegiance was given to the Flag.

MINUTES

The Minutes of the Meeting of September 15, 1987, were approved as submitted.

Motion X  
 Second X  
 All Ayes

PUBLIC HEARINGS BEFORE THE CITY COUNCIL AT 3:00 P.M.

*James D. Ward, Thompson*

*Dorey L. McDevlin, Chmn., 5625 Mag. Ave. (06)*

*Colgate, D. O. 1299 (02)*

FURTHER HEARING - DESIGNATION OF PRESERVATION DISTRICT - PROSPECT PLACE AREA - APPEAL - CONTINUED

3:00 P.M.—Further hearing was called on the appeal of T & C Building of the decision of the Cultural Heritage Board in designating the Prospect Place area, generally bounded by Fourteenth Street, Orange Grove Avenue, Prospect Avenue and Main Street, as a Preservation District. The hearing had been continued from time to time since November 25, 1986, for the City Council Utility Services/Land Use/Energy Development Committee to meet with interested property owners, inspect the structures included in the proposed District, review the traffic study being done for the Riverside Community College area, and present its recommendations to the City Council. In consideration of the recommendation from the City Council Utility Services/Land Use/Energy Development Committee, the hearing was further continued to October 20, 1987, at 1:30 p.m.

Motion X  
 Second X  
 All Ayes

ACQUISITION OF REAL PROPERTY BY EMINENT DOMAIN - ALESSANDRO AND WOOD TRUNK SEWER LINE - RESOLUTION

3:00 P.M.—Hearing was called on the proposed acquisition of real property by the City of Riverside, through its powers of eminent domain, for the construction, operation and maintenance of the Alessandro Boulevard and Wood Road trunk sewer line in future Brown Street connecting to the Canyon Springs trunk sewer line and storm drains necessary thereto. A written report was submitted from the City Manager and the Administrative Services Director, concurred in by the Public Works Director and the City Attorney, recommending that the City Council adopt a Resolution of Necessity and authorize the City Attorney to commence eminent domain proceedings to acquire the real property rights for the Alessandro/Wood Road Trunk Sewer. The City Clerk advised that one written request to appear and be heard had been received. No one was present wishing to speak on the matter. No written protests were presented. Following a brief discussion, the public hearing was officially closed.

Motion X  
 Second X  
 All Ayes

The City Council determined that (a) the public interest and necessity require the project; (b) the project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury; (c) the property interests sought to be acquired are necessary for the project; and (d) the offer required by Section 7267.2 of the Government Code was made to the owners of record. Resolution No. 16616 of the City Council of the City of Riverside, California, Making Findings and Determinations Relating to the Acquisition by Eminent Domain of Certain Permanent Sewer, Slope and Storm Drain Easements and Temporary Construction Easements for the Construction, Operation, Maintenance and Use of the Alessandro Boulevard and Wood Road Trunk Sewer Line in Future Brown Street Connecting to the Canyon Springs Trunk Sewer, and Storm Drains Necessary Thereto; and Authorizing the City Attorney to Commence and Prosecute Proceedings in Eminent Domain, was presented; and the title having been read, and further reading waived by the unanimous consent of Councilmembers present, was adopted.

Motion X  
 Second X  
 All Ayes

ZONING CASE R-14-878 - 3673 ARLINGTON - APPEAL - CONTINUED

3:00 P.M.—Hearing was called on the appeal of D. B. and Kazuko Buhrmester from the decision of the City Planning Commission in denying the request of Dorothy H. Miller to place the approximately .16 acre of land at 3673 Arlington Avenue, developed with a residence, situated on the northerly side of Arlington Avenue westerly of Yellowstone Drive, in Zone R0 and remove the same from Zone R-1-65; with the City Council to also consider supplementing the requested zoning with Zones S and X, Zoning Case R-14-878. As heretofore directed by the City Council, the minutes of the City Planning Commission pertaining to this case are on file and are a part of the evidence submitted at this hearing, whether or not any portion thereof is read or discussed. The communication from the

July 21, 1987

WARDS

CLARKE  
LOVERIDGE  
MANSFIELD  
BOWERS  
RITICK  
DIGALL  
PETERSON

9-22  
3 PM

CITY MANAGER

REQUEST FOR PROPOSALS - PERFORMING ARTS CENTER STUDY - REFERRED TO COMMITTEE

A written report was submitted from the City Manager and the Assistant City Manager recommending that the City Council (1) approve the final Request for Proposal and authorize the solicitation of proposals to prepare a performing arts center study; and (2) appoint a panel to review the submitted proposals and make recommendations to the City Council. Following a brief discussion, Recommendation (1) was approved as presented; and the City Council Governmental Affairs Committee was requested to nominate a proposed panel to be submitted to the City Council for approval.

Motion  
Second  
All Ayes

X

X

CITY CLERK

REQUEST FOR EVENING HEARING - TRACT MAP 22527 - BRADLEY AND GOLDEN STAR

A written report was submitted from the City Clerk advising that a request had been received for an evening public hearing for Tract Map 22527, the proposal to divide approximately 20.5 acres of land into approximately 48 lots for residential purposes, located on the northerly side of Bradley Street (extended) and both sides of Golden Star Avenue (extended), in Zone R-1-130. Following a brief discussion, the hearing was set for August 4, 1987, at 6:30 p.m.

Motion  
Second  
All Ayes

X

X

CITY COUNCIL

A.I.D.S. EPIDEMIC - REFERRED TO COMMITTEE

In consideration of the recommendation of Councilman Clarke, the City Council Governmental Affairs Committee was requested to consider the many aspects of the A.I.D.S. epidemic, including a possible antidiscrimination ordinance, and present its recommendations to the City Council.

Motion  
Second  
All Ayes

X

X

ANNOUNCEMENTS REGARDING CITY COUNCIL COMMITTEE MEETINGS

The following announcements were made regarding City Council standing committee meetings: The Governmental Affairs Committee will hold its regular meeting this date during the noon recess, in the City Council Board Room. The regular meeting of the Public Safety Committee will be held on Friday, July 24, 1987, at 12 noon, in the City Council Board Room. The Utility Services/Land Use/Energy Development Committee will meet on Thursday, July 30, 1987, at 2 p.m., in the City Council Board Room. The regular meeting of the Finance Committee will be held on Monday, August 3, 1987, at 3:30 p.m., in the Seventh Floor Conference Room. The Governmental Affairs Committee will hold its regular meeting on Tuesday, August 4, 1987, at 12 noon, in the City Council Board Room.

RECESS FOR PARKING AUTHORITY, INDUSTRIAL DEVELOPMENT AUTHORITY AND ECONOMIC DEVELOPMENT AUTHORITY

The City Council recessed for the purpose of sitting as the Parking Authority, the Industrial Development Authority and the Economic Development Authority.

There being no business to be conducted, the meetings were adjourned; and the body reconvened as the City Council of the City of Riverside.

CLOSED SESSION

Mayor Brown announced that the City Council would recess to a closed session to meet with its designated representatives regarding labor relations matters pursuant to Government Code Section 54957.6.

The Mayor and Members of the City Council recessed to the Conference Room adjoining the Council Chamber.

RECESS

At 12:45 p.m., following completion of the closed session, the City Council recessed; and reconvened at 1:30 p.m., with all Members present except Councilman Clarke, who was excused to attend the League of California Cities Mayors' and Councilmen's Forum; and with Mayor Pro Tempore Bowers presiding in the absence of Mayor Brown.

PUBLIC HEARINGS BEFORE THE CITY COUNCIL AT 1:30 P.M.

FURTHER HEARING - DESIGNATION OF PRESERVATION DISTRICT - PROSPECT PLACE AREA - APPEAL - CONTINUED

1:30 P.M.--Further hearing was called on the appeal of T & C Building of the decision of the Cultural Heritage Board in designating the Prospect Place area, generally bounded by

*James D. Ward, Thompson College, P. O. Box 1299 (03)*  
*Gary L. McGavin, Chairman, Cultural Heritage Board, 5625 Mag. Ave. (06)*

LOVEBRIDGE  
CLARKE  
MANNING  
BIOWFIELD  
FRICK  
DIGALL  
PETERSON

July 21, 1987

WARDS

Fourteenth Street, Orange Grove Avenue, Prospect Avenue and Main Street, as a Preservation District. The hearing had been continued from time to time since November 25, 1986, when it was referred to the City Council Utility Services/Land Use/Energy Development Committee to meet with interested property owners, inspect the structures included in the proposed District, and review the traffic study being done for the Riverside Community College area. In consideration of the recommendation of the Committee, the hearing was further continued to September 22, 1987, at 3 p.m., to allow time for the study to be reviewed and evaluated.

Motion  
Second  
All Ayes

X  
X

FURTHER HEARING - ZONING CASE R-74-856 - 2037 IOWA - APPEAL - CONTINUED

1:30 P.M.—Further hearing was called on the appeal of Robert K. McKernan, McKernan & Associates, on behalf of The Westway Group, Inc., relative to the failure of the City Planning Commission to take either negative or affirmative action regarding their request to place the approximately 6.5 acres of land at 2037 Iowa Avenue, developed with a residence and accessory buildings, situated on the westerly side of Iowa Avenue northerly of Spruce Street, in Zones MP-BP and remove the same from Zone MP, Zoning Case R-74-856. The hearing had been continued from time to time since March 25, 1986. In consideration of the recommendation of the staff, the hearing was further continued to December 15, 1987, at 1:30 p.m., pending completion and adoption of the Hunter Industrial Park Specific Plan.

Motion  
Second  
All Ayes

X  
X

FURTHER HEARING - ZONING CASE C-31-867 - 2285 SIXTH - APPEAL GRANTED IN PART - REVISED DESIGN

1:30 P.M.—Further hearing was called on the appeal of David S. Bail, Assistant Superintendent-Business, Riverside Unified School District, of certain of the conditions of approval by the City Planning Commission of their request for a conditional use permit to establish an approximately 40-space parking lot on approximately .4 vacant acre of land at 2285 Sixth Street, situated on the northeasterly corner of Sixth Street and Eucalyptus Avenue, in Zone R-1-65, Zoning Case C-31-867. This lot is intended to replace parking on the adjacent Longfellow School site which will be used for portable classrooms. The hearing had been previously continued and referred to the City Council Utility Services/Land Use/Energy Development Committee. A written report was submitted from the Land Use Committee recommending that the City Council approve the applicant's revised design and the conditional use permit subject to the pertinent conditions as previously recommended by the Planning Commission. No one was present wishing to speak on the matter. No written protests were presented. Following a brief discussion, the public hearing was officially closed. The City Council granted the appeal in part by approving the applicant's revised design and the conditional use permit, subject to the applicable conditions as previously recommended by the Planning Commission; determined that the conditional use permit will not have a significant adverse environmental effect; and adopted the staff report and the environmental assessment as findings.

Motion  
Second  
All Ayes

X  
X

AMENDMENT TO THE LAND USE ELEMENT AND ARLINGTON HEIGHTS PLAN OF THE GENERAL PLAN - CASE GP-33-867 - NORTH OF BRADLEY EAST OF GOLDEN STAR

1:30 P.M.—Hearing was called on the request of The Manning Company, Case GP-33-867, to amend the Land Use Element and Arlington Heights Plan of the City of Riverside General Plan by deleting the existing Very Low Density-B Residential (average 0.5 dwelling unit per acre) land use designation from approximately 10.0 vacant acres of land situated north of Bradley Street approximately 760 feet east of Golden Star Avenue and placing this property in the Very Low Density-A Residential (average 1.5 dwelling units per acre) land use designation or other land use designations deemed more appropriate by the City Council. As heretofore directed by the City Council, the minutes of the City Planning Commission and the Environmental Protection Commission pertaining to this case are on file and are a part of the evidence submitted at this hearing, whether or not any portion thereof is read or discussed. The communication from the City Planning Commission stated that the Commission, by a vote of 7 ayes to 0 noes, approved the Very Low Density-A Residential designation, and requested that the City Council be advised that the arroyo is an environmentally-sensitive area. The communication from the Environmental Protection Commission advised that the Commission, by a vote of 10 ayes to 0 noes, determined that approval of the Very Low Density-A Residential land use designation would not have a significant adverse effect on the environment. The Planning Director presented departmental recommendations, together with maps of the area. No one was present wishing to speak on the matter. No written protests were presented. Following a brief discussion, the hearing was officially closed. It was determined that the General Plan amendment would not have a significant adverse environmental effect; and the staff report and the environmental assessment were adopted as findings. The proposed General Plan amendment was approved, deleting the existing Very Low Density-B Residential land use designation on the subject property, and placing it in the Very Low Density-A Residential land use designation; and the City Attorney was requested to prepare the appropriate resolution for adoption.

Motion  
Second  
All Ayes

X  
X

CITY OF RIVERSIDE

7-21  
1:30 p.m.

COUNCILMEMBERS

PETERSON  
DIGATI  
BOWERS  
MANSFIELD  
MAZUR  
CLARKE  
LOVERIDGE

June 16, 1987

WARDS

1 2 3 4 5 6

conditions the staff alternate to the request of Jacques Yeager for an industrial plot plan consisting of an approximately 33,000-square-foot building, parking and outdoor storage of vehicles on approximately 79.6 acres of land in the 6100-6500 blocks of Fremont Street, developed with an existing industrial building, parking area and vacant land, situated on the easterly and westerly sides of Fremont Street, the northerly side of Central Avenue and the southerly side of Mountain View Avenue. The initial development would encompass about 24 acres. The applicant proposes to establish an automobile wholesaling business which is expected to include large-scale weekly auctions. Automobile wholesaling has been previously determined by the Planning Commission to be a permitted use in Zone MP. In consideration of the recommendation of Councilwoman Mansfield, the matter was set for hearing on July 7, 1987, at 7 p.m.

Motion  
Second  
All Ayes

X  
X

INTERPRETATION RE AUTOMOBILE AUCTIONS - REFERRED TO COMMITTEE

In consideration of the recommendation of Councilwoman Mansfield, the City Council requested the City Council Utility Services/Land Use/Energy Development Committee to consider the interpretation made by the Planning Commission regarding automobile auctions, Case INT-8-867, and present its recommendation to the City Council on July 7, 1987.

Motion  
Second  
All Ayes

X  
X

ANNOUNCEMENTS REGARDING CITY COUNCIL COMMITTEE MEETINGS

The following announcements were made relative to the meetings of the City Council standing committees: The Governmental Affairs Committee will meet at 12 noon, this date, in the City Council Board Room. The Finance Committee will meet on Monday, June 22, 1987, at 3:30 p.m., in the Seventh Floor Conference Room. The Recreation and Cultural Committee will meet on Wednesday, June 24, 1987, at 2 p.m., in the Mayor's Ceremonial Room.

RECESS FOR PARKING AUTHORITY, INDUSTRIAL DEVELOPMENT AUTHORITY AND ECONOMIC DEVELOPMENT AUTHORITY

The City Council recessed for the purpose of sitting as the Parking Authority, the Industrial Development Authority and the Economic Development Authority.

Following completion of business, the meetings were adjourned; and the body reconvened as the City Council of the City of Riverside.

CLOSED SESSION

Mayor Pro Tempore Digati announced that the City Council would recess to a closed session to meet with its designated representatives regarding labor relations matters pursuant to Government Code Section 54957.6.

The Members of the City Council recessed to the Conference Room adjoining the Council Chamber.

RECESS

Upon completion of the closed session, the City Council recessed; and reconvened at 1:30 p.m., with all Members present except Councilmen Bowers and Peterson, and with Mayor Pro Tempore Digati presiding in the absence of Mayor Brown.

PUBLIC HEARINGS BEFORE THE CITY COUNCIL AT 1:30 P.M.

FURTHER HEARING - DESIGNATION OF PRESERVATION DISTRICT - PROSPECT PLACE AREA - APPEAL - CONTINUED

1:30 P.M.--Further hearing was called on the appeal of T & C Building of the decision of the Cultural Heritage Board in designating the Prospect Place area, generally bounded by Fourteenth Street, Orange Grove Avenue, Prospect Avenue and Main Street, as a Preservation District. The hearing had been continued from time to time since November 25, 1986, when it was referred to the City Council Utility Services/Land Use/Energy Development Committee to meet with interested property owners and inspect the structures included in the proposed District. In consideration of the recommendation of the Committee, the hearing was further continued to July 21, 1987, at 1:30 p.m.

Motion  
Second  
All Ayes

X  
X

*Copy to City Council  
City of Riverside  
CHS  
5625 Magwood Ave  
(06)*

CASE VAC-10-867 - VACATION OF PORTION OF ALLEY NORTH OF SPRUCE AND EAST OF CHICAGO - APPROVED - RESOLUTION

1:30 P.M.--Hearing was called on Resolution No. 16467, adopted May 19, 1987, relating to the proposed vacation of a portion of a 20-foot-wide alley located approximately 275 feet north of Spruce Street and 440 feet east of Chicago Avenue, Case VAC-10-867. As heretofore directed by the City Council, the minutes of the City Planning Commission and the Environmental Protection Commission pertaining to this matter are on file and

*James D. Ward  
Thompson & Colegate  
P.O. Box 1299  
(02)*

6-16  
11:30 P.M.

COUNCILMEMBERS

PETERSON 7  
DIGATI 6  
RENICK 5  
BOWERS 4  
MANSFIELD 3  
CLARKE 2  
LOVEBRIDGE 1

May 12, 1987

WARDS

WRITTEN COMMUNICATION

NEW TRASH RECEPTACLES - SUPPLEMENTAL BUDGET

A communication was presented from the Beautification Committee and the Clean Community Subcommittee of the Greater Riverside Chambers of Commerce recommending that the City add to the supplemental budget of the Public Works Department, Streets Division, sufficient funds to purchase 100 trash receptacles of the type described in the communication for placement at bus stops and other locations in the street right-of-way. Mr. Bob Stewart, Chairman of the Beautification Committee, spoke in support of the recommendation. Following discussion, the recommendation was approved; and the City staff was requested to place the item in the supplemental budget for consideration. Further, the City Council Governmental Affairs Committee was requested to determine what logo or name should appear on the receptacles.

Motion X  
Second X  
All Ayes

CLOSED SESSION

Mayor Pro Tempore Digati announced that the City Council would meet in closed session to consider personnel matters.

The Members of the City Council recessed to the Conference Room adjoining the Council Chambers.

RECESS

At 12 noon, upon completion of the closed session, the City Council recessed for lunch, and reconvened at 1:30 p.m. with all Members present except Councilman Peterson.

PUBLIC HEARINGS BEFORE THE CITY COUNCIL AT 1:30 P.M.

*James D. Ward, Thompson and Colegrove  
P.O. Box 1299 (02)*

FURTHER HEARING - DESIGNATION OF PRESERVATION DISTRICT - PROSPECT PLACE AREA - APPEAL - CONTINUED

1:30 P.M.—Further hearing was called on the appeal of T & C Building of the decision of the Cultural Heritage Board in designating the Prospect Place area, generally bounded by Fourteenth Street, Orange Grove Avenue, Prospect Avenue and Main Street, as a Preservation District. The hearing had been continued from time to time since November 25, 1986, when it was referred to the City Council Utility Services/Land Use/Energy Development Committee to meet with interested property owners and inspect the structures included in the proposed District. In consideration of the recommendation of the Committee, the hearing was further continued to June 16, 1987, at 1:30 p.m., to allow time for completion and review of the traffic study for the Riverside Community College area.

Motion X  
Second X  
All Ayes

*Dany J. McDavid, Cultural Heritage Board, 5625 Mag. Ave. (06)*

FURTHER HEARING - PROPOSED AMENDMENT TO THE LAND USE ELEMENT AND NORTHSIDE COMMUNITY PLAN OF THE GENERAL PLAN (CASE GP-47-845) AND ZONING CASE R-82-845 - TERMINUS OF BUBBLING WELLS BETWEEN SANTA ANA RIVER AND FAIRMOUNT PARK - CONTINUED

1:30 P.M.—Further hearing was called on the proposal of Tavaglione Construction/Albert A. Webb Associates to (1) amend the Land Use Element and Northside Community Plan of the City of Riverside General Plan by deleting the planned Park designation from approximately 20.65 acres of land, situated at the terminus of Bubbling Wells Road between the Santa Ana River and Fairmount Park, and redesignating this property to the Medium Low Density Residential (average four dwelling units per acre) land use designation or other land use designations deemed more appropriate by the City Council, Case GP-47-845; and (2) place the above-described property in Zone R-1-65 and remove the same from Zone O, Zoning Case R-82-845. The hearing had been continued from July 23, 1985, when the City Council denied the appeal of Wayne Ewing, Albert A. Webb Associates, on behalf of Tavaglione Construction, and upheld the decision of the Environmental Protection Commission that a full Environmental Impact Report be prepared. The hearing has been continued from time to time awaiting submission of the Environmental Impact Report by the applicant and its review by the Environmental Protection Commission. A supplemental report dated May 12, 1987, was submitted by the Planning Department, recommending that the City Council further continue the hearing until the meeting of August 4, 1987, pending Environmental Protection Commission review of and recommendations on the draft EIR. Accordingly, the hearing was continued to August 4, 1987, at 1:30 p.m.

Motion X  
Second X  
All Ayes

ZONING CASE R-53-867 - COLE (EXTENDED) NORTHERLY OF COTTONWOOD AND ALESSANDRO - REZONING - ORDINANCE INTRODUCED

1:30 P.M.—Hearing was called on the proposal of Gibbs Realty Company, Zoning Case R-53-867, to place the approximately ten vacant hilly acres of land situated on the northerly side of Cole Avenue (extended) northerly of Cottonwood Avenue and Alessandro Boulevard in Zone R-1-100 and remove the same from Zone RA. As heretofore directed by

5-12  
1:30 p.m.

COUNCILMEMBERS

LOVERIDGE  
CLARKE  
MAISEL  
BOWERS  
RICHMOND  
DOUGALL  
PETERSON

April 21, 1987

WARDS

1 2 3 4 5 6 7

It was the decision of the City Council not to support holding tanks for areas annexed since 1968 as a policy.

Motion X  
Second  
All Ayes X

The City Council referred the Mission Grove project and a possible development agreement to the City Council Utility Services/Land Use/Energy Development Committee for a report within 30 days.

Motion X  
Second  
All Ayes X

STUDY FOR JOINT FUNDING OF MUSEUM ACTIVITIES

A written communication was submitted from Councilman Loveridge recommending that (1) the City join the County of Riverside to fund a feasibility study designed to make recommendations as to how the City and County might integrate, fund and manage Museum activities; and (2) the City Council refer the matter to a committee consisting of Supervisor Younglove, County Park Director Romero, Councilman Loveridge, City Park and Recreation Director Bachman, and Mr. Tom Patterson to determine cost and more finite parameters and report to the City Council and County Board of Supervisors for final concurrence by May 5, 1987. Following discussion, the City Council approved the recommendations, with Historic Resources Director Dougall being appointed in the place of the City Park and Recreation Director and Chairman William Jones of the City Museum Board appointed as an additional committee member.

Motion X  
Second X  
All Ayes

RECESS FOR PARKING AUTHORITY, INDUSTRIAL DEVELOPMENT AUTHORITY AND ECONOMIC DEVELOPMENT AUTHORITY

The City Council recessed for the purpose of sitting as the Parking Authority, the Industrial Development Authority and the Economic Development Authority.

There being no business to be conducted, the meetings were adjourned; and the body reconvened as the City Council of the City of Riverside.

ANNOUNCEMENTS REGARDING CITY COUNCIL COMMITTEE MEETINGS

The following announcements were made relative to the meetings of the City Council standing committees: The regular meeting of the Governmental Affairs Committee, scheduled for this date, has been cancelled. The Recreation and Cultural Committee will meet on Wednesday, April 22, 1987, at 2:30 p.m., in the Seventh Floor Conference Room. The Utility Services/Land Use/Energy Development Committee will meet on Thursday, April 23, 1987, at 3 p.m., in the Mayor's Ceremonial Room. The Public Safety Committee meeting, scheduled for April 24, 1987, has been cancelled. The Economic Development Committee will meet on Tuesday, May 5, 1987, at 7 a.m., in the Mayor's Ceremonial Room.

CONSIDERATION OF MATTER NOT ON THE PRINTED AGENDA - MAYOR'S AUTHORIZED ABSENCE

Mayor Brown advised the City Council that he will be undergoing surgery in the very near future, and requested authorization to be absent from an indefinite number of City Council meetings. The City Council found that the need to take action on the pending absence of the Mayor for surgery arose after the posting of the agenda.

Motion X  
Second X  
All Ayes X

The City Council, pursuant to Section 404 of the City Charter, excused the Mayor from City Council meetings during his absence caused by surgery.

Motion X  
Second X  
All Ayes

RECESS

Following completion of the morning's agenda, the City Council recessed, and reconvened at 1:30 p.m. in the Mayor's Ceremonial Room, Seventh Floor, City Hall, with all Members present except Councilman Digati.

PUBLIC HEARINGS BEFORE THE CITY COUNCIL AT 1:30 P.M.

*Mary L. McEwin, Chmn. Cultural Heritage Bd., 5625 Magnolia Ave. 106)*

FURTHER HEARING - DESIGNATION OF PRESERVATION DISTRICT - PROSPECT PLACE AREA - APPEAL - CONTINUED

1:30 P.M.--Further hearing was called on the appeal of T & C Building of the decision of the Cultural Heritage Board in designating the Prospect Place area, generally bounded by Fourteenth Street, Orange Grove Avenue, Prospect Avenue and Main Street, as a Preservation District. The hearing was continued from November 25, 1986, and referred to the City Council Utility Services/Land Use/Energy Development Committee to meet with interested property owners and inspect the structures included in the proposed District. At the recommendation of the Committee, the hearing was further continued from March 3, 1987, and to this date. In consideration of the request of the City Council Utility Services/Land Use/Energy Development Committee, the hearing was further continued to May 12, 1987, at 1:30 p.m.

Motion X  
Second X  
All Ayes

*James D. Wood, Thompson and Colegate, P.O. Box 1299 (02)*

CITY OF RIVERSIDE

4-21  
11:30 p.m.

COUNCILMEMBERS

- PETERSON 6
- DUGAL 5
- BEAVERS 4
- BOWFIELD 3
- MANSFIELD 2
- CLARKE 1
- LOVERIDGE 1

March 3, 1987

WARDS

that unagendized issues cannot be discussed or acted on, but may be referred to staff, placed on the next week's agenda or referred to an appropriate City Council committee. Further, the Committee voted to encourage any City Councilmember submitting agenda items to provide a support statement and/or report if City Council action is required. Following a brief discussion, the recommendations were approved as presented.

Motion X  
Second X  
All Ayes X

ANNOUNCEMENT REGARDING CITY COUNCIL COMMITTEE MEETING

Chairman Peterson announced the regular meeting of the Governmental Affairs Committee today at 12 noon in the City Council Board Room.

LEGAL DEPARTMENT

CLOSED SESSION

Mayor Brown announced that the City Council would recess to a closed session pursuant to Government Code Section 54956.9(a) to confer with its attorney regarding pending litigation which has been initiated formally and to which the City is a party—the title of the litigation being Georgia B. Kelley v. City of Riverside, et al., Case No. 165154, Riverside County Superior Court.

The Mayor and Members of the City Council recessed to the Conference Room adjoining the Council Chamber.

The Mayor and Members of the City Council returned to the Council Chamber.

RECESS FOR PARKING AUTHORITY, INDUSTRIAL DEVELOPMENT AUTHORITY AND ECONOMIC DEVELOPMENT AUTHORITY

The City Council recessed for the purpose of sitting as the Parking Authority, the Industrial Development Authority and the Economic Development Authority.

At the conclusion of business, the meetings were adjourned; and the body reconvened as the City Council of the City of Riverside.

RECESS

At the conclusion of the morning agenda, the City Council recessed; and reconvened at 1:30 p.m., with all Members present except Councilwoman Mansfield.

PUBLIC HEARINGS BEFORE THE CITY COUNCIL AT 1:30 P.M.

FURTHER HEARING - ABATEMENT AND REMOVAL OF ABANDONED VEHICLES - 4320 ALAMO - PROCEEDINGS ABANDONED

1:30 P.M.—Further hearing was called in the matter of the proposed abatement, the assessment of the costs of removal of abandoned, wrecked, dismantled or inoperative vehicles or parts thereof, and to consider the assessment of the administrative costs and the cost of removal of the vehicles or parts thereof as a lien against the property on which said vehicles or parts thereof are located at 4320 Alamo Street. The hearing had been continued to this date to permit Ms. Kirsten Schirmer additional time in which to have the vehicles repaired or removed. Officer Walters of the Police Department advised the City Council that it appeared proper notification of the property owner had not been accomplished. Accordingly, the City Council abandoned the proceedings.

Motion X  
Second X  
All Ayes X

FURTHER HEARING - DESIGNATION OF PRESERVATION DISTRICT - PROSPECT PLACE AREA - APPEAL - CONTINUED

1:30 P.M.—Further hearing was called on the appeal of T & C Building of the decision of the Cultural Heritage Board in designating the Prospect Place area, generally bounded by Fourteenth Street, Orange Grove Avenue, Prospect Avenue and Main Street, as a Preservation District. The hearing was continued from November 25, 1986, when the City Council Utility Services/Land Use/Energy Development Committee was requested to meet with interested property owners, inspect the structures included in the proposed District, and present its recommendations to the City Council. In consideration of the recommendation of the Committee, the hearing was further continued to April 21, 1987, at 1:30 p.m., to allow time for the Committee to review the traffic study being done for the Riverside Community College area.

Motion X  
Second X  
All Ayes X

FURTHER HEARING - ZONING CASE R-58-789 - 4012 AND 4016 VAN BUREN - TIME EXTENSION REQUEST - GRANTED

1:30 P.M.—Further hearing was called on the request of John Jordan, Albert A. Webb Associates, on behalf of Dale Sexton, for a retroactive time extension in which to complete

James D. Wood, Thompson & Colgate, P.O. Box 1299 (02)  
Gary L. M. & Gwin, Chairman CHB, 5625 Magnolia Av. (06)

PETERSON 7  
DIGATI 6  
BOWERS 5  
MANFIELD 4  
CLARKE 3  
LOVEIDGE 2

January 20, 1987

WARDS

PUBLIC HEARINGS BEFORE THE CITY COUNCIL AT 1:30 P.M.

FURTHER HEARING - DESIGNATION OF PRESERVATION DISTRICT - PROSPECT PLACE AREA - APPEAL - CONTINUED

*James D. Ward, Thompson and Colgate P.O. Box 1299 (02)*

1:30 P.M.—Further hearing was called on the appeal of the Cultural Heritage Board in designating the Prospect Place area, generally bounded by Fourteenth Street, Orange Grove Avenue, Prospect Avenue and Main Street, as a Preservation District. The hearing had been continued from November 25, 1986, when the City Council Utility Services/Land Use/Energy Development Committee was requested to meet with interested property owners, inspect the structures included in the proposed District, and present its recommendations to the City Council. In consideration of the recommendation of the Committee, the hearing was further continued to March 3, 1987, at 1:30 p.m.

Motion  
Second  
All Ayes

X  
X

CASE VAC-5-867 - VACATION OF EXCESS RIGHT-OF-WAY ALONG VIA VISTA BETWEEN RYCROFT AND CLARIDGE - APPROVED - RESOLUTION

1:30 P.M.—Hearing was called on Resolution No. 16343, adopted December 23, 1986, relating to the proposed vacation of a portion of excess right-of-way along Via Vista Drive approximately 4 feet wide by 1,152 feet long, located between Rycroft and Claridge Drives, Case VAC-5-867. As heretofore directed by the City Council, the minutes of the City Planning Commission and the Environmental Protection Commission pertaining to this matter are on file and are a part of the evidence submitted at this hearing, whether or not any portion thereof is read or discussed. The communication from the City Planning Commission stated that the Commission, by a vote of 9 ayes to 0 noes, approved the proposed vacation subject to the conditions listed in full in the communication. The communication from the Environmental Protection Commission advised that the Commission, by a vote of 9 ayes to 0 noes, determined that the proposed vacation would not have a significant adverse effect on the environment. The Planning Director presented departmental recommendations, together with maps of the area. No one was present wishing to speak on the matter. No written protests were presented. The hearing was officially closed. The vacation was approved subject to the recommended conditions; it was determined that the proposed vacation would not have a significant adverse environmental effect; and the staff report and the environmental assessment were adopted as findings. Resolution No. 16365 of the City Council of the City of Riverside, California, Making Its Findings and Determinations in the Matter of Resolution of Intention No. 16343; and Making Its Order Vacating Certain Excess Right-of-Way Along Via Vista Drive Between Rycroft and Claridge Drives, was presented; and the title having been read, and further reading waived by the unanimous consent of Councilmembers present, was adopted; and the City Clerk was instructed that the resolution of vacation is not to be recorded until the conditions have been satisfied.

Motion  
Second  
All Ayes

X  
X

TRACT 20312-1 APPROVAL - SOUTHERLY SIDE OF VIA VISTA BETWEEN RYCROFT AND CANYON CREST

The Letter of Credit from Provident Federal Savings Bank, in the amounts of \$1,774,800 to secure performance of Agreement for Construction of Improvements and \$887,400 for labor and materials; together with the Agreement of Via Vista Associates, Ltd., guaranteeing the completion of streets, curbs, gutters, and all other improvements described on the Final Map of Tract 20312-1, located on the southerly side of Via Vista Drive between Rycroft Street and Canyon Crest Drive, were approved and accepted.

Motion  
Second  
All Ayes

X  
X

Resolution No. 16366 of the City Council of the City of Riverside, California, Accepting the Official Map of Tract 20312-1, consisting of five sheets, being a subdivision of a portion of Blocks 3 and 4, and a portion of Iowa Avenue, Olive Ridge Road and Lilac Street, all being vacated, all being in Olive Heights as shown by map on file in Book 5 of Maps at Page 163 thereof, Records of Riverside County, California; also a portion of Parcel 2 of Parcel Map 8335 as shown by map on file in Book 35 of Parcel Maps at Pages 9 and 10 thereof, Records of Riverside County, California - in Section 6, T.3 S., R.4 W., S.B.M.; together with the streets and easements as shown thereon; together with any variances as to lot area, building area or yard requirements approved by the Planning Commission; and authorizing the City Clerk to attest said Map, was presented; and the title having been read, and further reading waived by the unanimous consent of Councilmembers present, was adopted; and the City Clerk was instructed that the tract map is not to be released without the accompanying Covenant and Agreement and letter of instruction from the Legal Department.

Motion  
Second  
All Ayes

X  
X

ACCEPTING BARRIER STRIPS - TRACT 20312-1 - MILLWOOD, CANYON CREST AND MILLBRAE - RESOLUTION ADOPTED

Concurrent with approval of Tract 20312-1, Resolution No. 16367 of the City Council of the City of Riverside, California, Accepting Certain One-Foot Barrier Strips Within

3-3  
1:30 p.m.

2.  
(Chairman)  
Gary L.  
McClavin  
5625  
Mayfield  
Ave.  
(06)

sent to ? a

1-20-87  
1:30 p.m.

Deen will  
check w/ Ron

COUNCILMEMBERS

- PETERSON 7
- DUGAL 6
- REIDICK 5
- BOWERS 4
- MANFIELD 3
- CLARKE 2
- COVERIDGE 1

November 25, 1986

WARDS

(1) include a requirement that it be subject to formal City Council review at a public hearing; and (2) also reflect provision for horse trails. Further, the City Council determined that changing the zoning from Zone RC to Zones R-1-100 and R-1-80, as shown on Exhibit A presented with the revised request, and subject to the applicable conditions, would not have a significant adverse effect on the environment; the Planning Department was requested to publish the necessary notice of negative declaration; and the hearing was continued to December 23, 1986, at 3 p.m.

Motion X  
 Second X  
 All Ayes

DESIGNATION OF PRESERVATION DISTRICT - PROSPECT PLACE AREA - APPEAL - CONTINUED

7:00 P.M.--Hearing was called on the appeal of T & C Building of the decision of the Cultural Heritage Board in designating the Prospect Place area, generally bounded by Fourteenth Street, Orange Grove Avenue, Prospect Avenue and Main Street, as a Preservation District. A written report was submitted from the City Manager and the Historic Resources Director recommending that the City Council determine whether it wishes to affirm, reverse or modify the Cultural Heritage Board's designation of the Prospect Place Historic District. As heretofore directed by the City Council, the minutes of the Cultural Heritage Board pertaining to this case are on file and are a part of the evidence submitted at this hearing, whether or not any portion thereof is read or discussed. The minutes of the Cultural Heritage Board pertaining to this matter stated that the Board had adopted the resolution designating the area generally bounded by Fourteenth Street, Orange Grove Street, Main Street and Olivewood Avenue, and more specifically identified by the map attached to the resolution, as Historic District No. 2, the Prospect Place Historic District, by a vote of 4 ayes, 1 no, and 1 abstention. Historic Resources Director Dougall briefly outlined the procedure followed by the Cultural Heritage Board in reaching its decision, and answered questions from the City Council. Mr. James D. Ward, attorney representing T & C Building, spoke in support of the appeal--requesting that the Historic District not be established or that his company's property be excluded. Others present spoke in support and in opposition to establishment of the District. Following discussion, the public hearing was continued to January 20, 1987, at 1:30 p.m.; and the City Council Utility Services/Land Use/Energy Development Committee was requested to meet with interested property owners, inspect the structures included in the proposed District, and present its recommendations to the City Council.

Gary M. S. Chairman  
 City Council  
 5225 Main Street  
 (06)

Thompson & Collette  
 P.O. Box 1299 (102)

Motion X  
 Second X  
 All Ayes

Councilman Peterson was excused at this time.

CITY MANAGER

CANYON SPRINGS PLAZA - SEWER CAPACITY - REFERRED TO COMMITTEE

A written report was submitted from the City Manager and the Assistant City Manager-Development recommending that the City Council authorize the purchase of sewer capacity in the amount of 79,550 gallons per day for the Canyon Springs project with the understanding that the capacity will be borrowed by the Edgemont Community Services District to provide capacity for the Canyon Springs Plaza project, subject to the agreement of all three parties. Following a brief discussion, the matter was referred to the City Council Utility Services/Land Use/Energy Development Committee for study and recommendation to the City Council.

Motion X  
 Second X  
 All Ayes

SEWER ALLOCATIONS - MULTIFAMILY

A written report was submitted from the City Manager and the Assistant City Manager-Development recommending that the City Council request the Legal Department to prepare the necessary amendment to the Sewer Allocation Ordinance to provide 14 additional sewer connections in the multifamily category for the 1986 calendar year. Following a brief discussion, the recommendation was approved as presented.

Motion X  
 Second X  
 All Ayes

SOLID WASTE RATES - LANDFILL COST INCREASE - RESOLUTIONS

A written report was submitted from the City Manager and the Assistant City Manager-Development recommending that the City Council (1) adopt the appropriate resolutions to increase the gate fees for all private contract refuse haulers by 21.4 percent, effective January 1, 1987; (2) adopt the necessary resolution amending the City residential rates, as outlined in the report, to be effective with billings rendered after January 1, 1987; and (3) authorize the insertion of a utility bill stuffer advising all customers of these increases on the next billing cycle. Following discussion, the recommendations were approved as presented, except that it was determined City residential rates would be increased by 30 cents a month for all levels of service; and

Resolution No. 16313 of the City Council of the City of Riverside, California, Establishing Monthly Residential, Commercial and Industrial Refuse Collection Rates to

11-25  
7 p.m.

COUNCILMEMBERS

- LOVERIDGE
- CLARKE
- MANEFIELD
- BOWEN
- RENCK
- DIGATI
- PETERSON

November 12, 1986

WARDS

interior lighted price sign where only unlighted price signs are permitted. A variance to permit a smaller secondary freestanding identification sign was previously approved in 1971. It was determined that the City Council would set the matter for public hearing on December 2, 1986, at 1:30 p.m.

Motion X  
Second X  
All Ayes

PERSONAL APPEARANCE

ELMER N. MARSHALL, JR. - YOUTH ADVISORY COUNCIL - REFERRED TO STAFF AND COMMITTEE  
Mr. Elmer N. Marshall, Jr., appeared relative to a proposal to establish a Youth Advisory Council; and also requested a Charter amendment to change the name of the Park and Recreation Commission to Park, Recreation and Youth Activities Commission. Following discussion, the City Council referred the proposal to the City Manager, the City Attorney and the City Council Governmental Affairs Committee for consideration and recommendations to the City Council.

Motion X  
Second X  
All Ayes

CITY MANAGER

PILOT PROGRAM - LEARN NOT TO BURN - FUND TRANSFER

A written report was submitted from the City Manager and the Fire Chief recommending that the City Council (1) approve the implementation of the National Fire Protection Association's Learn Not to Burn school curriculum starting in February, 1987, as a pilot program in the Alvord Unified School District; (2) request a final report detailing the results of the pilot program; and (3) approve the transfer of \$3,000 from the General Fund Contingency Reserve Account to the appropriate Fire Department account. Mrs. Joan Breeding, Public Education Specialist, discussed the proposed program and answered questions from the City Council. Following discussion, the recommendations were approved as presented.

Motion X  
Second X  
All Ayes

CITY COUNCIL

ANNOUNCEMENTS REGARDING CITY COUNCIL COMMITTEE MEETINGS

The following announcements were made relative to meetings of the City Council standing committees: The Governmental Affairs Committee will meet this date, at 12 noon, in the City Council Board Room. The meeting of the Transportation Committee, scheduled for November 13, 1986, has been cancelled for lack of business. The Utility Services/Land Use/Energy Development Committee will meet on Thursday, November 13, 1986, at 2 p.m., in the City Council Board Room. The Finance Committee will hold its regular meeting on Monday, November 17, 1986, at 3:30 p.m., in the Seventh Floor Conference Room. The regular meeting of the Economic Development Committee will be held on Tuesday, November 18, 1986, at 7 a.m., in the Mayor's Ceremonial Room. The Governmental Affairs Committee will hold its regular meeting on Tuesday, November 18, 1986, at 12 noon, in the City Council Board Room.

CONSIDERATION OF MATTERS NOT ON THE PRINTED AGENDA

CULTURAL DEVELOPMENT FEE - CONTINUED

A written report was submitted from Chairman Clarke of the City Council Recreation and Cultural Committee presenting the Committee's recommendation that the City Council set a public hearing for December 9, 1986, at 7 p.m., to discuss the adoption of a Cultural Development Fee. The City Attorney requested an opportunity to discuss the matter with the Committee prior to the hearing being set. Accordingly, the matter was continued until after the City Attorney has met with the Recreation and Cultural Committee.

Motion X  
Second X  
All Ayes

REMOVAL OF CAMPAIGN SIGNS

Without formal motion, the City Council complimented Councilman Digati on his efforts to remove his campaign signs; and requested the City Manager and the City Attorney to take all appropriate actions to encourage other candidates to do the same.

APPEAL OF PROSPECT PLACE HISTORIC DISTRICT - TIME OF HEARING

In consideration of the recommendation of Councilman Loveridge, the City Council set the hearing on the appeal of the Prospect Place Historic District for November 25, 1986, at 7 p.m.

*Oral*

Motion X  
Second X  
All Ayes

STREET TREE REMOVAL

Councilman Renck warned the staff of a tree broker who is offering to remove City-owned street trees at no cost to the homeowner, in violation of City regulations.

Letter of Appeal

(a)

# THOMPSON & COLEGATE

ATTORNEYS AT LAW

A PARTNERSHIP INCLUDING PROFESSIONAL CORPORATIONS

3610 FOURTEENTH STREET

P. O. BOX 1299

RIVERSIDE, CALIFORNIA 92502

(714) 682-5550

DON C. BROWN \*  
ARTHUR W. KELLY, JR. \*  
JAMES D. WARD \*  
LEIGHTON B. TEGLAND  
DON G. GRANT \*  
J. E. HOLMES, III  
ROBERT B. SWORTWOOD  
JOHN W. MARSHALL  
JOHN A. BOYD  
TIMOTHY J. CORCORAN  
SHARON J. WATERS  
DUANE A. NEWTON  
BRUCE E. TODD  
GEOFFREY H. HOPPER  
WALTER L. FARMER  
DOUGLAS MCCARTHY  
MICHAEL A. GOLDWARE  
MICHAEL J. MARLATT  
JAMES R. PARRETT  
LARRY E. WHITE  
PAUL J. BENOIT  
LORI E. HUFF  
JOAN F. ETTINGER

\* A PROFESSIONAL CORPORATION

H. L. THOMPSON  
(1885-1962)  
ROY W. COLEGATE  
(1906-1960)

JAMES M. WORTZ  
OF COUNSEL

R. H. MATHESON, JR.  
OFFICE ADMINISTRATOR

FAX (714) 781-4012

REPLY  
ATTENTION:

October 30, 1986

City of Riverside  
Cultural Heritage Board  
3720 Orange Street  
Riverside, CA 92501

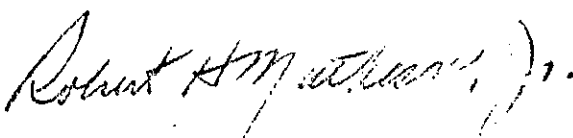
Attention: Mr. Alan Curl  
Administrative Curator

Gentlemen:

I am writing to formally request an appeal from the action of the Cultural Heritage Board taken on October 15, 1986, as it applied to the proposed Prospect Place Historic District.

After careful review of the minutes of the above meeting and being a landowner within the designated district, there are many objections to this designation. It is not popular with the landowners and those in favor of the district do not appear to be landowners. Visual inspection of the area certainly supports the position that such a designation is "too late." There are several structures within the area that are indeed historic homes but commercial and industrial encroachment has already precluded such an action by the board.

For the above reasons, it is respectfully requested that this letter constitute an appeal of the Cultural Heritage Board action and that this matter be referred to the City Council for further hearings.

  
Robert H. Matheson, Jr.  
for T & C BUILDING

RHM:la

Copies: CC  
Beers

CITY OF *Riverside*

CULTURAL HERITAGE BOARD • 3720 Orange Street • Riverside, California 92501  
714/787-7273



RECEIVED  
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*Allice A. ...*  
CITY CLERK

November 3, 1986

Honorable Mayor and City Council:

Attached please find a letter from Robert H. Matheson, Jr. --representing Thompson & Colgate, Attorneys At Law--appealing the Cultural Heritage Board's designation of the Prospect Place Historic District. Please also find documentation relevant to the Board's deliberation of this nomination, culminating in a 10/15/86 public hearing.

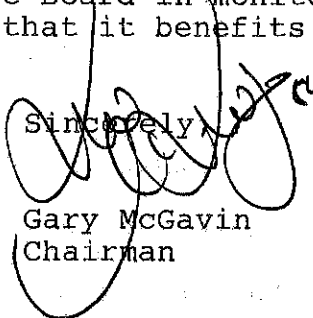
Although I was unable to attend the 10/15/86 public hearing, I am in absolute agreement with the Board's action. As documented in this appeal packet, the Cultural Heritage Board seriously considered its charge in terms of the responsibilities outlined in the City's Cultural Resources Ordinance as well as in recognition of the commercial encroachment surrounding the nominated district.

I think that you will find the Board's decision in this case to be well-reasoned. As Mr. Matheson concedes, the designated area is one of historic homes and one which--in the opinion of the Cultural Heritage Board--can be eventually integrated into its commercial surroundings through the adaptive re-use of these homes.

The serious consideration that the Cultural Heritage Board demonstrated in reaching a decision is emphasized by its unanimous motion to review the impact of its designation in two years, at its October 1988 meeting. The Cultural Heritage Board is confident that the Prospect Place Historic District can be fully incorporated within the future of downtown while retaining its historic character. The Board's willingness to closely and publicly scrutinize the success of this process demonstrates sincere concern that property owners--and the City in general--benefit from the historic district designation.

I urge the City Council to not only support the Cultural Heritage Board's designation of the Prospect Place Historic District, but to also join the Board in monitoring the effects of the designation to insure that it benefits owners, residents, and the citizenry as a whole.

Sincerely,

  
Gary McGavin  
Chairman

r.

Resolution Designating Prospect  
Place Historic District

A Resolution of the Cultural Heritage Board of the  
City of Riverside, California, Designating  
Historic District #2

WHEREAS the Cultural Heritage Board has considered the historic residential architecture concentrated within the area generally bounded by Fourteenth Street, Orange Grove Street, Main Street, and Olivewood Avenue; and

WHEREAS the Cultural Heritage Board has recognized this area as one of the oldest residential neighborhoods in the city; and

WHEREAS residents and property owners have petitioned the Cultural Heritage Board to designate this area a Historic District; and

WHEREAS the Cultural Heritage Board has identified the boundaries of a Prospect Place Historic District as depicted on the attached map;

~~THEREFORE BE IT RESOLVED by the Cultural Heritage Board~~ that the area, as depicted by the boundaries on the attached map, and including all properties and structures located within those boundaries, be designated as Historic District #2, the Prospect Place Historic District, of the City of Riverside, California.

BE IT FURTHER RESOLVED that this designation includes the exterior surfaces of all structures as visible from any public thoroughfare, exclusive of paint color and of any minor maintenance projects not requiring a City building permit.

BE IT FURTHER RESOLVED that this designation explicitly includes all street trees and essential landscape patterns (meaning the continued emphasis upon grass, trees, shrubs, and flowers) as visible from any public thoroughfare.


BE IT FURTHER RESOLVED that this designation explicitly includes all streetlighting throughout the District.

ADOPTED by the Cultural Heritage Board of the City of Riverside, California, and signed by its Chairman and attested by its Secretary this 15th day of October, 1986.

Kenneth E. Stacey

Acting Chairman of the Cultural  
Heritage Board

ATTESTED:

  
Acting Secretary of the  
Cultural Heritage Board

I, Kathryn Maddox, Acting Secretary of the Cultural Heritage Board of the City of Riverside, California, hereby certify that the foregoing resolution was duly and regularly introduced by the Cultural Heritage Board of the City of Riverside at its meeting held on the 15th day of October, 1986, by the following vote, to wit:

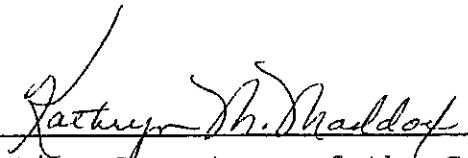
Ayes: Maddox, Tobin, Pillitter, Anderson

Noes: Stacey

Abstain: Savage

Absent: McGavin, Vanderzyl, Chance

IN WITNESS WHEREOF I have set my hand this 15th day of October, 1986.

  
\_\_\_\_\_  
Acting Secretary of the Cultural  
Heritage Board

r.

Petition Nominating  
Prospect Place Historic District

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3. COPY and/or illustrations of all gun advertising are subject to the approval of the Press-Enterprise department managers.

**115-Notices—Clubs & Organizations**

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NOTICE IS HEREBY GIVEN that copies of the proposed Amendments to the City Charter of the City of Riverside to be submitted to the electors of the City at the Special Municipal Election to be held in said City on November 4, 1986, which election is consolidated with the State-wide Election to be held on the same date, may be had upon application therefor at the office of the City Clerk in the City Hall, 3900 Main Street.  
ALICE A. HARE  
City Clerk of the City of Riverside, California

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**115-Notices—Clubs & Organizations**

**PUBLIC NOTICE**  
On 10/15/86, the Cultural Heritage Board of the City of Riverside will conduct a Public Hearing to consider the nomination of that neighborhood generally bounded by 14th, Orange Grove, Prospect, and Main as a Historic District of the City of Riverside. The Public Hearing will take place in the small auditorium of the Riverside Municipal Museum, 3720 Orange Street, at 7:00 PM.


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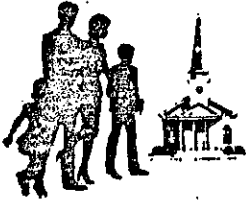
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We, the undersigned, request that the Cultural Heritage Board initiate proceedings as soon as possible to establish a thematic district in the area identified as the Twogood Orange Grove Tract by Riverside's Downtown Historic Preservation Study for the following reasons:

Implementation of the thematic district as recommended by the study has been given a lower priority than other proposed historic districts.

The area suddenly is threatened with the wholesale destruction through demolition of distinctive structures representative of architectural styles used in the city's early history.

The undersigned believe that a thematic district would help to stabilize the area and possibly save historic architectural resources that might otherwise be lost.

James Adams (realtor)	4493 Orange	Riverside CA 92501
Ronald G. Adams III	4493 Orange	Riv. CA 92501
John Deane	3643	15th Riverside 92501
John Deane	4477	Orange
John Deane	4489	Orange
John Deane	550	Minna Church Ave. Riverside 92507
John Deane	4522	Orange Riverside 92501
John Deane	3641-1541	St. 4 - Riverside
John Deane	3682	- 1541 St. 4 Riv. CA
John Deane	4532	Minna Church 92501
John Deane (Pleasant)	4483	- Orange St Riverside 92501
John Deane (Pleasant)	4480	- Orange St Riverside 92501
John Deane (Pleasant)	4480	Orange St Riverside 92501
John Deane (Pleasant)	4489	Orange St Riv. 92501

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**Cultural Heritage Board  
Minutes**

House, 3451 Prospect Avenue. At Stacey's request, staff read aloud the committee's report to the City Council.

Stacey suggested that he and Maddox--being the Board members most closely associated with the relocation program--act as a committee to draft a permanent historic structures relocation policy to be suggested to the City Council. He advised that this draft could be available for review at the Board's 11/19/86 meeting.

Staff advised that interest in the program--partly fueled by a recent interview with radio station KFVB--remains high.

Vice-Chairman Vanderzyl appointed Stacey and Maddox as a committee to prepare, in draft form, a permanent historic structures relocation program to suggest to the City Council.

#### DISCUSSION OF PROPOSED PROSPECT PLACE HISTORIC DISTRICT

At the suggestion of Savage, it was the consensus of the Board to discuss the proposed Prospect Place Historic District.

Vice-Chairman Vanderzyl, advising that neither he nor Chairman McGavin, will be able to attend this date's public hearing on the District nomination, appointed Stacey to chair this session.

Savage said that she has received several telephone calls in opposition to the proposed historic district. She said that she feels that a designation might be both unpopular with property owners and ultimately futile in preserving the neighborhood's historic character.

Stacey and Vice-Chairman Vanderzyl urged Board members to listen carefully to opinions stated at the public hearing, to search their consciences, and to state their opinions with candor.

Stacey said that the nominated neighborhood is already in transition from its historic character and suggested that the individual designation, and perhaps, relocation of key structures might be an alternative to a historic district. Savage asked Maddox for her opinion. Maddox said that most worthy structures could be relocated but that others--notably the H. L. A. Jekel stone house at 3563 Prospect--would not survive a conventional move.

Vice-Chairman Vanderzyl stated his concern that, despite support from the vast majority affected, the Mount Rubidoux Historic District designation was overturned by the City Council. He said that this district would be harder to defend in the event of an appeal.

Anderson said that, in touring the neighborhood, she rated structures--in terms of both maintenance and district compatibility--on a scale ranging from "depressed" to "excellent". She advised that she found only one "depressed" structure and that most were either "good" or "excellent". She suggested that these results demonstrate a sensitivity on the parts of owners and residents. Maddox advised that most of the current residences could be ideal for adaptive re-use.

RECESS

Vice-Chairman Vanderzyl recessed the meeting to 7:00 p.m. at the Riverside Municipal Museum.

CALL TO ORDER

Acting Chairman Stacey called the meeting back to order--with him, Savage, Maddox, Pillitter, and Anderson in attendance --at 7:04 p.m.

PUBLIC HEARING: PROPOSED PROSPECT PLACE HISTORIC DISTRICT

MOTION: Savage moved that the public hearing to consider the proposed Prospect Place Historic District be opened.

Maddox seconded. Unanimous.

Barry Weiss, 3296 Redwood, advised that the Old Riverside Foundation supports the proposed designation of the "last and only large concentration of Victorian houses in the City".

Tobin joined the meeting for the first time at this point.

Ellen McPeters, 3324 Brockton, spoke on behalf of Downtown Renaissance. She said that the proposed district will preserve, "for the entire City", a sense of history and documentation of the changes in residential architecture at the turn-of-the-century. After reading aloud from the Cultural Resources Ordinance regarding the responsibilities of the Cultural Heritage Board, she said that the Board's responsibility to the subject neighborhood appeared clear.

Sue Guess, 3620 Fifteenth, advised that she had just returned from a National Register historic district in Connecticut. She reported property values in that district are "much higher than in neighboring areas with new construction". When the past is valued, she said, it becomes more economically valuable.

She endorsed adaptive re-use of residences for commercial purposes and the use of the 1981 Economic Recovery Tax Act to accomplish this. She said that her exposure to historic districts in other cities has convinced her that they encourage economic viability.

Paul Nicely, representing the Nelson House Foundation at 3685 Fifteenth and 4481 Main, said that he stood by his 9/17/86 statements to the Board opposing inclusion within the proposed historic district. Ms. Guess asked why he believed that a historic district designation could limit the Foundation's property assets. Mr. Nicely explained that the Foundation's property is essentially bounded on one side by a medical center and on another by the Bank of America. He said that if the property were rezoned for a higher density, the Foundation would realize more--perhaps twice as much--from a sale. Ms. McPeters suggested that if an economic hardship really developed, perhaps the houses could be relocated.

Phil Osborne, 4480 and 4484 Main said that he would like his properties excluded "if at all possible" from the proposed designation.

Russell Gross, 4493 Orange, advised that he owns five properties within the proposed district. He said that his own home might merit preservation, but that he is not convinced that his rentals do. He said that he is worried about whether a district designation would impede the sale of his properties at the time he retires and moves out of the area.

Dorothy Orr, Secretary of the Nelson House Foundation, advised that that Foundation takes good care of its property and will continue to do so without a district designation.

Tom Shanley, 3620 Fifteenth, advised that he favors the district designation.

Ms. McPeters said that being included within a historic district is "an honor".

Pillitter inquired as to how many in the gallery actually live in the proposed district. Four people responded that they did.

Tobin said that he had discussed with staff the possibility of a poll of all property owner's opinions. Acting Chairman Stacey spoke against delaying a decision after people had given up an evening to address the Board's ultimate decision.

MOTION: Pillitter moved that the public hearing be closed.

Anderson seconded. Unanimous.

Acting Chairman Stacey asked for Board member's individual reactions to the proposed designation.

Anderson advised that she was considering two factors-- 1) whether a designation merited today and 2) whether all the justifications for a district were liable to remain true in the future. She said that she has observed that far more of the historic homes in this neighborhood have been maintained than have not. She said that she favored designation and does not think that such action will adversely affect those who are using property as investments.

Tobin said that he had considered the proposed district from a "hard-headed economic viewpoint" and is impressed that he can find no case anywhere in the country where anyone lost money because of inclusion of their property within an historic district. He pointed out that the nomination of the Mission Inn Historic District was scrutinized by a group of businessmen who ultimately felt that designation was in their "economic self-interest". Through its influence upon the design of in-fill architecture, he suggested that a district designation can be a means toward the end of enhancing the neighborhood's strengths. He emphasized that such a designation does not affect zoning or the demolition of non-complementary structures. He said that he cannot find an "economic negative" relative to designation.

Savage said that she could understand the points of view of both proponents and opponents. She said that she had had telephone calls over the previous two weeks from people who objected to designation. She also said that she has strong feelings about the preservation of the neighborhood, having served on the Board's committee that established proposed boundaries. She advised that she is left with very mixed feelings.

Pillitter said he was disappointed that only four residents of the neighborhood had attended the public hearing. Like Savage, he said that he could understand the points of view of both proponents and opponents.

Maddox said that she feels that the enforcement of the ordinance referring to historic districts can be reasonable so as not to require undue financial hardships upon property owners or developers. She said that all research indicates that Tobin's remarks about the positive economic impacts of district designations are correct. She said that she had come to favor designation.

Acting Chairman Stacey said that he had--despite his desire for the preservation of what remains of Riverside's oldest residential subdivisions--come to believe that the Board's consideration for a district may be "too late".

MOTION: Maddox moved acceptance of the Draft #3 suggested resolution designating a Prospect Place Historic District.

Anderson seconded.

Acting Chairman Stacey asked for discussion on the motion.

Tobin asked Stacey why he had characterized the nomination of this area as being "too late". Stacey responded that his appraisal was based upon the amount of non-complementary encroachment that has occurred all around the neighborhood. Tobin argued that "no one can turn back the clock, but a significant historic neighborhood still remains". Anderson agreed. Stacey said that "other vehicles" for protection of the historic resources in this neighborhood exist. Maddox argued that without a historic district designation, there is "no guarantee that complementary in-fill will take place". She said that she felt this designation to be "an obligation" on the part of the Board.

At the request of Acting Chairman Stacey, staff read aloud section 20.25.100 of the Cultural Resources Ordinance as it applies to the process for appealing a decision of the Cultural Heritage Board to the City Council.

Acting Chairman Stacey called for the question.

AYES: Maddox  
Tobin  
Pillitter  
Anderson

NOES: Stacey

ABSTAIN: Savage

MOTION: Savage moved that the Cultural Heritage Board review the impact of its designation of the Prospect Place Historic District in two years, at its October 1988 meeting.

Tobin seconded. Unanimous.

ABSENCE MOTION

Chairman McGavin (business), having complied with the rules of the Board, was excused.

ADJOURNMENT

Acting Chairman Stacey adjourned the meeting at 8:05 p.m.

CULTURAL HERITAGE BOARD  
Minutes

September 17, 1986

City Council Chambers

PRESENT:

Ken Stacey, Chairman  
Marge Savage  
Kathy Maddox  
Chuck Tobin  
Lewis Vanderzyl  
Paul Pillitter  
Gailya Chance  
Jolene Anderson

ABSENT:

Gary McGavin

STAFF PRESENT:

William Dougall, Historic  
Resources Director  
Alan Curl, Administrative  
Curator

GUESTS:

Randy Neal, 4465 Orange Grove  
Russell Gross, 4493 Orange  
James D. Ward, Thompson and  
Colgate  
Paul Nicely, Nelson House  
Foundation  
Knox Mellon, Mission Inn  
Foundation

CALL TO ORDER

ACCEPTANCE OF MINUTES

MOTION: Maddox moved acceptance of the minutes of  
9/17/86, as prepared by staff.

Savage seconded. Unanimous.

COMMITTEE REPORT: PROPOSED PROSPECT PLACE HISTORIC DISTRICT

Tobin spoke on behalf of the committee that hosted the informational session. He said that the two major concerns that came out of this session were revised wording for the suggested resolution and requested changes in the proposed district boundaries.

Pillitter and Chance joined the meeting at this point.

Tobin called the Board's attention to revised wording in the suggested resolution (as attached to the staff report) and said that--excepting the exclusion of 3582 Prospect Avenue--the committee had left the issue of boundary revision to the whole Board.

Chairman Stacey asked if anyone in the gallery wished to address the Board on this matter.

Randy Neal, 4465 Orange Grove, said that he opposes the historic district nomination. He characterized the nomination

as "a good idea, ten years too late". He said that in the seven years that he has owned his home, he has seen eight neighborhood houses demolished for new office and commercial development. He said that the neighborhood is no longer a residential environment and that a historic district designation could hinder office and commercial investments in property.

Russell Gross, 4493 Orange, said that he owns five properties in the proposed district. He said that he believes his own home may merit preservation but he is unsure about the other properties he owns on Orange Street. He wondered how such a designation could affect the marketability of his properties. Tobin responded that, property values generally stabilize and property even increases in marketability within a historic district. Mr. Gross asked whether a historic district designation could force absentee landlords to more adequately maintain their rentals. Tobin answered that when these properties come on the market, the historic district designation--and the stability that it encourages in terms of maintaining the neighborhood's historic character--should attract more responsible property owners.

James D. Ward, representing the law firm of Thompson and Colgate, encouraged the Board to exclude two properties owned by his firm, at 4472 and 4480 Orange Street, from the proposed district boundaries. He said that 4480 Orange Street is currently being developed as a parking lot and that the old house at 4472 Orange is being converted into an office facility. He said that even after the office conversion, Thompson and Colgate does not view the house at 4472 Orange as a "permanent structure." Mr. Ward advised the Board of his background in historic preservation and of his service on the Riverside County Historical Commission. He said that his personal values make him reluctant to urge the Board against designation of the entire district, but that in this case he must do so. He said that preservation battles must be chosen carefully and that the proposed designation is "overwhelmed, perhaps doomed," by the potential for development on the three sides bounded generally by Magnolia Avenue, Fourteenth Street, and Riverside City College.

Vanderzyl joined the meeting at this point.

Paul Nicely, representing the Nelson House Foundation, advised that that entity's Board of Directors has asked him to advise that the Foundation opposes the inclusion of either of its properties within the proposed historic district. Mr. Nicely advised that the Nelson House Foundation has operated a non-profit alcoholics rehabilitation facility at 3685 Fifteenth Street and at 4481 Main Street for eighteen years. These properties represent the sole assets of the Foundation and the Board of Directors feels that they could ultimately be sold at a much higher value for commercial development without the restraint of a historic district designation. Mr. Nicely asked whether

the Cultural Heritage Board has the power of eminent domain. Chairman Stacey said that it does not. Mr. Nicely asked how the "Duty to Maintain" clause of the City's Cultural Resources Ordinance works. Staff explained that most sections of the Municipal Code involving property includes a "duty to maintain" clause. Complaints regarding properties not maintained are ultimately referred to the City Legal Department which makes determinations on how to proceed. Mr. Nicely said that, since Nelson House Foundation property is well-maintained, the Foundation would only benefit if neighboring properties were maintained as well.

Chairman Stacey suggested that the Board's committee might digest the information provided at this meeting and return to the October meeting with a final recommendation. Tobin said that he would rather proceed toward a public hearing and--if advisable--revise district boundaries or resolution wording at that time. Savage agreed.

It was the consensus of the Board that a public hearing to consider the nomination of a Prospect Place Historic District ~~be scheduled for 10/15/86 at 7:00 pm.~~

#### NOMINATION OF A MILE SQUARE EAST HISTORIC DISTRICT

The staff report, originally included in the Board's 8/20/86 meeting packet, was reviewed.

Chairman Stacey asked Maddox whether, because of property ownership, she is in conflict of interest regarding this issue. Maddox advised that she is in conflict of interest and will abstain from discussion as a Board member.

The remainder of the Board, by consensus, concurred with the staff recommendation that a committee of the Board survey boundaries--as suggested both by the nomination petition and by the consultants' report, Restoration Riverside: A Plan For Downtown Historic Districts--for the proposed district.

Chairman Stacey appointed himself, Anderson, and Pillitter as a boundary review committee to report back to the Board at the 10/15/86 meeting.

#### PROPOSED DOWNTOWN SHOPPING MALL PROJECT

The staff report, originally included in the Board's 8/20/86 meeting packet, was reviewed.

After discussion, it was the consensus of the Board that Vanderzyl and Chairman Stacey will draft a letter--the contents of which will be reviewed at the Board's regular 10/15/86 meeting --for the signature of all members, advising the Riverside Redevelopment Agency, its staff, and the mayor of preservation designations

Chairman Stacey spoke in favor of the staff recommendation, suggesting that public hearings for this proposed historic district might be used as a "trial run" for the larger Wood Streets Historic District.

MOTION: Maddox moved acceptance of the staff recommendation, to wit:

That the Cultural Heritage Board--in deference to a petition from residents--request staff to prepare an informational packet, for review at the Board's 8/20/86 meeting, preparatory to scheduling a public hearing to consider a Rosewood Place West Historic District.

Vanderzyl seconded. Unanimous.

SCHEDULING OF PUBLIC INFORMATIONAL SESSION REGARDING NOMINATION OF THE PROPOSED PROSPECT PLACE HISTORIC DISTRICT

McGavin rejoined the meeting at this point.

Sue Guess of the Prospect Place Neighborhood Association advised that proposed boundaries--as depicted in the staff report--appear in compliance with the intentions of neighborhood residents who petitioned the Board for historic district designation.

Staff shared a slide presentation of all properties within the proposed district.

Anderson, McGavin, and Chairman Stacey spoke in favor of the proposed boundaries.

MOTION: Anderson moved that the Board approve the proposed informational packet, as presented by staff, and schedule an informational session on the proposed Prospect Place Historic District for 7:00 pm on 8/20/86.

McGavin seconded. Unanimous.

FUTURE OF THE HISTORIC STRUCTURES RELOCATION PROGRAM WITHIN THE PRESS-ENTERPRISE EXPANSION AREA

Staff updated the information in the meeting packet. Staff advised that--with the successful re-zoning of the property to the "parking" zone--the law firm of Thompson and Colgate is offering the house at 4480 Orange Street for relocation. Further, the Board was advised that the large Victorian at 3451 Prospect Avenue may not be moved into the proposed Citrus Heritage Park and may be available for relocation.

Staff read to the Board four recommendations for its consideration.

- 1) That all paint and stain colors be approved by CHB staff prior to application;
- 2) That the chase door at the front elevation be faced with stained 1" tongue-and-groove boards to complement the Mission Revival style;
- 3) That a door pull on the front elevation's chase door be approved by CHB staff for consistency with the Mission Revival style;
- 4) That further architectural embellishment of facade walls and the incorporation of any signage be subject to the approval of CHB staff.

Pillitter seconded. Unanimous.

PROPOSED LANDMARK PLAQUES FOR CASTING IN FY 85-86

The staff report was reviewed.

MOTION: Pillitter moved that Landmark plaques for Fairmount Park and the Fairmount Park Bandshell be cast for dedication on 4/19/86, as recommended by staff.

Maddox seconded. Unanimous.

Suggested plaque statements as prepared by staff and the Fairmount Park Citizens' Committee were reviewed. Word changes for each plaque were suggested for greater clarity and readability.

MOTION: Maddox moved acceptance of the suggested Landmark plaque statements, as amended, for Fairmount Park and the Fairmount Park Bandshell.

Chance seconded. Unanimous.

DISCUSSION: PROPOSED TWOGOOD ORANGE-GROVE TRACT HISTORIC DISTRICT

The staff report was reviewed. Staff offered a recommendation --not listed in the staff report--that a committee comprised of members of the Board, representative petitioners for a historic district, and one of Riverside's avocational historians draft a list of homes recommended for relocation from the Press-Enterprise expansion area and from the site of adjacent proposed office development. It was advised that this committee work would best be accomplished in time to be provided as information at a 3/6/86 Planning Commission hearing regarding related amendments to the City's General Plan.

Sue Guess, representing the petitioners for a Twogood Orange Grove Tract Historic District, stated that working for the relocation of threatened homes will not save the neighborhood but that--with the apparent inevitability of the Press-Enterprise

expansion--it would be a benefit. She said that she is "disgusted that certain major property owners may be rewarded" with Redevelopment Agency assistance in acquiring additional properties "for creating a slum". She also said that she fears that the proposed development will reopen discussion of a Fifteenth Street extension that would further impact the remaining residences.

Tobin drew a map of the project area on the blackboard. He reminded the Board that the proposed development would disrupt the City's oldest residential subdivisions. He said that he agreed with staff regarding the development of a list of residences that should be relocated from the project area. He also urged the consideration of recognizing the remaining portion of the Twogood Orange Grove Tract as a historic district.

MOTION: Maddox moved that the Cultural Heritage Board take the following actions regarding the protection of complementary structures within the Twogood Orange Grove Neighborhood Conservation Area:

- 1) That a committee comprised of members of the Board, representative petitioners for a historic district, and one of Riverside's avocational historians advise on a smaller historic district and draft a list of names recommended for relocation from the Press-Enterprise expansion area and from the site of an adjacent proposed office development; and
- 2) That the Chairman be requested to address in writing the City Council Land Use Committee with a request that, before the Redevelopment Agency assists in the further acquisition of land for the Press-Enterprise expansion/office development project, a plan be developed through the City, the Redevelopment Agency, and the developers for the relocation and re-use of specific residential structures.

ChanCeaseconded. Unanimous.

Maddox called the Board's attention to the 2/10/86 memo from Redevelopment Agency Director Bob Hill which was attached to the staff report. She advised that the Board should be aware of inaccuracies implied in this memo having to do with programs to encourage the conversion of existing houses from rentals to owner-occupancy. Such a program in Heritage Square did enjoy moderate success--two homes in a 6-block area were converted to owner-occupancy in two years--despite the program's many restrictions. The program was not discontinued for lack of success, she said, but to use its Community Development Block Grant funds to increase police surveillance in White Park.

Chairman Stacey requested that Savage, Tobin, and Maddox represent the Board on a committee for drafting a house relocation inventory. He further requested that staff invite Sue Guess, Ron Morris, and Esther Klotz to serve on this committee.

Mr. Hlubik advised that all alternatives call for the sundial to be relocated directly in front of the library building. Advising that Alternative #2 comes "closest to representing the thoughts of the Library Board", Mr. Nurre said that he hoped the increased landscaping could be adequately maintained.

Mr. Hlubik explained that the maintenance for landscaping in Alternative #2--with perhaps a dozen new trees--would not necessarily be onerous, depending upon tree selection. Mr. Bachman expressed his department's commitment to maintaining the proposed additional landscaping. He also explained that the proposed flora as seen in plan views appears more dense than it would in elevation or on site.

Vanderzyl asked whether any change is proposed for the library's fountains. Mr. Hlubik advised that refinishing the exterior walls of the pools and the introduction of new fountain pieces should be considered.

Chairman Stacey asked whether final drawings, specifications, and plant lists would be ultimately reviewed by the Board. Staff advised that they would.

MOTION: McGavin moved that the Cultural Heritage Board endorse the adoption of Alternative #2, with no additional conditions.

Savage seconded. Unanimous.

PRESENTATION: STATUS OF THREATENED VICTORIAN HOME AT 3451 PROSPECT

Maddox advised that--as reported in the newspaper--the Victorian home currently at 3451 Prospect is to be stored at the City's corporation yard until it is ultimately moved into the proposed State Citrus Heritage Park. She said that she felt that the efforts of the Old Riverside Foundation and of the Cultural Heritage Board had placed the future of this house in the public spotlight and kept it there. She urged all concerned to keep attention toward the security and maintenance of this structure high on their agendas until the house is moved into the Citrus Heritage Park.

Chairman Stacey advised that, in the Chairman's annual report to the City Council--delivered on 1/14/86--he had specifically requested the Council, as the Riverside Redevelopment Agency, to develop a program for re-using, as complementary in-fill, old homes threatened with demolition. He said that Councilman Peterson and Loveridge had assured him that the development of such a program is in process.

COMMITTEE REPORT: BOUNDARIES FOR PROPOSED TWOGOOD ORANGE GROVE TRACT HISTORIC DISTRICT

The 1/14/86 memo from staff, reporting on the committee meeting on this matter, was reviewed.

CHB Minutes, 1/14/86, page 7

Sue Guess, representing the petitioners, advised that the petitioners have not yet discussed as a group the alternatives presented in the staff memo.

Tobin joined the meeting at this point.

Chairman Stacey encouraged staff to communicate with the petitioners regarding inclusions within the proposed Historic District and to report on progress at the Board's 2/19/86 meeting.

COMMITTEE REPORT: ADDITIONAL CDBG GRANT CONSIDERATIONS FOR FY 86-87

The 1/14/86 memo from staff, reporting on conversations with the committee members, was reviewed. Staff advised that estimates taken in 8/85 indicated that the fabrication and installation of Lexan panels to protect stained glass windows at the Riverside Mausoleum should not exceed \$4600 in cost.

Anderson inquired as to the status of the conservation needs assessment at the Municipal Auditorium. Staff advised that the Riverside Art Museum has been added to this study, with a final report expected near 3/1/86. Preliminary observation, staff said, indicates no conservation needs of critical urgency.

MOTION: Vanderzyl moved that the Cultural Heritage Board request staff to work with the Riverside Cemetery Association to co-sponsor a request, from FY 86-87 Community Development Block Grant funds, for \$4600 to contract the fabrication and installation of Lexan panels to protect stained glass windows at the Riverside Mausoleum.

Anderson seconded. Unanimous.

APPOINTMENT OF A COMMITTEE MEMBER TO CONSIDER BOUNDARIES FOR PROPOSED WOOD STREETS HISTORIC DISTRICT

Chairman Stacey advised that Vanderzyl has consented to join Pillitter on this committee.

APPOINTMENT OF A COMMITTEE TO REPRESENT CHB AT THE PRESENTATION OF PROPOSED DOWNTOWN DESIGN GUIDELINES TO THE CITY COUNCIL

The 1/6/86 memo from staff and the related Report to Council from the Redevelopment Agency were reviewed.

Chairman Stacey suggested that Tobin and McGavin might represent the Board at the consultants' presentation. McGavin inquired whether such representation is necessary. Staff advised that it is not. Both McGavin and Tobin advised that it would be unlikely that they would be able to attend the presentation.

12/10/85

Savage seconded. Unanimous.

REVIEW OF PLANS: COLORS FOR PROPOSED PAGODA ON SEVENTH STREET AT PUBLIC LIBRARY FRONTAGE

The staff report was reviewed. David Chang, who is coordinating the project between the City and the project's Chinese architect, provided a color perspective drawing of the project.

Sam Fong, 1555 Via Tioga, pointed out changes between the current drawing and the one addressed in the staff report: pagoda flooring is now to be of red hexagonal tile and the glazed tile roof is now to be green.

Savage observed that the new perspective drawing shows the pagoda and its colors, as complementing existing Seventh Street architecture. McGavin said that, allowing for the brilliance of glazed tile, the colored drawing appears to give an accurate portrayal of the pagoda's suggest impact.

MOTION: Pillitter moved acceptance of the staff recommendations, to wit:

- 1) That the Cultural Heritage Board approve colors depicted in a color perspective drawing, submitted at this meeting by David Chang, for a proposed Chinese pagoda on Seventh Street at the frontage of the Riverside Public Library; and
- 2) That in the Cultural Heritage Board, in order to facilitate a groundbreaking ceremony in time for Chinese New Year (in 2/86), indicate its willingness to schedule a special meeting--if necessary--for consideration of siting and landscape plans.

Anderson seconded. Unanimous.

CONSIDERATION OF PETITION NOMINATING THE TWOGOOD ORANGE GROVE TRACT NEIGHBORHOOD CONSERVATION AREA AS A HISTORIC DISTRICT OF THE CITY OF RIVERSIDE

The staff report was reviewed.

Esther Klotz commended the Board's previous recognition of the Twogood Grove Tract and encouraged the further designation as a Historic District. She recommended that the suggested boundaries be extended a few hundred years southerly on Olivewood. Mrs. Klotz advised the Board that south of Fourteenth Street, on Olivewood, absentee landlords have--over twenty years--purchased houses and afforded them no maintenance, hastening the decline of the neighborhood. She said that a Historic District designation can help the neighborhood and offered her help toward seeing such a district designation made. Mrs. Klotz commented the research in the staff report, adding that such historically prominent Riversiders as E. W. Holmes and Marcella Craft have made this neighborhood their home.

Tobin suggested that an alternative to a district designation is a strengthening of controls for Neighborhood Conservation Areas. He also said that neither designation is enough without some tangible assistance from the City or the Redevelopment Agency. Tobin expressed the opinion the Board should be seeking

12 / 15 / 85

some assurance of special assistance programs for the Twogood Orange Grove Tract as it proceeds toward a Historic District hearing.

MOTION: Tobin moved that the Cultural Heritage Board (1) adopt staff's timeline for processing the Twogood Orange Grove Tract and the Wood Streets toward public hearings to consider Historic District designations; (2) request staff to work with the Legal Department in developing suggested language for strengthening Neighborhood Conservation Area designations; and (3) request staff to seek from the Riverside Redevelopment Agency a report on special assistance programs for targeted residential neighborhoods.

Maddox seconded. Unanimous.

Vice-Chairman McGavin appointed Savage and Tobin as a committee to consider boundaries for a proposed Twogood Orange Grove Tract Historic District.

Vice-Chairman McGavin said that he would like to serve on a boundary committee for the Wood Streets and asked staff if--because he lives in that neighborhood--such an appointment would place him in conflict of interest as a member of the Board. Staff was unsure but recommended a tentative appointment pending a decision from the City Legal Department. Vice-Chairman McGavin appointed Pillitter and, tentatively, himself as a committee to consider boundaries for a proposed Wood Streets Historic District.

DEMOLITION REQUEST: 4064 SEVENTH STREET

The staff report was reviewed, as was the 12/12/85 action of the Environmental Protection Commission recommending a Negative Declaration on the proposed demolition of the structure at 4064 Seventh Street.

MOTION: Pillitter moved acceptance of the staff recommendations, to wit:

- 1) That the Cultural Heritage Board recommend to the City Council that it approve the demolition of the abandoned Victorian house at 4064 Seventh Street; and
- 2) That the Cultural Heritage Board request that the City Council instruct the City Legal Department work with CHB staff in making available as salvage to the Old Riverside Foundation and to the Renovator's Club any architectural features or period hardware that those organizations might wish to make available in the restoration of other old Riverside homes.

Anderson seconded. Unanimous.

COMMITTEE REPORT: CONSIDERATION OF FURTHER BLOCK GRANT REQUESTS IN FY 86-87

Staff advised that difficulty in reaching committee members had resulted in no meeting.

Tobin said that the Board needs to support the Park and Recreation Commission capital improvement budget request--to be considered by the City Council in the

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**Staff Reports To Cultural  
Heritage Board**

CITY OF RIVERSIDE

INTEROFFICE MEMO

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TO: Cultural Heritage Board

DATE: October 7, 1986

FROM: Alan Curl, Museum *Alan*

SUBJECT: Property Owners Within the Proposed Prospect Place  
Historic District

Lewis Vanderzyl has requested that Board members be provided with lists of property owners within the proposed Prospect Place Historic District. The attached lists indicate property ownership, but do not indicate how many parcels are owned by a given individual.

r.

CITY OF RIVERSIDE  
REPORT NO. PLP03B-B

PLANNING DEPARTMENT  
ZONE HEARING NOTIFICATION REGISTER  
CASE NO. HD-000-003

PAGE 1 OF  
DATE 7/21/86  
TOTAL NO.

HD-000-003  
GARDNER  
C/O GARDNER & MCCrackEN  
5710 PEBBLE SPRINGS DR  
HOUSTON, TX

219-021-002  
CARLTON LAVA DOSHIER  
12270 ROSEDALE  
COLTON, CA  
77066

HD-000-003  
HAROLD J  
219-021-003  
92324

HD-000-003  
CALDWELL  
ADA TROTH  
4473 MAIN  
RIVERSIDE, CALIF.

219-021-004  
MARILYN  
NELSON HOUSE FOUNDATION  
P O BOX 2615  
RIVERSIDE, CA  
92501

HD-000-003  
219-021-006  
92516

HD-000-003  
OSBORN  
9571 MAGNOLIA AVE  
RIVERSIDE, CA

219-022-011  
PHILIP G  
MORRISON  
4426 LARCHWOOD PL  
RIVERSIDE, CA  
92503

HD-000-003  
219-022-012  
DERRELL L  
92506

HD-000-003  
PALANUK  
3893 3RD ST APT G  
RIVERSIDE, CA

219-022-013  
WILLIAM S  
WEBER  
C/O LELAND M HYDE  
3871 BRUNSWICK AVE  
RIVERSIDE, CA  
92503

HD-000-003  
219-022-015  
ELIZABETH M  
92503

HD-000-003  
EVANS  
P O BOX 15  
FONTANA, CA

219-022-016  
BARBARA J  
OSBORN  
C/O GEORGE OSBORN  
4090 VAN BUREN BLV  
RIVERSIDE, CA  
92335

HD-000-003  
219-022-025  
PHILIP G  
92503

HD-000-003  
T & C BUILDING  
P O BOX 1299  
RIVERSIDE, CA

219-023-007  
ELLIS  
P O BOX 1299  
RIVERSIDE, CA.  
92502

HD-000-003  
219-023-008  
CLAYTON  
92502

CITY OF RIVERSIDE  
REPORT NO. PLP03B-B

PLANNING DEPARTMENT  
ZONE HEARING NOTIFICATION REGISTER  
CASE NO. HD-000-003

PAGE 2 OF  
DATE 7/21/86  
TOTAL NO.

HD-000-003  
GROSS  
✓ 4493 ORANGE  
RIVERSIDE, CA

219-023-009 HD-000-003  
RUSSELL F ✓ PRATT  
4489 ORANGE GROVE  
92501 RIVERSIDE, CALIF.

219-023-011  
DUANE L  
92501

HD-000-003  
PRATT  
✓ 4481 ORANGE GROVE  
RIVERSIDE, CALIF.

219-023-012 HD-000-003  
DUANE L ✓ HAYSLIP  
4475 ORANGE GROVE  
92501 RIVERSIDE, CALIF.

219-023-013  
JOHN W  
92501

HD-000-003  
✓ NEAL  
4465 ORANGE GROVE  
RIVERSIDE, CALIF.

219-023-014 HD-000-003  
RANDALL L ✓ PICKARD  
4087 HARE AVE  
92501 RIVERSIDE, CA

219-032-001  
JON B  
92509

HD-000-003  
✓ GUESS  
3620 15TH  
RIVERSIDE, CALIF.

219-032-004 HD-000-003  
MONNIE S ✓ MORRISON  
P O BOX 20015  
92501 RIVERSIDE, CA

219-032-005  
MARVIN A  
92516

HD-000-003  
SABICER  
✓ 66 DEL VISTA CIR  
SACRAMENTO, CA

219-032-006 HD-000-003  
SCOTT A ✓ GROSS  
4493 ORANGE ST  
95823 RIVERSIDE, CA

219-033-001  
RUSSELL F  
92501

HD-000-003  
✓ GROSS  
4526 ORANGE  
RIVERSIDE, CALIF.

219-033-002 HD-000-003  
RUSSELL F ✓ MEAGHER  
STEPHEN A KIRKPATRICK  
92501 P O BOX 4273  
RIVERSIDE, CA

219-033-004  
JAMES E  
92514

CITY OF RIVERSIDE  
REPORT NO. PLP03B-B

PLANNING DEPARTMENT  
ZONE HEARING NOTIFICATION REGISTER  
CASE NO. HD-000-003

PAGE 3 OF  
DATE 7/21/86  
TOTAL NO.

HD-000-003  
WILSON  
3593 PROSPECT  
RIVERSIDE, CALIF.

219-033-005  
JOE  
92501

HD-000-003  
BUDICIN  
3849 EVEREST ST  
RIVERSIDE, CA

219-033-006  
NICK  
92503

HD-000-003  
WALLIHAN  
3563 PROSPECT  
RIVERSIDE, CALIF.

219-033-007  
ELLIS F  
92501

HD-000-003  
HALLSTROM  
4561 ORANGE GROVE  
RIVERSIDE, CALIF.

219-033-008  
RALPH W  
92501

HD-000-003  
MOORE  
4543 ORANGE GROVE  
RIVERSIDE, CALIF.

219-033-009  
CHRISTOPHER A  
92501

HD-000-003  
PRATT  
4511 ORANGE GROVE  
RIVERSIDE, CALIF.

219-033-010  
DUANE L  
92501

HD-000-003  
BOYAN  
3600 PROSPECT  
RIVERSIDE, CALIF.

219-033-002  
EDWIN A  
92501

~~HD-000-003  
HAWKINS  
3502 PROSPECT  
RIVERSIDE, CALIF.~~

~~219-033-003  
WILLIAM B  
92501~~

INTEROFFICE MEMO

TO: Cultural Heritage Board

DATE: August 25, 1986

FROM: Alan Curl, Museum

ALAN

SUBJECT: Proposed Prospect Place Historic District

On the evening of 8/20/86, Board members Tobin, Savage, and Vanderzyl acted as a committee conducting an informational session regarding the proposed Prospect Place Historic District.

At this session, the committee reviewed a letter of support for the nomination from the Old Riverside Foundation and two letters, from Mr. Derrel L. Morrison and from Mr. William B. Hawkins, suggesting narrower boundaries for the proposed district.

Thirteen property owners attended the session. Following is a summary of notable comments from property owners:

Mr. William B. Hawkins said that he was opposed to a historic district designation. He said that he would want to realize a maximum return through the sale of his home and is against any designation which might dissuade potential buyers or developers of the property. He said that the noise from the City College playing fields has, by itself, compromised the proposed district as a residential neighborhood. He also said that a number of minimally maintained rental properties also compromise the value of the proposed designation. He said that he was not in favor of any designation that might discourage the Fifteenth Street extension.

Mr. Leland Hyde said that he agreed with Mr. Hawkins "one hundred per cent". He urged new development in the proposed district with the relocation of worthy homes into other neighborhoods.

Mr. Philip Osborn urged that no designation be made that might discourage the Fifteenth Street extension. He also said that he does not want a potential developer discouraged from building new structures on properties he owns at 4484-88 1/2 and 4480-82 Main Street.

Ms. Sue Guess spoke in favor of the proposed designation. Ms. Guess spoke in favor of the stability that a historic district designation would encourage.

Mr. Duane L. Pratt said that he owns more than one property in the neighborhood, including his home. He said that his family has lived in the neighborhood for 95 years. He said that he is in favor of anything that will protect his home and neighborhood.

Staff explained that the binding document in a historic district designation is the formal resolution which creates the district. Amendments to the suggested resolution were offered which, according to Mr. Hawkins and Mr. Hyde,

made the potential of a designation more acceptable. A copy of the amended suggested resolution is attached.

Regarding boundaries, the committee agreed to bring the Prospect Avenue boundary westward and therefore omit a more modern house at 3582 Prospect from the proposed district. The committee then referred to the entire Board the question of further boundary adjustments -- under particular discussion were properties near the corner of 15th and Main -- and of the suggested resolution with its proposed amendments.

DRAFT #2

SUGGESTED RESOLUTION

A Resolution of the Cultural Heritage Board of the  
City of Riverside, California, Designating  
Historic District # \_\_\_\_\_

WHEREAS the Cultural Heritage Board has considered the historic residential architecture concentrated within the area generally bounded by Fourteenth Street, Orange Grove Street, Main Street, and Olivewood Avenue; and

WHEREAS the Cultural Heritage Board has recognized this area as one of the oldest residential neighborhoods in the city; and

WHEREAS residents and property owners have petitioned the Cultural Heritage Board to designate this area a Historic District; and

WHEREAS the Cultural Heritage Board has identified the boundaries of a Prospect Place Historic District as depicted on the attached map;

THEREFORE BE IT RESOLVED by the Cultural Heritage Board that the area, as depicted by the boundaries on the attached map, and including all properties and structures located within those boundaries, be designated as Historic District # \_\_\_\_\_, the Prospect Place Historic District, of the City of Riverside, California.

BE IT FURTHER RESOLVED that this designation includes the exterior surfaces of all structures as visible from any public thoroughfare, exclusive of paint color and of any minor maintenance projects not requiring a City building permit.

BE IT FURTHER RESOLVED that this designation explicitly includes all street trees and essential landscape patterns (meaning the continued emphasis upon grass, trees, shrubs, and flowers) as visible from any public thoroughfare.

BE IT FURTHER RESOLVED that this designation explicitly includes all streetlighting throughout the District.

ADOPTED by the Cultural Heritage Board of the City of Riverside, California, and signed by its Chairman and attested by its Secretary this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_.

STATE OF RIVER

INTEROFFICE MEMO

TO: Cultural Heritage Board

DATE: July 2, 1986

FROM: Alan Curl, Museum

SUBJECT: SCHEDULING OF PUBLIC INFORMATIONAL SESSION REGARDING NOMINATION OF  
THE PROPOSED PROSPECT PLACE HISTORIC DISTRICT

At the Board's 3/19/86 meeting, it was the unanimous vote to "proceed toward public hearings for the historic district designation of the neighborhood bounded by Prospect, Orange Grove, Main and Fourteenth Streets." As you will see in the first attachments, this small area has recently been the subject of interest by several developers. The requests for Conditional Use Permits to adaptively re-use historic homes is certainly in keeping with a proposed historic district; the demolition request (see memo to Barbara Maxson) is not.

Staff recommends that the Board approve attached elements of the proposed informational packet and schedule an informational session on the proposed district as a part of the regular 8/20/86 meeting.

sg

CITY OF RIVERSIDE

INTEROFFICE MEMO

TO: Cultural Heritage Board

DATE: ~~May~~ 8, 1986

March

FROM: Alan Curl, Museum *Alan*

SUBJECT: Committee Report Regarding House Removals From Twogood  
Orange Grove Tract

On 2/22/86, Marge Savage, Sue Guess, and Esther Klotz joined CHB staff in developing committee recommendations to the Cultural Heritage Board regarding mitigating the effects of the proposed Press-Enterprise expansion/Marr-Coil office development upon the Twogood Orange Grove Tract Neighborhood Conservation Area. These recommendations were then reviewed, endorsed, and amplified by the remaining committee members, Chuck Tobin, Ron Morris, and Kathy Maddox.

The recommendations of the committee acknowledge an error in the staff report reviewed at the 2/19/86 meeting-- boundaries for the Phase II office development properly extend to Mulberry Street, implying the demolition of all existing housing except for the large restored Victorians at 4586 Olivewood and at 4587 Mulberry.

On 2/26/86, the Environmental Protection Commission required the developers to prepare a focused environmental impact report on the proposed Press-Enterprise expansion addressing impacts on traffic and on historic preservation. The developer's representative, Doug Shackelton of J. F. Davidson and Associates, has indicated to members of the Planning Department staff that this requirement will be appealed to the City Council. On 3/6/86, the Planning Commission continued consideration of a proposed general plan amendment to allow the Press-Enterprise expansion until either the preparation of an environmental impact report or the successful appeal of this EPC requirement to the City Council.

Both the Environmental Protection Commission and the Planning Commission are reviewing only the Phase I portion, the Press-Enterprise expansion, of proposed development at this point. Attached are portions of the staff recommendations to the planning Commission that are of special interest to the CHB.

On 2/27/86, Chairman Stacey and Chuck Tobin--along with representatives of other City departments and of the Old Riverside Foundation--met with the City Council Land Use Committee to discuss the development of a historic structures relocation program with a particular emphasis upon using houses from the proposed Press-Enterprise expansion area as pilots. The following steps were outlined for proceeding in a timely fashion:

- 1) Development of an inventory of structures recommended by the Cultural Heritage Board for relocation (see attached letter to the City Council Land Use Committee);
- 2) Analysis of each structure on the inventory to determine which may be moved in a safe and cost-effective manner;
- 3) Development of an inventory of available downtown lots on which historic houses might be appropriately relocated as in-fill (see attached letter to the City Council Land Use Committee);
- 4) Development of Requests for Proposals for public/private efforts toward relocations; and
- 5) Implementation.

The Report to Council from this meeting is attached.

With this background, staff recommends that the Cultural Heritage Board formally accept the recommendations of its committee, to wit:

1) That, in the Phase I (Press-Enterprise expansion) project area, the Cultural Heritage Board identify the following inventory of structures as a starting point for selecting homes for relocation:

4415 Lemon	4429 Olivewood
4416 Lemon	4435 Olivewood
4444 Lemon	4459 Olivewood
4470 Lemon	
4476 Lemon	
4482 Lemon	
4488 Lemon	
4494 Lemon	
4510 Lemon	
4550 Lemon	

2) That, in the Phase II (office development) project area, the Cultural Heritage Board identify the following inventory of structures be used as a starting point for selecting homes for relocation:

4465 Olivewood	4465 Mulberry
4480 Olivewood	4473 Mulberry
4481 Olivewood	4509 Mulberry
4482 Olivewood	4523 Mulberry
4489 Olivewood	4537 Mulberry
4508 Olivewood	4551 Mulberry
4509 Olivewood	4565 Mulberry
4537 Olivewood	
4550 Olivewood	3431 Prospect
4551 Olivewood	
4564 Olivewood	
4565 Olivewood	

(This list assumes the relocation of the house at 3451 Prospect into the proposed Citrus Heritage Park.)

3) That the Cultural Heritage Board request of the City Council and the Riverside Redevelopment Agency that a relocation plan be developed for structures cited in recommendations 1 and 2 before the Redevelopment Agency assists in the further acquisition of property for the developers;

4) That the developers be now advised, in the early stages of site planning, that both phases of the project area include several old and majestic trees for which incorporation within the new development is encouraged;

5) That the Cultural Heritage Board request the City Council and the Redevelopment Agency to make it a condition of their assistance in this project that for any structures that are to be demolished rather than relocated, the Old Riverside Foundation and the Renovator's Club will be given the opportunity to salvage--for incorporation within other local vintage homes--any architectural features which those organizations may wish to put into storage;

6) That the Cultural Heritage Board proceed toward public hearings for the historic district designation of the neighborhood bounded by Prospect, Orange Grove, Main, and Fourteenth Streets; and

7) That the Cultural Heritage Board proceed immediately --with, for expediency, the California Historic Resources Inventory forms suggested for use as documentation--with the nomination of the house at 3620 Fifteenth Street and at 4586 Olivewood Street as Landmarks of the City of Riverside.

cc: Bob Hill, Redevelopment  
Steve Whyld, Planning  
Doug Shackleton, J. F. Davidson and Associates

## INTEROFFICE MEMO

TO: Bob Hill, Executive Director  
Riverside Redevelopment Agency

DATE: January 15, 1986

FROM: Alan Curl, Administrative Curator *Alan*  
Riverside Municipal Museum

SUBJECT: Residential Rehabilitation Programs in the Twogood  
Orange Grove Tract

The Cultural Heritage Board, at its 12/18/85 meeting, reviewed a petition from residents in the Twogood Orange Grove Tract Neighborhood Conservation Area requesting the designation of that area as a City Historic District. The current Neighborhood Conservation Area designation is comprised of the following addresses:

4447-4587 Mulberry, 3410-3623 Prospect,  
4412-4555 Lemon, 4434-4562 Orange,  
4429-4561 Orange Grove, 4445-4494 Main,  
3620-3685 Fifteenth, 4429-4586 Olivewood.

As a part of its consideration of the proposed Historic District, I have been asked by the Board to inquire of the Redevelopment Agency whether the Agency could develop any special programs to promote residential rehabilitation in this proposed Historic District. Ideally, the Board would like to see district designation and a rehabilitation incentive program go hand-in-hand.

As staff, I wonder if a program to assist renters in buying their homes--as I believe is in place in Heritage Square--would be possible in this neighborhood.

If you could respond to this inquiry--at least tentatively--by 2/5/86, I will pass your response to the Board for discussion at its 2/14/86 meeting.

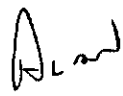
Thank you.

cc: Cultural Heritage Board

## INTEROFFICE MEMO

TO: Cultural Heritage Board

DATE: January 14, 1986

FROM: Alan Curl, Museum SUBJECT: Committee Report, Boundaries for Proposed Twogood  
Orange Grove Tract Historic District

Committee members Marge Savage and Chuck Tobin joined CHB staff and petitioners Ron Morris and Sue Guess on 1/11/86 to discuss potential boundaries for a proposed Twogood Orange Grove Tract Historic District.

Mr. Morris and Ms. Guess advise that the intention of the petitioners is for a thematic district--as outlined in Restoration Riverside: A Plan for Downtown Historic Districts--which would, through resolution, identify some fourteen Victorian (pre-1900 construction) residences as focal points subject to standard plan reviews with all other new in-fill construction subject to CHB review to insure a complementary relationship with the focal points.

Chuck Tobin suggested, as an alternative, that the Board might seek new wording in the City's Cultural Resources Ordinance to provide the Board with review of new construction within Neighborhood Conservation Areas.

The meeting closed with staff offering to contact the City Legal Department for an appraisal of the two alternatives.

Assistant City Attorney Clarice Turney advises that the alternative requested by the petitioners is the most easily realized. Rather than alter the definition of the Neighborhood Conservation Areas--which implies the introduction of public hearings for designation and the reconsideration of existing Neighborhood Conservation Areas--Clarice said that a third designation, along with Historic District and Neighborhood Conservation Area, would be preferable. However, she said, a third designation would seem to offer little new to the Board's jurisdictions.

Communications With Property  
Owners

WILLIAM G. DOUGALL  
Director

October 1, 1986

Dear Property Owner:

Enclosed please find minutes for the 9/17/86 meeting of the Cultural Heritage Board of the City of Riverside. In these minutes, you will find record of the Cultural Heritage Board's discussion regarding the nomination of a Prospect Place Historic District. As indicated in the minutes, a public hearing to formally consider the nomination will take place on October 15, 1986 at 7:00 pm. This hearing will be held in the small auditorium of the Riverside Municipal Museum, 3720 Orange Street.

Also enclosed is a copy of the suggested resolution that will be considered at the 10/15/86 public hearing. The map on the reverse side of this resolution has been amended to accurately depict the depth of lots between Orange Street and Orange Grove Avenue. For clarity, this document is identified as Draft #3.

Your opinions will definitely play a part in the decision-making of the Cultural Heritage Board which urges your participation in its public hearings.

Sincerely,

Alan Curl  
Administrative Curator

r.

DRAFT #3

SUGGESTED RESOLUTION

A Resolution of the Cultural Heritage Board of the  
City of Riverside, California, Designating  
Historic District # \_\_\_\_\_

WHEREAS the Cultural Heritage Board has considered the historic residential architecture concentrated within the area generally bounded by Fourteenth Street, Orange Grove Street, Main Street, and Olivewood Avenue; and

WHEREAS the Cultural Heritage Board has recognized this area as one of the oldest residential neighborhoods in the city; and

WHEREAS residents and property owners have petitioned the Cultural Heritage Board to designate this area a Historic District; and

~~WHEREAS the Cultural Heritage Board has identified the boundaries of a Prospect Place Historic District as depicted on the attached map;~~

THEREFORE BE IT RESOLVED by the Cultural Heritage Board that the area, as depicted by the boundaries on the attached map, and including all properties and structures located within those boundaries, be designated as Historic District # \_\_\_\_\_, the Prospect Place Historic District, of the City of Riverside, California.

BE IT FURTHER RESOLVED that this designation includes the exterior surfaces of all structures as visible from any public thoroughfare, exclusive of paint color and of any minor maintenance projects not requiring a City building permit.

BE IT FURTHER RESOLVED that this designation explicitly includes all street trees and essential landscape patterns (meaning the continued emphasis upon grass, trees, shrubs, and flowers) as visible from any public thoroughfare.

BE IT FURTHER RESOLVED that this designation explicitly includes all streetlighting throughout the District.

ADOPTED by the Cultural Heritage Board of the City of Riverside, California, and signed by its Chairman and attested by its Secretary this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_.

FOURTEENTH STREET

MAIN STREET

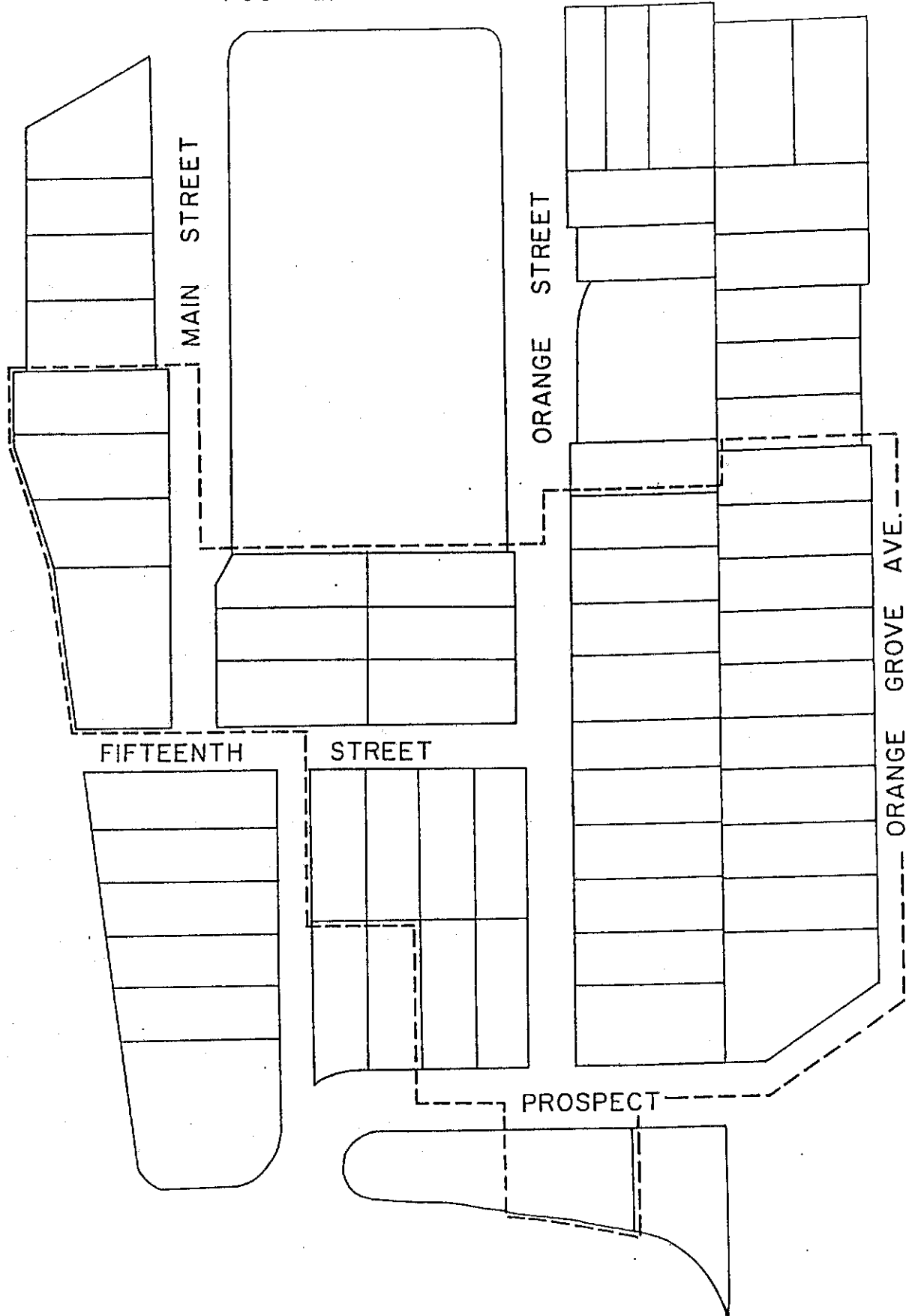
ORANGE STREET

FIFTEENTH STREET

STREET

ORANGE GROVE AVE.

PROSPECT



July 25, 1986

Dear Property Owner:

At its March, 1986 meeting, reacting to a petition from several of your neighbors, the Cultural Heritage Board of the City of Riverside unanimously voted to proceed toward public hearings regarding the nomination of the neighborhood generally bounded by Fourteenth Street, Orange Grove Street, Main Street, and Prospect Avenue as a Historic District of the City of Riverside. To this end, the Cultural Heritage Board has scheduled a public informational session, on August 20, 1986 at 7:00 p.m. to discuss this nomination. This informational meeting will be held in City Council Chambers, 3900 Main Street.

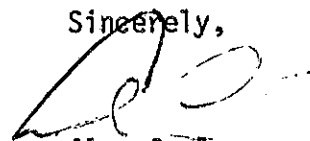
As the owner of property within the proposed Historic District, your understanding of -- and advice regarding -- the proposed designation is an important consideration to the Cultural Heritage Board. The exchange of information and ideas intended for the informational session should assist the Cultural Heritage Board in deciding whether to proceed with a formal public hearing, tentatively scheduled for September 17, 1986, to consider the nomination.

As staff to the Cultural Heritage Board, a citizen's commission advisory to the City Council, I have enclosed the following materials regarding the proposed designation:

- 1) A copy of the City's Cultural Resources Ordinance to the Municipal Code (sections likely to be of special interest to the owners of property within the proposed Historic District have been marked);
- 2) An informational brochure regarding the proposed City Center Historic District and the effects that designation will have on property owners; and
- 3) A copy of the suggested resolution, with map, being considered by the Cultural Heritage Board in the nomination of the proposed Prospect Place Historic District.

Please do not hesitate to telephone me at (714) 787-7273, Monday through Friday from 8:00 a.m. to 5:00 p.m., if you have questions or comments that the enclosed materials have not adequately addressed.

Sincerely,



Alan Curt  
Administrative Curator

PROPOSED PROSPECT PLACE HISTORIC DISTRICT:  
INFORMATIONAL BROCHURE

WHAT IS THE PURPOSE OF A HISTORIC DISTRICT?

The purpose of a historic district designation is to protect the character of neighborhoods or areas which have retained historic appearances and which, by virtue of their very existence, help to make Riverside an attractive and unique Southern California city. It is the intent of the City Council that its advisory Cultural Heritage Board, working within the City's Cultural Resources Ordinance, conduct public hearings for consideration of appropriate neighborhoods as "Historic Districts of the City of Riverside" in order to maintain and enhance their historic characters.

HOW DOES A HISTORIC DISTRICT DESIGNATION MAINTAIN OR ENHANCE THE HISTORIC CHARACTER OF A NEIGHBORHOOD?

The City's Cultural Resources Ordinance states that "no person, owner or other entity shall restore, rehabilitate, alter, develop, construct, demolish, remove or change the appearance of any landmark, landmark structure, landmark site, or any structure or site within a preservation district without first having applied for and been granted a permit to do so by the Cultural Heritage Board or by the City Council on appeal... ."

What this means is that any change visible to the general public would, for any property located within a historic district, have to be approved either at a monthly meeting of the Cultural Heritage Board or--if historic standards are clearly being maintained--by Cultural Heritage Board staff upon submission. Therefore, projects like remodeling a front porch, adding a room, building a new garage, or demolishing an existing structure would be subject to Cultural Heritage Board review to insure that such changes are complementary to the historic character of the district designation. Interior modifications would not be subject to review.

When the Board reviews a project within a historic district it is primarily considering two criteria: 1) Does the proposed alteration enhance rather than detract from the historic district; and 2) Is any irreversible change proposed for any historically significant element within the district where some viable alternative might exist.

The designation of a historic district does not affect zoning! Any land use allowed before designation or through established City procedures for rezoning will also be allowed in the historic district.

ISN'T THE QUESTION OF WHETHER AN ALTERATION DETRACTS FROM OR ENHANCES THE HISTORIC DISTRICT RATHER SUBJECTIVE?

It does not need to be. Guidelines for acceptable new in-fill construction and for common rehabilitation or alteration projects, entitled Restoration Riverside: Downtown Rehabilitation and Design Guidelines, is available for \$6.00 at the Riverside Municipal Museum Gift Shop or for reference at the Riverside Public Library.

The Cultural Heritage Board also issues, at no charge through staff, a summary of its design guidelines for historic districts.

On projects that clearly coincide with standards established by the Cultural Heritage Board, staff may issue a Certificate of Appropriateness prior to the Board's next meeting.

In all cases, Cultural Heritage Board staff is anxious to work with property owners to develop desired alterations that will suit both the property owner and the historic character of the neighborhood.

LET'S SAY THAT STAFF REFERS MY REHABILITATION OR ALTERATION PROJECT TO THE CULTURAL HERITAGE BOARD FOR REVIEW...HOW LONG WILL THE REVIEW PROCESS TAKE?

Section 20.30.040 of the City's Cultural Resources Ordinance requires that the Cultural Heritage Board consider applications within forty-five days of submission but, barring complications, your plans could be approved in as little as two weeks after submission. The Cultural Heritage Board meets on the third Wednesday of each month. Plans for Board review must be submitted to staff at the Riverside Municipal Museum no later than the first Wednesday to be considered on that month's agenda. Therefore, a set of plans submitted on the first Wednesday of the month could be approved by the Board on the third Wednesday.

For the sake of discussion, however, let's assume that your home improvement project--perhaps enclosing the front porch of your late 19th century Victorian home--is one which the Cultural Heritage Board decides would compromise the overall integrity of the historic district designation. If the Board denies your plans as submitted, and if any special conditions or alterations required by the Board are unacceptable to you, you may--through Cultural Heritage Board staff--appeal, within fifteen (15) days, the Board's decision to the City Council. The City Council may uphold, conditionally uphold, or reverse any decision of the Cultural Heritage Board.

If your plans for alteration progressed through the maximum time limits for submission, review and appeal--as specified by ordinance--as much as three months could pass before a decision is rendered. The City's Cultural Heritage Resources Ordinance allows as much as one year to pass before a decision from the review/appeal process would have to be rendered regarding a demolition within an historic district.

The Cultural Heritage Board requires no application fees for the submission of plans.

WHAT IS IT ABOUT MY NEIGHBORHOOD THAT GIVES IT SUCH "HISTORIC CHARACTER"?

The historical importance of this area is as one of Riverside's first residential neighborhoods--and its architecture suggests this heritage. Despite commercial intrusions on the Fourteenth Street perimeter, the neighborhood as a whole has retained its predominately Victorian and turn-of-the-century character. Noted within the city for its high concentration

of Victorian residences, the neighborhood is fleshed out by stylistically and temporally compatible Classical Revival homes as well as turn-of-the-century cottages and bungalows.

This neighborhood is the last remaining portion of five adjoining 1887 subdivisions which included Victoria Place, Scotia Place, Prospect Place, the Bedford Place Tract, and the Twogood Orange Grove Tract. Historically, this area is significant as evidence of residential growth outside of the Mile Square before the Mile Square was filled in. City founders' plans to the contrary, much of the Mile Square--Riverside's original townsite--remained agricultural until the turn of the century. With Mile Square land dominated by agriculture, residential development had to take place elsewhere, with this neighborhood representing one of the first such developments.

#### HOW CAN I BENEFIT FROM HISTORIC DISTRICT DESIGNATION?

The design review controls that accompany designation of an historic district provide the property owner with the assurance that the historic qualities of his or her property will be reflected in other neighborhood structures--whether of old construction or new in-fill. Maintenance of a consistent historic ambience may enhance property values.

Designation as a local Historic District will also make your neighborhood eligible for Community Development Block Grant Funds (for such public benefits as street improvements) under Historic Preservation criteria.

#### HOW CAN MY OPINIONS BE HEARD REGARDING THIS HISTORIC DISTRICT NOMINATION?

The Cultural Heritage Board's informational session and public hearing noted on the enclosed letter are your forums as a property owner to speak for or against the historic district nomination.

#### HOW CAN I LEARN MORE ABOUT WHAT AN HISTORIC DISTRICT DESIGNATION MIGHT MEAN TO ME?

The Riverside Municipal Museum's Gift Shop sells, for \$3.75, a book entitled Restoration Riverside: A Plan for Downtown Historic Districts that will answer many questions about historic districts. This book is also available for reference at the Riverside Public Library.

In addition, Alan Curl, staff to the Cultural Heritage Board, is happy to answer your questions. You may reach him at the Riverside Municipal Museum, 787-7273.

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Chapter 20.05

PURPOSE

Sections:

20.05.010 Purpose.

20.05.010 PURPOSE. The purpose of this title is to promote the public health, safety and general welfare by providing for the identification, protection, enhancement, perpetuation and use of improvements, buildings, structures, signs, objects, features, sites, places, areas, districts, neighborhoods, streets, works of art, natural features and significant permanent landscaping having special historical, archaeological, cultural, architectural, community, aesthetic or artistic value in the City of Riverside for the following reasons:

- (a) To safeguard the city's heritage as embodied and reflected in such resources;
- (b) To encourage public knowledge, understanding, and appreciation of the city's past;
- (c) To foster civic and neighborhood pride and a sense of identity based on the recognition and use of cultural resources;
- (d) To promote the enjoyment and use of cultural resources appropriate for the education and recreation of the people of the city;
- (e) To preserve diverse and harmonious architectural styles and design preferences reflecting phases of the city's history and to encourage complementary contemporary design and construction;
- (f) To enhance property values and to increase economic and financial benefits to the city and its inhabitants;
- (g) To protect and enhance the city's attraction to tourists and visitors, thereby stimulating business and industry;

20.15.010 CULTURAL RESOURCES

(h) To identify as early as possible and resolve conflicts between the preservation of cultural resources and alternative land uses;

(i) To integrate the preservation of cultural resources and the extraction of relevant data from such resources into public and private land management and development processes;

(j) To conserve valuable material and energy resources by ongoing use and maintenance of the existing built environment. (Ord. 4782 § 1 (part), 1980).

Chapter 20.15

CULTURAL HERITAGE BOARD

Sections:

20.15.010 Created—Membership.

20.15.020 Powers and duties.

20.15.010 CREATED – MEMBERSHIP. Pursuant to the provisions of Article VII of the city Charter, there is created a cultural heritage board. The board shall be composed of nine members appointed by the mayor and the city council. Members of the board shall be selected and appointed as provided in the city Charter and shall have the duties and functions set forth in this title. Appointees to the board shall be persons knowledgeable in the history, and architectural and cultural traditions of the city and interested in the preservation of historic structures and sites. The city planning director and the redevelopment agency executive director, or their designated representatives, shall meet with and participate in the discussions of the cultural heritage board but shall not have a vote. The board shall elect officers and establish its own rules and regulations which shall be consistent with the Charter and the

municipal code of the city. Copies of the board's rules and regulations shall be kept on file in the office of the city clerk. The board shall keep a record of its resolutions, proceedings and transactions, and the museum department shall be the repository for all such records. The museum department shall provide the necessary staff and budget as approved by the city council to administer the activities of the board. (Ord. 4782 § 1 (part), 1980).

20.15.020 POWERS AND DUTIES. (a) The cultural heritage board shall:

(1) Designate landmarks, preservation districts, structures of merit and neighborhood conservation areas pursuant to the provisions of this title;

(2) Review restoration, rehabilitation, alteration, development and demolition proposals for landmarks and preservation districts pursuant to the provisions of this title;

(3) Compile and maintain a current register of all landmarks, preservation districts, structures of merit and neighborhood conservation areas;

(4) Work for the continuing education of the citizens of Riverside about the heritage of the city and the landmarks, preservation districts, structures of merit and neighborhood conservation areas designated pursuant to this title;

(5) Seek means for the protection, retention and preservation of any landmark, preservation district, structure of merit or neighborhood conservation area, including but not limited to suggesting appropriate legislation, seeking financial support from individuals and local, state and federal governments, and establishing a private funding organization;

(6) Coordinate its activities with the Riverside County historical commission, the state and the federal government;

(7) Consult with and advise the city council in connection with the exercise of the board's duties and functions.

(b) The cultural heritage board may:

(1) Prepare and adopt plans for the preservation of landmarks, preservation districts, structures of merit and neighborhood conservation areas;

(2) Initiate zoning and general plan amendments for the purpose of preserving landmarks, preservation districts, structures of merit and neighborhood conservation areas. (Ord. 4782 § 1 (part), 1980).

### Chapter 20.20

### LANDMARKS AND STRUCTURES OF MERIT

#### Sections:

- 20.20.010 Landmark.
- 20.20.020 Initiation.
- 20.20.030 Hearing date.
- 20.20.040 Hearing notice.
- 20.20.050 Hearing.
- 20.20.060 Investigation.
- 20.20.070 Designation.
- 20.20.080 Resolution.
- 20.20.090 Notice of designation.
- 20.20.100 Appeal.
- 20.20.110 Duty to maintain.
- 20.20.120 Structures of merit.

20.20.010. LANDMARK. A landmark is any site, including significant trees or other significant permanent landscaping located thereon, place, building, structure, street, improvement, street furniture, sign, work of art, natural feature or other object having a special historical, archaeological, cultural, architectural, community, aesthetic or artistic value in the city

20.20.020-20.20.040 CULTURAL RESOURCES

and which has been designated a landmark by the cultural heritage board or by the city council on appeal. (Ord. 4782 § 1 (part), 1980).

20.20.020 INITIATION. The designation, repeal or modification of a landmark may be initiated by the cultural heritage board, the city council, the city planning commission or the record property owner. Application shall be made upon such forms and accompanied by such data and information as may be required for that purpose by the cultural heritage board so as to assure the fullest practical presentation of the facts for proper consideration of the request. (Ord. 4782 § 1 (part), 1980).

20.20.030 HEARING DATE. Upon the filing of an application, the matter shall be set for public hearing thereon before the cultural heritage board. The date of such hearing shall be not more than fifty days from the date of filing of the application. (Ord. 4782 § 1 (part), 1980).

20.20.040 HEARING NOTICE. Notice of the date, time, place and purpose of the hearing before the cultural heritage board shall be given by at least one publication of a notice in a newspaper having general circulation in the city not less than ten days prior to the date of such hearing and by depositing in the United States mail, postage prepaid, at least ten days prior to the date of the hearing, a notice addressed to the owner of the property being considered. When the property being considered is not real property, notice shall be given to both the owner and the person in possession of the real property where the object is situated. The last known name and address of each owner as shown on the records of the county assessor may be used for this notice. Failure to send any notice by mail to any property owner where the address of such owner is not a matter

of public record or failure to receive any mailed notice shall not invalidate any proceedings in connection with the proposed designation. (Ord. 4782 § 1 (part), 1980)

20.20.050 HEARING. At the time and place so fixed and noticed, a public hearing shall be conducted before the cultural heritage board. The board may continue such hearing to a time and place certain when such action is deemed necessary or desirable. The board may establish rules for the conducting of public hearings, and the member of the board presiding at such hearings is empowered to administer oaths to any person testifying. (Ord. 4782 § 1 (part), 1980)

20.20.060 INVESTIGATION. The cultural heritage board shall cause to be made by any of its own members or by the museum department such investigation of facts bearing upon such application set for hearing as in the opinion of the board will serve to provide the necessary information to assure board action consistent with the intent and purpose of this title. (Ord. 4782 § 1 (part), 1980).

20.20.070 DESIGNATION. The board may designate a landmark in whole or in part of from the facts presented in the application, at the public hearing or by investigation, the board finds that the site, landscaping, place, buildings, structure, street, improvement, street furniture, sign, work of art, natural feature or other object has special historical, archaeological, cultural, architectural, community, aesthetic or artistic value in the city and that the purpose of this title is maintained by such designation. (Ord. 4782 § 1 (part), 1980).

20.20.080 RESOLUTION. A landmark shall be designated by a numbered resolution of the cultural heritage board which receives the affirmative votes of a majority of the members then

20.20.090--20.20.100 CULTURAL RESOURCES

present and voting. A landmark may be repealed or modified in the same manner. (Ord. 4782 § 1 (part), 1980).

20.20.090 NOTICE OF DESIGNATION. Notice of the designation of a landmark shall be transmitted to the city council, the departments of planning, park and recreation, fire, public works, the building division of the planning department, the real property services division of the city manager's office, the redevelopment agency of the city, the assessor and the recorder of Riverside County, and any other interested departments and governmental and civic agencies. Each city department and division shall incorporate the notice of designation as a landmark into its records, so that future decisions or permissions regarding or affecting any landmark made by the city or an official of the city will have been made with the knowledge of the landmark designation, and in accordance with the procedures set forth in this title. Whenever any project to be carried out by the city may have an impact on a designated landmark, reasonable notice shall be given to the cultural heritage board by the city department or division responsible for the project, so that the cultural heritage board may review and make recommendations concerning the project early in the decisionmaking process. (Ord. 4782 § 1 (part), 1980).

20.20.100 APPEAL. Any person aggrieved or affected by a decision of the board in designating, repealing or modifying a landmark may appeal to the city council from such decision at anytime within fifteen days after the date upon which the board announces its decision. An appeal to the city council shall be taken by filing a letter of appeal, in duplicate, with the museum department. Such letter of appeal shall set forth the grounds upon which the appeal is based. Within five days after the receipt of the letter of appeal, the museum department shall transmit to the city council the letter of appeal, copies of the

application and all other papers constituting the record upon which the action of the board was taken. The city clerk shall give notice of hearing upon the appeal in the same manner and time as is required in connection with an application before the board. The date of such hearing upon the appeal shall be not more than thirty days from the date of filing of the appeal. Upon the hearing of such appeal, the city council may by resolution affirm, reverse or modify the determination of the board. The provisions of this title regulating landmarks shall be effective from the date of designation as a landmark and shall become ineffective only after city council action or cultural heritage board action which reverses the determination of the cultural heritage board. (Ord. 4782 § 1 (part), 1980).

20.20.110 DUTY TO MAINTAIN. Every person in possession or control and every owner of a landmark and any appurtenant premises shall maintain and keep in good repair the exterior of such landmark and premises. Good repair is defined as that level of maintenance and repair which clearly insures the continued availability of such structure and premises for lawful reasonable uses and prevents deterioration, dilapidation and decay of such structures and premises. (Ord. 4782 § 1 (part), 1980).

20.20.120 STRUCTURES OF MERIT. The cultural heritage board may encourage the protection, enhancement, appreciation and use of structures of historical, archaeological, cultural, architectural, community or aesthetic value which have not been designated as landmarks but are deserving of recognition, by designating them as structures of merit so as to emphasize their importance in the past, present and future of the city. (Ord. 4782 § 1 (part), 1980).

Chapter 20.25

PRESERVATION DISTRICTS AND  
NEIGHBORHOOD CONSERVATION AREAS

Sections:

- 20.25.010 Preservation district.
- 20.25.020 Initiation.
- 20.25.030 Hearing date.
- 20.25.040 Hearing notice.
- 20.25.050 Hearing.
- 20.25.060 Investigation.
- 20.25.070 Designation.
- 20.25.080 Resolution.
- 20.25.090 Notice of designation.
- 20.25.100 Appeal.
- 20.25.110 Duty to maintain.
- 20.25.120 Neighborhood conservation area.

20.25.010 PRESERVATION DISTRICT. A preservation district is any legally described geographic area having historical significance, special character for aesthetic value; serving as an established neighborhood or community center; representing one or more architectural periods or styles typical to the history of the city; or constituting a distinct section of the city, and which has been designated a preservation district by the cultural heritage board or by the city council on appeal. (Ord. 4782 § 1 (part), 1980).

20.25.020 INITIATION. The designation, repeal, or modification of a preservation district may be initiated by the cultural heritage board, the city council, the city planning commission or the record property owner. Application shall be made upon such forms and accompanied by such data and

information as may be required for that purpose by the cultural heritage board so as to assure the fullest practical presentation of the facts for proper consideration of the request. (Ord. 4782 § 1 (part), 1980).

20.25.030 HEARING DATE. Upon the filing of an application, the matter shall be set for public hearing thereon before the cultural heritage board. The date of such hearing shall be not more than fifty days from the date of filing of the application. (Ord. 4782 § 1 (part), 1980).

20.25.040 HEARING NOTICE. Notice of the date, time, place and purpose of the hearing before the cultural heritage board shall be given by at least one publication of a notice in a newspaper having general circulation in the city not less than ten days prior to the date of such hearing and by depositing in the United States mail, postage prepaid, at least ten days prior to the date of the hearing, notices addressed to the owners of all the property being considered for a preservation district. The last known name and address of each owner as shown on the records of the county assessor may be used for this notice. Failure to send any notice by mail to any property owner where the address of such owner is not a matter of public record or failure to receive any mailed notice shall not invalidate any proceedings in connection with the proposed designation. (Ord. 4782 § 1 (part), 1980).

20.25.050 HEARING. At the time and place so fixed and noticed, a public hearing shall be conducted before the cultural heritage board. The board may continue such hearing to a time and place certain when such action is deemed necessary or desirable. The board may establish rules for the conducting of public hearings, and the member of the board presiding at such hearings is empowered to administer oaths to any person testifying. (Ord. 4782 § 1 (part), 1980).

20.25.060-20.25.090 CULTURAL RESOURCES

20.25.060 INVESTIGATION. The cultural heritage board shall cause to be made by any of its own members or by the museum department such investigation of facts bearing upon such application set for hearing as the opinion of the board will serve to provide the necessary information to assure board action consistent with the intent and purpose of this title. (Ord. 4782 § 1 (part), 1980).

20.25.070 DESIGNATION. The board may designate a preservation district in whole or in part if from the facts presented in the application, at the public hearing or by investigation, the board finds that the area designated has historical significance, special character or aesthetic value; serves as an established neighborhood or community center; represents one or more architectural periods or styles typical to the history of the city; or constitutes a distinct section of the city and that the purpose of this title is maintained by such designation. (Ord. 4782 § 1 (part), 1980).

20.25.080 RESOLUTION. A preservation district shall be designated by a numbered resolution of the cultural heritage board which receives the affirmative votes of a majority of the members than present and voting. A preservation district may be repealed or modified in the same manner. (Ord. 4782 § 1 (part), 1980).

20.25.090 NOTICE OF DESIGNATION. Notice of the designation of a preservation district shall be transmitted to the city council, the departments of planning, park and recreation, fire, public works, the building division of the planning department, the real property services division of the city manager's office, the redevelopment agency of the city, the assessor and the recorder of Riverside County, and any other interested departments and governmental and civic agencies. Each city

department and division shall incorporate the notice of designation as a preservation district into its records, so that future decisions or permissions regarding or affecting any preservation district made by the city or an official of the city will have been made with the knowledge of the preservation district designation, and in accordance with the procedures set forth in this title. Whenever any project to be carried out by the city may have an impact on a designated preservation district, reasonable notice shall be given to the cultural heritage board by the city department or division responsible for the project, so that the cultural heritage board may review and make recommendations concerning the project early in the decisionmaking process. (Ord. 4782 § 1 (part), 1980).

20.25.100 APPEAL. Any person aggrieved or affected by a decision of the board in designating, repealing or modifying a preservation district may appeal to the city council from such decision at anytime within fifteen days after the date upon which the board announces its decision. An appeal may be taken from the inclusion of a lot or parcel within the district. An appeal to the city council shall be taken by filing a letter of appeal, in duplicate, with the museum department. Such letter of appeal shall set forth the grounds upon which the appeal is based. Within five days after the receipt of the letter of appeal, the museum shall transmit to the city council the letter of appeal, copies of the application and all other papers constituting the record upon which the action of the board was taken. The city clerk shall give notice of hearing upon the appeal in the same manner and time as is required in connection with an application before the board. The date of such hearing upon the appeal shall be not more than thirty days from the date of filing of the appeal. Upon the hearing of such appeal, the city council may by resolution affirm, reverse or modify the determination of the board. The provisions of this title regulating preservation

20.25.110--20.25.120 CULTURAL RESOURCES

districts shall be effective from the date of designation as a preservation district and shall become ineffective only after city council action or cultural heritage board action which reverses the determination of the cultural heritage board. (Ord. 4782 § 1 (part), 1980).

20.25.110 DUTY TO MAINTAIN. Every person in possession or control and every owner of property located within a designated preservation district shall maintain and keep in good repair the exterior of any structures and premises located within the district. Good repair is defined as that level of maintenance and repair which clearly insures the continued availability of such structures and premises for lawful reasonable uses and prevents deterioration, dilapidation and decay of such structure and premises. (Ord. 4782 § 1 (part), 1980).

20.25.120 NEIGHBORHOOD CONSERVATION AREA. The cultural heritage board may encourage the protection, enhancement, appreciation and use of areas of historical, architectural, aesthetic, cultural or community value which have not been designated as preservation districts but are deserving of recognition by designating them as neighborhood conservation areas so as to emphasize their importance in the past, present and future of the city. (Ord. 4782 § 1 (part), 1980).

Chapter 20.30

PERMITS FOR RESTORATION, REHABILITATION,  
ALTERATION, DEVELOPMENT AND DEMOLITION

Sections:

- 20.30.010 Required.
- 20.30.020 Application.
- 20.30.030 Review and standards.
- 20.30.040 Decision time limit.
- 20.30.050 Approval required.
- 20.30.060 Appeal.
- 20.30.070 Staff approval.

20.30.010 **REQUIRED.** No person, owner or other entity shall restore, rehabilitate, alter, develop, construct, demolish, remove or change the appearance of any landmark, landmark structure, landmark site, or any structure or site within a preservation district without first having applied for and been granted a permit to do so by the cultural heritage board or by the city council on appeal. (Ord. 4782 § 1 (part), 1980).

20.30.020 **APPLICATION.** The permit application shall be made on a form and in the manner specified by resolution of the cultural heritage board. The application shall be accompanied by such fee as is required by resolution of the city council. (Ord. 4782 § 1 (part), 1980).

20.30.030 **REVIEW AND STANDARDS.** (a) The cultural heritage board shall review the following when applicable to the permit applications:

- (1) Architectural design;
- (2) Scale and proportion;
- (3) Construction materials;

- (4) Color and texture;
- (5) Grading;
- (6) Site development;
- (7) Orientation of buildings;
- (8) Off-street parking;
- (9) Landscaping;
- (10) Signs;
- (11) Street furniture;
- (12) Public areas.

(b) The cultural heritage board shall apply the following standards in determining whether to grant or deny a permit:

(1) The proposed change is consistent or not incompatible with the architectural period of the building;

(2) The proposed change is compatible with existing adjacent or nearby landmark structures and preservation district structures;

~~(3) The colors, textures, materials, fenestration, decorative features and details proposed are consistent with the period and/or compatible with adjacent structures;~~

(4) The proposed change does not destroy or adversely affect an important architectural feature or features;

(5) Such other standards as are adopted by resolution of the cultural heritage board. (Ord. 4782 § 1 (part), 1980).

**20.30.040 DECISION TIME LIMIT.** The application shall be considered by the cultural heritage board within forty-five days following its submittal. The hearing may be continued from time to time by the cultural heritage board.

(a) When the application is for permission to restore, rehabilitate, alter, develop, construct or change the appearance of any landmark, landmark structure, landmark site, or any structure or site within a preservation district, the cultural heritage board may approve, conditionally approve or deny the application. The cultural heritage board shall render its decision within

ten days following the conclusion of the hearing.

(b) When the application is for permission to demolish or remove any landmark, landmark structure, landmark site or any structure or site within a preservation district, the cultural heritage board may approve, conditionally approve or object to the proposed demolition or removal. The cultural heritage board shall render its decision within ten days following the conclusion of the hearing. In the event the board objects to the proposed demolition or removal, it shall file its objection with the city council. Upon the filing of objections, the cultural heritage board shall take such steps within the scope of its powers and duties as it determines are necessary for the preservation of the landmark, landmark structure, landmark site, or the structure or site within a preservation district. At the end of forty-five days the cultural heritage board shall report its progress to the city council. The council may, upon review of the progress report, withdraw and cancel the objection to the proposed demolition or removal and approve, conditionally approve or deny the application or it may grant an extension or extensions to the objection, each extension not to exceed ninety days. When the council determines that the granting of an extension or extensions is unlikely to assist in the preservation of the landmark, structure or site it shall deny the request for an extension and approve, conditionally approve or deny the application for demolition or removal. A decision to approve, conditionally approve or deny the application shall be made within one year from the date the application was accepted as complete. (Ord. 4782 § 1 (part), 1980).

**20.30.050 APPROVAL REQUIRED.** No city permit shall be issued for any purpose regulated by this title for a landmark, landmark structure, landmark site or a structure or site within a preservation district unless and until the proposed work or development has been approved or conditionally approved by

20.30.060--20.30.070 CULTURAL RESOURCES

the cultural heritage board or by the city council on appeal, and then shall be issued only in conformity with such approval or conditional approval. (Ord. 4782 § 1 (part), 1980).

20.30.060 APPEAL. Any person aggrieved or affected by a decision of the board to approve, conditionally approve or deny an application, or by the failure of the board to act within the time as required may appeal to the city council from such decision at any time within fifteen days after the date upon which the board announces its decision or is required to announce its decision. An appeal shall be taken by filing a letter of appeal, in duplicate, with the museum department and by concurrently paying to such department a fee in an amount established by city council resolution for such appeals. Such letter shall set forth the grounds upon which the appeal is based. Within five days after the receipt of the letter of appeal and the filing fee, the museum department shall transmit to the city council the letter of appeal, copies of the application and all other papers constituting the record upon which the action of the board was taken. The city clerk shall schedule hearing of the appeal not more than thirty days from the date of filing of the appeal. The city council shall review the application and apply the standards as set forth in Section 20.30.030 in considering the appeal. Upon the hearing of such appeal, the city council may affirm, reverse or modify the determination of the board. (Ord. 4782 § 1 (part), 1980).

20.30.070 STAFF APPROVAL. When the cultural heritage board has prepared and adopted a plan for the preservation of a landmark, preservation district, structure of merit or neighborhood conservation area which sets forth particular development standards, an application to the cultural heritage board to do work consistent with the adopted plan development standards may be approved by the staff person designated by the cultural

heritage board. If such staff person does not approve the application it shall be processed as set forth in this chapter. (Ord. 4782 § 1 (part), 1980).

CITY OF RIVERSIDE

INTEROFFICE MEMO



TO: Barbara Maxson, Planning

DATE: June 23, 1986

FROM: Alan Curl, Museum

*Alan*

SUBJECT: Proposed Rezoning of Three Lots Within the Twogood Orange Grove Tract Neighborhood Conservation Area

I have reviewed the request, as you have described it, for rezoning properties at 4464, 4472, and 4480 Orange Street. One of the properties, at 4464 Orange Street, suggested for P (parking) zoning, is vacant. Both 4472 and 4480 Orange Street have residences identified as contributory to this neighborhood's inclusion on the California Historic Resources Inventory and as a local Neighborhood Conservation Area. You have indicated that the applicant proposes to continue use of the structure at 4472 Orange Street under RO (office) rezoning and to remove the structure at 4480 Orange Street for rezoning of the property to the P zone.

On behalf of the Cultural Heritage Board, my major concern is with the structure at 4480 Orange Street. This 1911 California Bungalow appears to be structurally sound and is certainly complementary with its historic setting.

Because of the applicant's involvement in the Press-Enterprise Company's expansion project, I am confident that he received a copy of the Cultural Heritage Board's 3/19/86 minutes which shows the Board unanimously voting to "proceed toward public hearings for the historic district designation of the neighborhood bounded by Prospect, Orange Grove, Main, and Fourteenth streets." Because the structure at 4480 Orange Street is a contributory structure within the nominated historic district--and because a public hearing on the historic district nomination is tentatively scheduled for 9/17/86--I recommend that consideration of the proposed rezoning at 4480 Main Street be continued until after public hearings on the historic district nomination.

r.

cc: Cultural Heritage Board

CIT. OF RIVERSIDE  
CITY COUNCIL MEMORANDUM



HONORABLE MAYOR AND CITY COUNCIL

DATE: September 22, 1992

ITEM NO.: P.H. (a) (b)

SUBJECT: PROSPECT PLACE HISTORIC DISTRICT

Background:

The Prospect Place neighborhood, generally located south of Fourteenth Street between Main and Orange Grove Streets, was designated a historic district by the Cultural Heritage Board in October, 1986. This designation was subsequently appealed to the City Council by the law firm of Thompson and Colegate, owners of property both within and adjacent to the District. The appeal was subsequently resolved in January, 1989 when the Council upheld the historic district designation. Because of concerns raised by Riverside Community College, however, the City Council voted to revisit its decision after three years so it could assess the status of the historic district, especially in relation to the college's potential expansion. That review is now underway. To help clarify and resolve these issues, the Council formed a citizen committee of various property interests in the District to thoroughly explore all related issues and report back to the Council with its findings. The attachments reflect the work of that committee and staff research and analysis.

With staff support from the Planning, Historic Resources, Development and Legal Departments, the Committee met on 4 occasions between May and August of this year to discuss Prospect Place issues. Following considerable committee input the city staff prepared a report (Exhibit A) which offered four alternatives for the future of Prospect Place. In summary, the alternatives offered are as follows:

1. Retain Prospect Place as a historic district and zoned only for single family dwellings.
2. Retain Prospect Place as a single family zoned historic district, but allow adaptive reuse (ie: conversions to non-residential uses), subject to the granting of a conditional use permit, and with the stipulation that parking requirements be met in parking lots adjacent to, but outside of the Historic District.
3. Retain Prospect Place as a single family zoned historic district, but allow adaptive reuse under a conditional use permit, and with parking requirements provided on-site.
4. Repeal the historic district designation and allow Prospect Place to transition into a district of offices and related uses.

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The staff's report includes the pros and cons of each of these alternatives and indicates the follow-up actions that should be taken to implement each choice. Based on this analysis and after receiving considerable testimony by affected property owners, the Planning Department recommends that Alternative 2 be selected as the future for Prospect Place. This alternative accomplishes many of the goals of the historic district while allowing limited adaptive reuse of properties and minimizing additional public investment.

The staff's report and alternatives were considered at the Committee's final meeting on August 20, 1992. At that meeting Committee members, interested citizens and groups discussed and commented upon the report's alternatives. Committee members who could not attend sent delegates to carry their views to the meeting. At the conclusion of this meeting, each member/delegate was asked to voice his/her preference among the alternatives offered. These opinions are recorded in the minutes of that meeting. Of the seven Committee members/delegates present, four favored Alternative 1, two favored Alternative 3 and one favored either Alternative 3 or 4.

To fully document the input generated during the Prospect Place Historic District Citizen Committee's work, the staff has attached several exhibits to this Council report. The minutes of the Citizen Committee's four meetings are attached as Exhibit B. A variety of correspondence submitted as part of this process is attached as Exhibit C, including action of the Cultural Heritage Board on August 19, 1992 which in essence endorses Alternative 1. In addition to these items staff was also presented with a petition with over 800 names supporting Prospect Place's continued designation as a historic district. A copy of this petition is available for inspection in the Planning Department's files.

**Fiscal Impact:**

None

**Alternatives:**

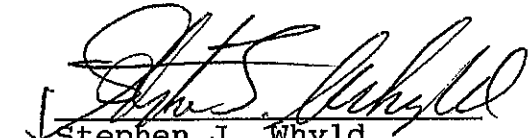
The alternatives are outlined in Exhibit A.

**RECOMMENDATION:**

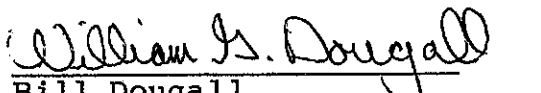
That the City Council:

1. Reaffirm the Historic District designation for the Prospect Place area; and
2. Approve Alternative 2 as the future direction for the district as outlined in the attached staff report to include: (a) Designating the entire historic district for Medium Density Residential uses on the updated General Plan, (b) Requesting the Planning Commission to initiate the necessary public hearings to consider placing the district in the R-1-65 Zone and (c) pursuing the other administrative actions identified in the report.

Prepared by:

  
Stephen J. Whyld  
Planning Director

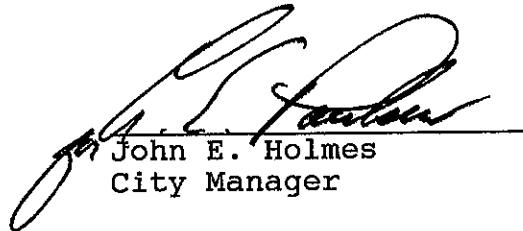
Concurs with,

  
Bill Dougall  
Historic Resources Director


Concurs with,

  
Ralph Megra  
Deputy Development Director

Approved by:

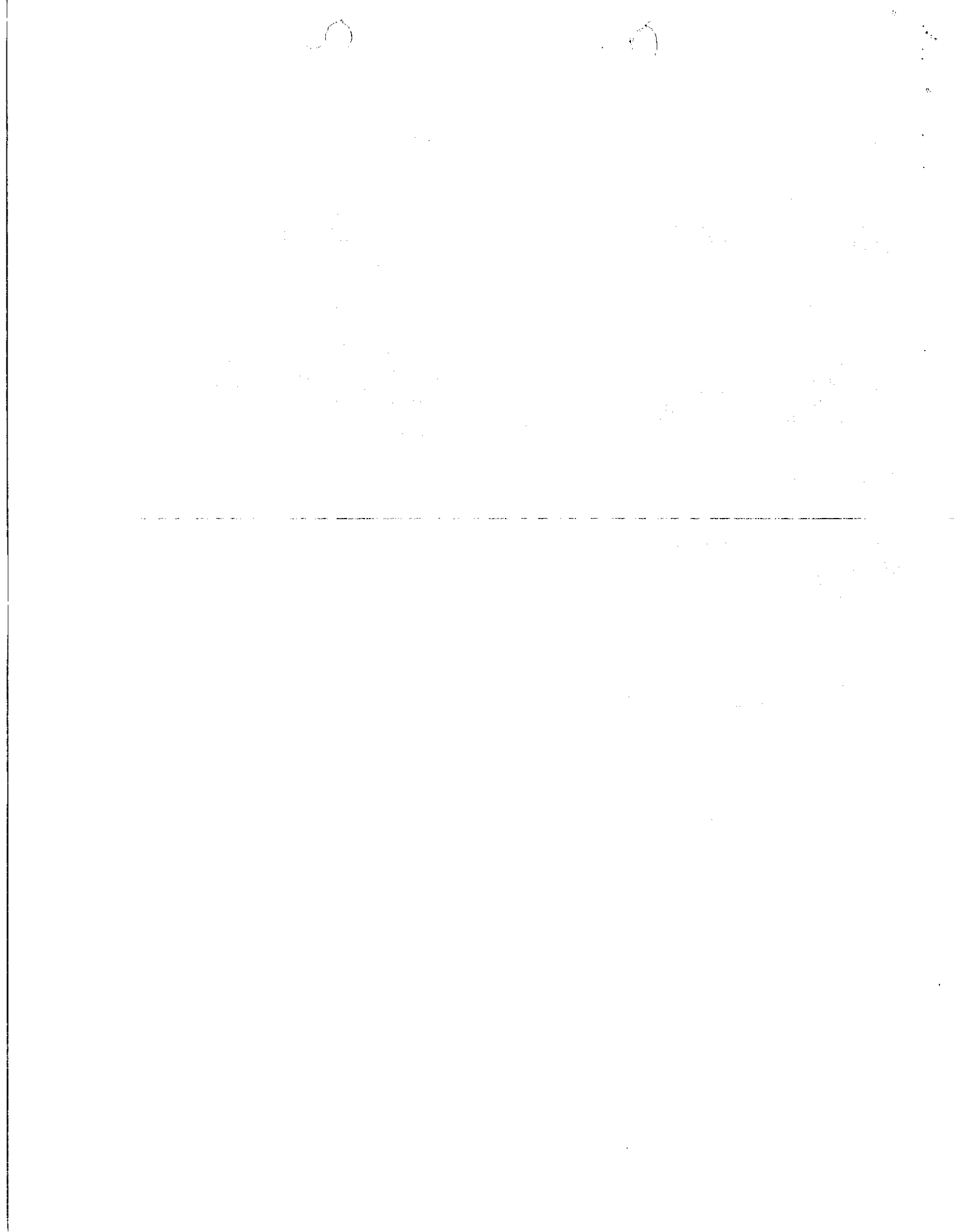
  
John E. Holmes  
City Manager

Concurs with,

  
Robert C. Wales  
Assistant City Manager-  
Development

cc: City Clerk  
City Attorney

Attachments



**Report and Recommendations Regarding the Future Status of the  
PROSPECT PLACE HISTORIC DISTRICT**

JULY 1992

Riverside City Planning Department

in Conjunction with

Historic Resources Department

Development Department

Legal Department

**EXHIBIT A**

## PURPOSE AND ORGANIZATION OF REPORT

This report has been prepared at the request of the City Council to assist the Council in deciding the most appropriate direction for the Prospect Place Historic District. The report begins with an exploration of the District's background and recent Council actions relating to it. The report then provides an account of existing conditions, plans and programs affecting the area. This is followed by an analysis and a discussion of the fundamental issues that need to be considered by the Council. Finally, the report draws upon this information to lay out several alternative actions for the City Council to consider along with the staff's recommendation as to the course of action it feels would be most appropriate.

## PROSPECT PLACE HISTORIC DISTRICT BACKGROUND INFORMATION

The Prospect Place Historic District has the unique distinction of being one of the oldest of Riverside's truly residential neighborhoods. This neighborhood is the last remnant of five adjoining subdivisions created in the year 1887. These subdivisions included ~~Victoria Place, Scotia Place, Prospect Place,~~ Bedford Place, and the Twogood Orange Grove Tract. It is interesting that Prospect Place would have the distinction of being one of Riverside's oldest neighborhoods, despite its location just outside of the original Riverside town site known as the "Mile Square". While Riverside's founders had intended for the Mile Square to be the beginning of the Riverside townsite, much of the Mile Square outside of its commercial core remained agricultural until as late as the early 1900's.

Prospect Place's early history was that of single family homes ranging from opulent Victorians to simple bungalows. Over time, however, the character of this neighborhood began to change to higher density uses. Helping to fuel this change was the typical practice in the early days of zoning to designate downtown residential areas for high density residential uses. This practice was based upon the belief that a city should be dense at its core and become less dense at its outer limits. Consideration was typically not given to the intrinsic architectural, cultural and residential value of downtown single family residential neighborhoods. Prospect Place is no exception to this practice and it has been zoned for apartments since the City's first zoning ordinance was adopted in the early 1930's. Prospect Place and other residential neighborhoods southerly of Fourteenth Street have also tended to be seen as logical areas into which to expand office and commercial uses from the downtown core. The southerly frontage of Fourteenth Street was the first acreage to experience this transition. Since then, most of the older residential properties in this area have been replaced by commercial, office, and institutional uses with large expanses of supporting off-street

parking lots. The major exception to this is the Prospect Place Historic District.

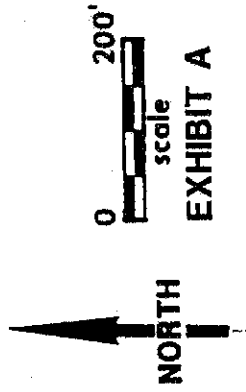
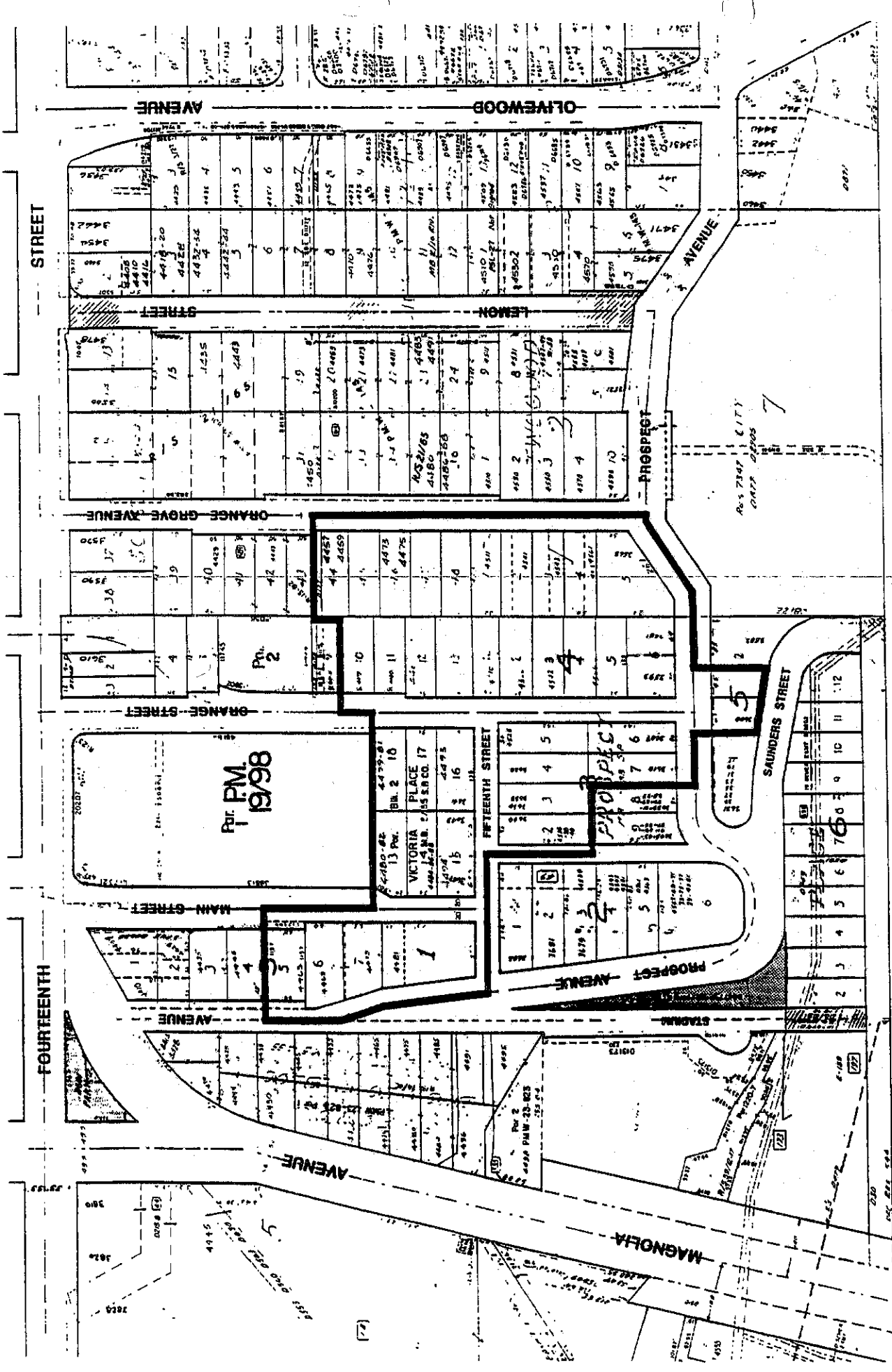
The Cultural Heritage Board, recognizing the importance of preserving the remaining Prospect Place residential properties, officially designated this area a historic district in 1986. Exhibit A shows the boundaries of this district. The Cultural Heritage Board's decision was subsequently appealed to the City Council but not resolved until January 17, 1989, when the historic district designation was upheld.

Because of concerns raised by Riverside Community College, however, the City Council voted to revisit its decision after three years so it could assess the status of the historic district, especially in relation to Riverside Community College's potential expansion. That review is now underway and includes input from a City Council appointed citizens committee. The committee is composed of property owners who reside in the district as well as absentee residential property owners and representatives of the Thompson and Colegate law firm, the Press Enterprise and Riverside Community College.

The Committee has met on several occasions in the spring and early summer of this year, and has had an opportunity to examine and discuss many issues and concerns regarding the Prospect Place Historic District. Members of the Cultural Heritage Board have also attended each meeting, as have a number of other persons with interests in the District. In addition, the Committee has been supported by staff from the Planning Department, Historic Resources Department, Development Department and Legal Department. The City staff has also kept nearby property owners informed of the Committee's proceedings, including Bank of America, Riverside Sports Clinic, Riverside Community Hospital and the Foamy Car Wash.

#### **PRESERVATION EFFORTS SINCE THE HISTORIC DISTRICT DESIGNATION**

Since the Prospect Place Historic District was initiated several years ago, a combination of private investment and Cultural Heritage Board guidance have brought about some positive improvements to the area. For instance, district designation prevented the demolition of a deteriorated house at 4481 Orange Street. That house is now rehabilitated as a single-family residence. Other examples of Cultural Heritage Board and staff reviews include a new garage constructed to serve the residence at 3620 Fifteenth Street, exterior alterations to allow the adaptive re-use of the house at 4472 Orange Street as an office and the adaptive reuse of the house at 3600 Prospect Avenue for a Riverside Community College meeting facility. These reviews and their resulting impacts upon completed projects have helped preserve and enhance the neighborhood's historic character.



# PROSPECT PLACE HISTORIC DISTRICT

## Site Map

## PROSPECT PLACE ZONING, GENERAL PLANNING AND EXISTING LAND USES

In the course of preparing this report, the staff conducted a brief survey of existing records and site conditions, The following the existing zoning, general planning and land uses in Prospect Place:

### Zoning:

As indicated in Exhibit B, existing zoning in the Prospect Place Historic District is predominantly R-3, Multiple Family Residential. Exceptions to this are the parking lot and converted residence used by the Thompson and Colegate law offices at 4472 and 4480 Orange Street, zoned "P", Parking and "RO", Restricted Office respectively, and a vacant "RO" zoned parcel situated between 4463 and 4445 Main Street.

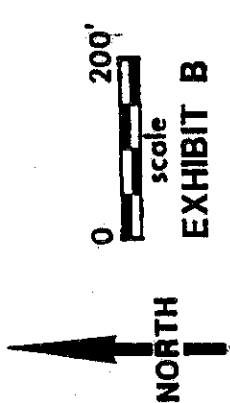
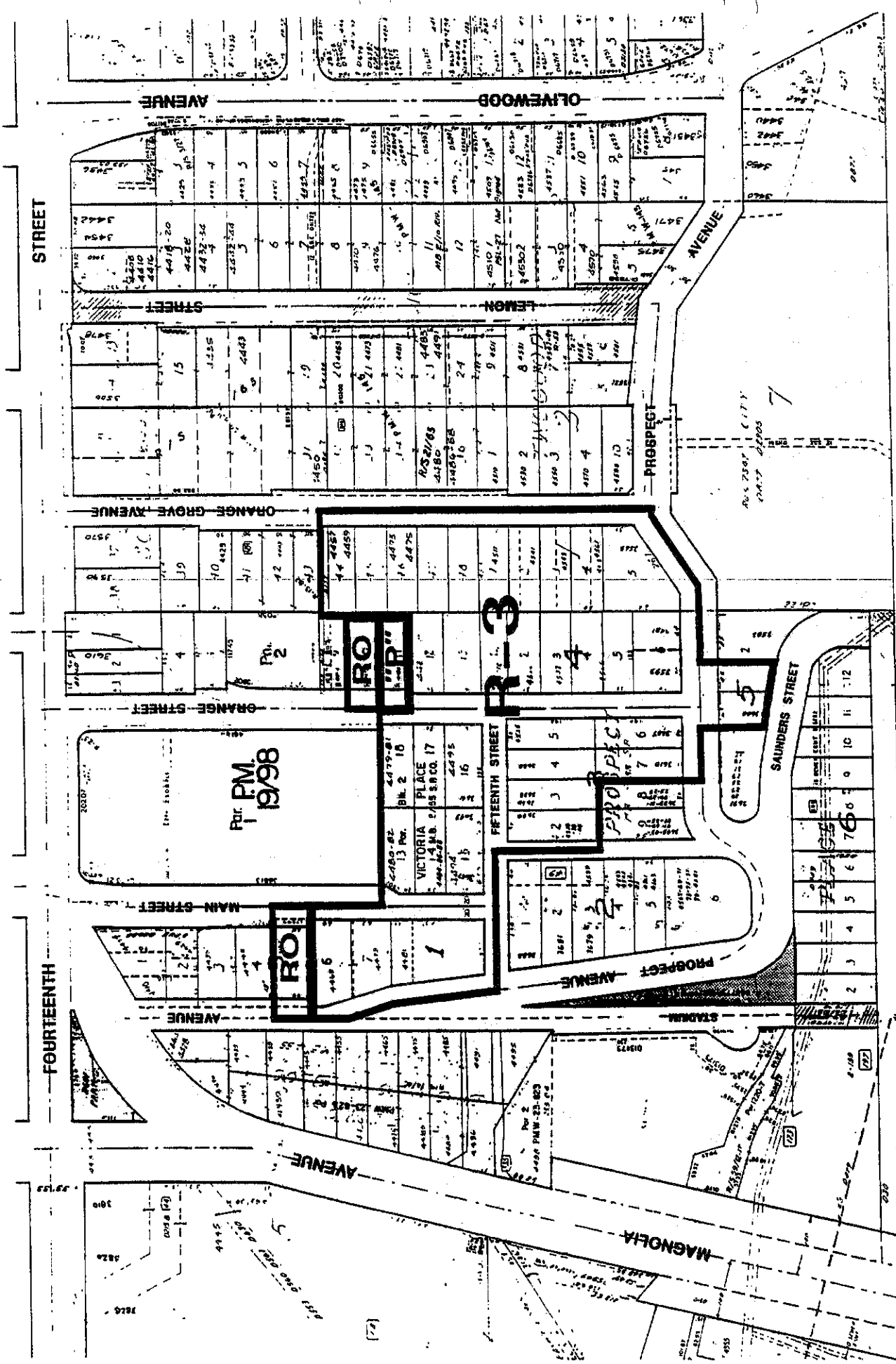
At its maximum development potential, R-3 zoning would allow up to two story apartments developed at a density of one dwelling unit per 1500 square feet of site area. RO zoning would allow professional offices in structures up to 40 feet in height. The "P" zone restricts land to off-street parking purposes only.

### General Planning:

The current General Plan land use designation for Prospect Place is High Density Residential. This is consistent with the predominant R-3, Multiple Family Residential zoning in the area. Of more importance than the existing General Plan, however, is the new draft General Plan, scheduled for City Council adoption later this year.

As shown on Exhibit C, the draft General Plan land use designations for this area are:

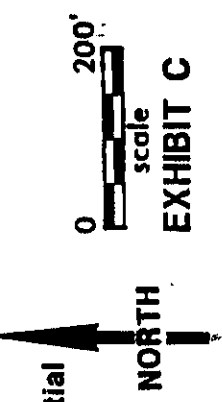
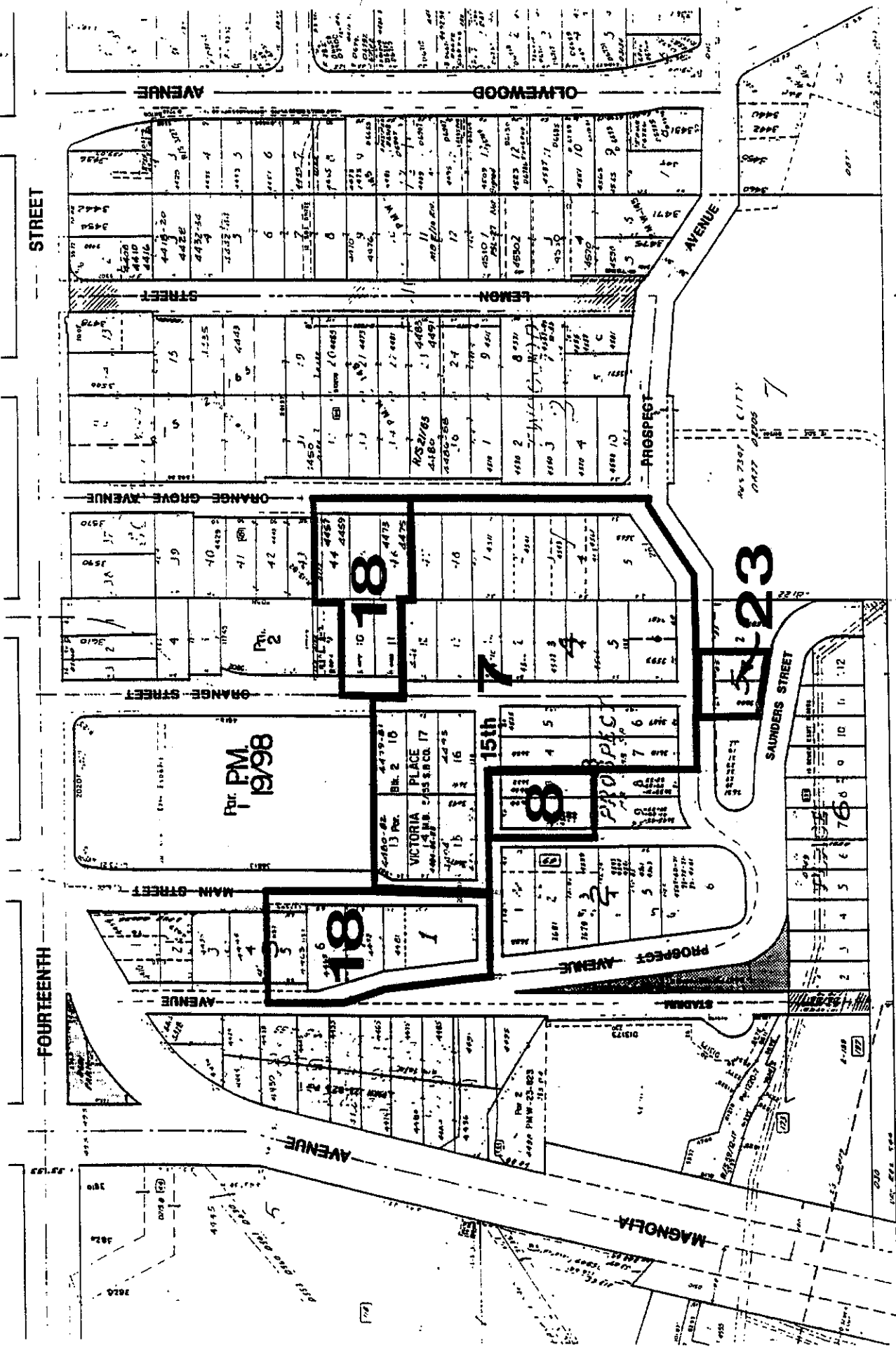
- Mid-Rise Office uses west of Main Street and in the north portion of the District between Orange Street and Orange Grove Avenue. This designation provides for four to six story professional offices.
- Public Facilities and Institutional uses for the RCC owned property south of Prospect Avenue. This designation is intended to reflect RCC's use of this property for on-going college purposes.
- Medium High Density Residential uses for the apartments at the southeast corner of Fifteenth and Main Streets, reflecting the existing apartment use of this property.
- Medium Density Residential for the balance of the area. This designation is intended to reflect the urban single family residential usage typical of most of this area.



R-3 - Multi-Family Residential  
 RO - Restricted Office  
 "P" - Parking

# PROSPECT PLACE HISTORIC DISTRICT

Zoning



**PROSPECT PLACE  
HISTORIC DISTRICT**

**General Plan**

7 - Medium Density Residential  
 8 - Medium High Density Residential  
 18 - Mid-Rise Office  
 23 - Public Facilities & Institutions

**EXHIBIT C**

Existing Land Uses:

In a staff survey of existing land uses in the Prospect Place Historic District, 35 structures (not counting accessory structures) were identified. The following is a breakdown of how these structures are currently used:

<u>USE CATEGORY</u>	<u>NUMBER OF STRUCTURES</u>	<u>% OF STRUCTURES</u>
SINGLE FAMILY	19	54%
DUPLEX	6	17%
MULTIPLE FAMILY	6	17%
INSTITUTIONAL	3	9%
OFFICE	1	3%

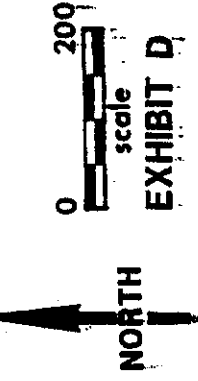
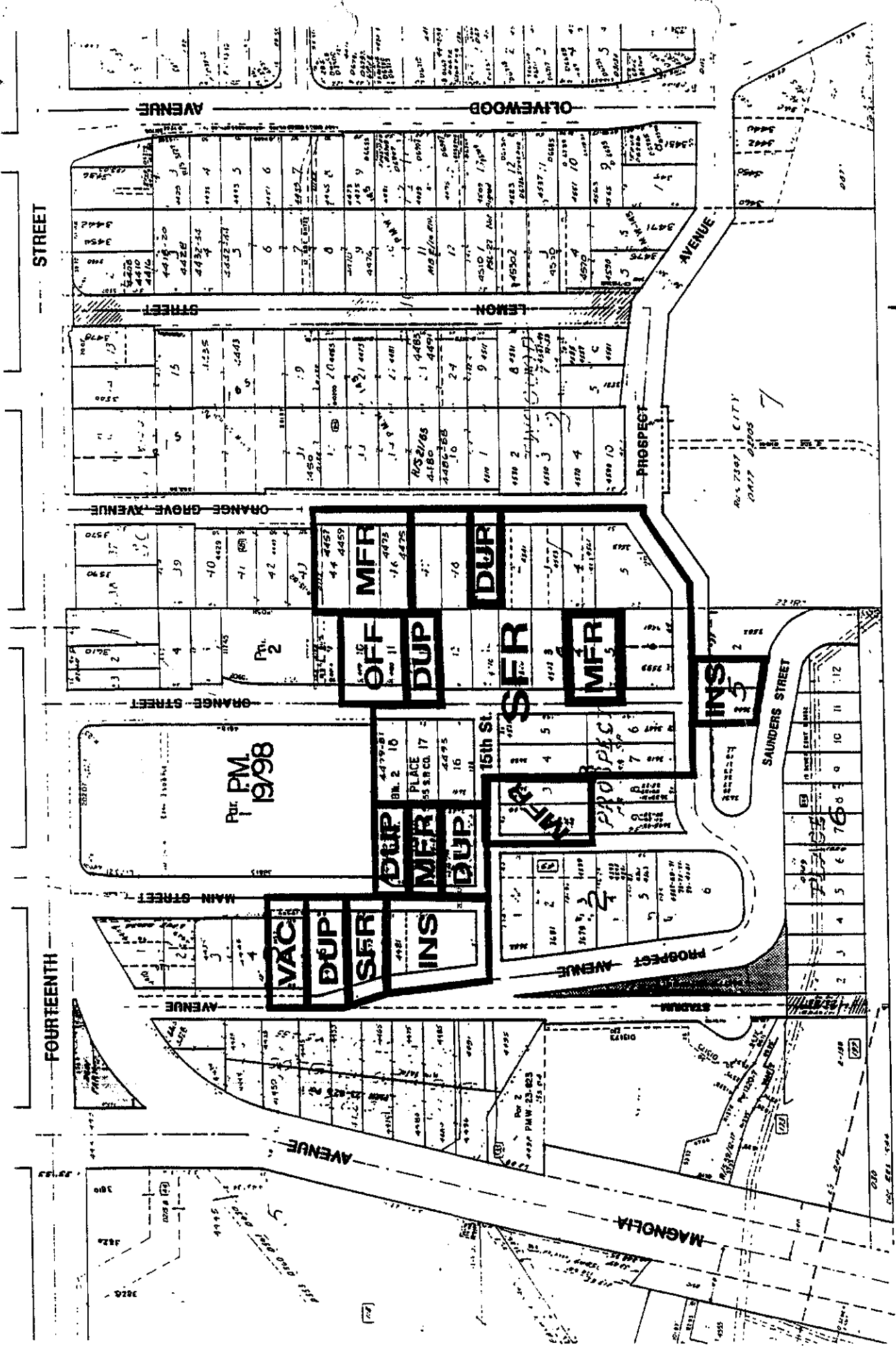
The staff also noted the presence of one vacant parcel on the west side of Main Street, at the north border of the Historic District. Exhibit D shows how these uses are distributed throughout the District.

**THE 15TH STREET EXTENSION**

The Fifteenth Street extension is a major public improvement proposed for the Prospect Place area. Essentially, the Fifteenth Street extension would continue Fifteenth Street from its current terminus at Prospect Avenue and extend it a short distance to the west to intersect with Magnolia Avenue opposite the main entrance to Riverside Community Hospital. Associated with this project is the vacation of Stadium Avenue northerly from Fifteenth Street to its current intersection with Fourteenth Street and the cul-de-sacing of Stadium Avenue on the south at Riverside Community College. One of the major reasons for these street changes is to provide an improved northerly access route to the Riverside Community College campus. The City Council has approved this project and the Public Works Department and Property Services Division staffs are now working on engineering drawings and property acquisition to allow its implementation. Exhibit E shows the proposed Fifteenth Street extension.

**THE A.C. MARTIN STUDY**

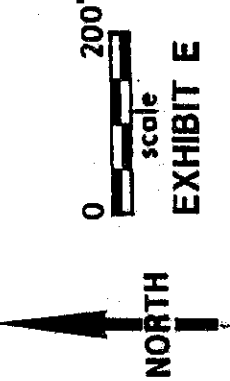
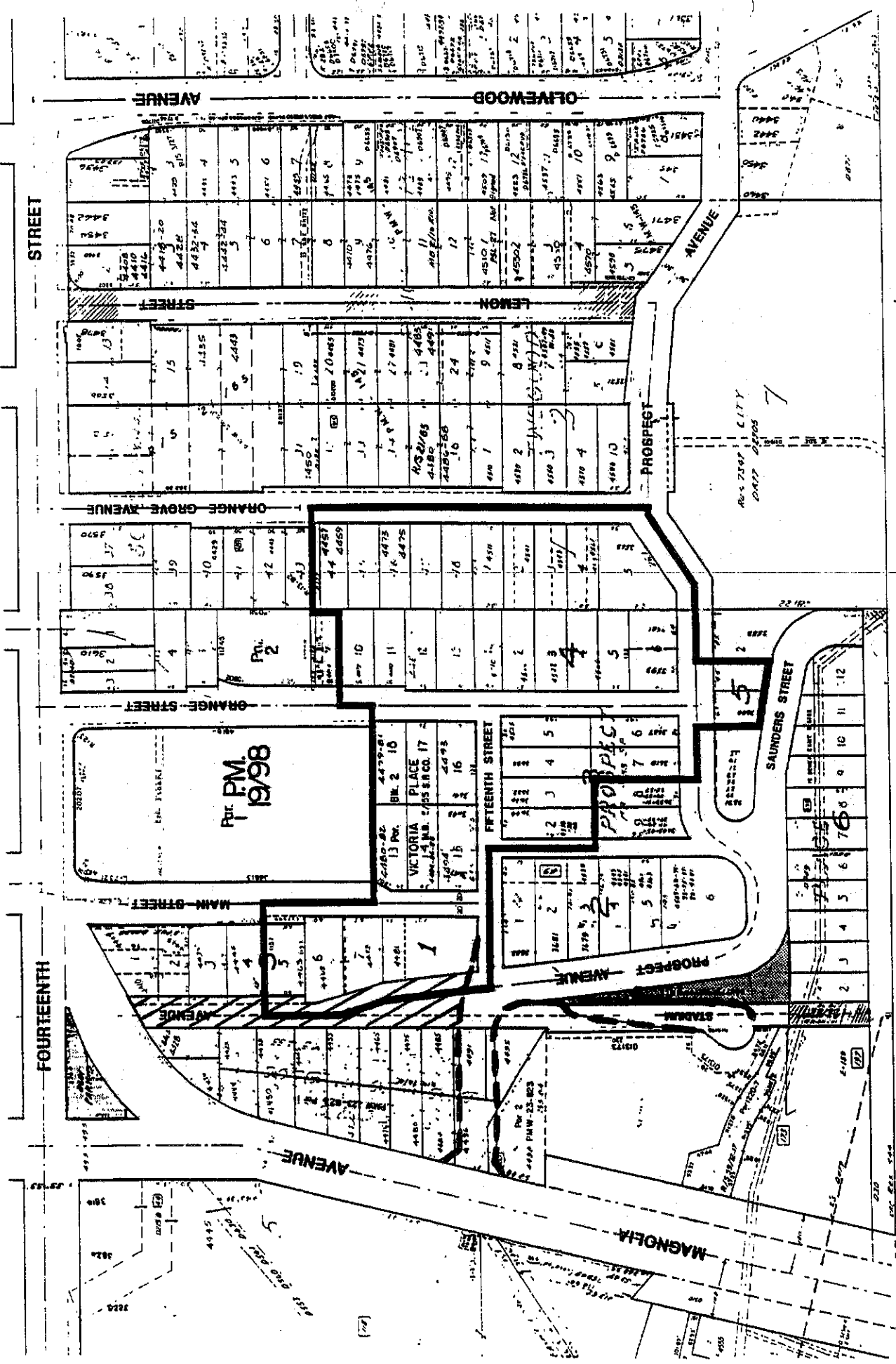
A recent study which was referred to several times during the Committee's proceedings is the A.C. Martin Study. This study, completed in the late 1980's, is a detailed analysis of several Downtown related planning and redevelopment concerns. The report was adopted by the Redevelopment Agency in concept and the staff was directed to incorporate the relevant portions of the report into the updated General Plan, now in the public hearing process.



- VAC - Vacant
- SFR - Single Family Residence
- DUP - Duplex
- MFR - Multi-Family Residence
- INS - Institutional
- OFF - Office

# PROSPECT PLACE HISTORIC DISTRICT

## Land Use



# PROSPECT PLACE HISTORIC DISTRICT 15th Street Extension

The A.C. Martin study makes specific reference to Prospect Place, noting that "there are a number of architecturally interesting houses in (this area)". The report also acknowledges that the intent of forming the Prospect Place Historic District was to protect the remaining houses in the area from further commercial encroachment. More importantly, the report recommends that:

"In keeping with its designation as a historic District, the Prospect Place neighborhood should be retained as residential. Further commercial encroachment should not be allowed. Although small, this neighborhood provides valuable housing downtown, and renovation of the housing stock is encouraged."

## ANALYSIS

The foregoing existing conditions information paints a picture of Prospect Place as an area under pressure from a variety of sources, and with conflicting signals as to the future direction for this neighborhood from a planning and zoning perspective. While the area has been designated a historic district, presumably because of the architectural value of the existing single family homes, the existing R-3 (Multiple Family Residential) zoning and the current High Density Residential General Plan land use designation do not in and of themselves promote retention of existing structures. In the absence of a historic district, the conventional approach to apartment development would suggest that these structures would be removed and replaced. With a historic district designation in place, it would be assumed that the existing residences would be remodeled into apartments over time. The new draft General Plan has attempted to address this apparent inconsistency to a large degree by designating most of Prospect Place for Medium Density Residential uses (single family residential). However, portions of the district are indicated for Mid-Rise Offices, which does not seem consistent with the historic district designation. Finally, the value of the historic district designation itself is currently being questioned as evidenced by the impending Council review.

This uncertainty has had its impacts upon land uses and property maintenance in the district over the years. Some property owners appear to be limiting maintenance on these older homes in anticipation that other uses will ultimately be approved, while at the same time other owners have bought and restored residences for the purpose of investing in a historic single family residential neighborhood. While there has been no recent apartment construction in Prospect Place, the R-3 zone has had its impacts. In this regard, one of the original single family residences was replaced with an apartment building in the early 1950's and other residences have been cut up into apartments or duplexes, mostly in the 1920's, '30's and '40's. In the mid-1980's, one residence was converted to an office and recently two residences have been converted to institutional uses. In addition, two residences on

the north side of Prospect Place have recently been purchased by RCC for unspecified uses. The Press Enterprise Company also owns a residence on Orange Grove Avenue in the District.

It should be noted that of the 32 residential structures remaining in the District, a total of 8, or 25%, are presently owner occupied. Property maintenance throughout the district is generally good, however one residence is in extremely poor condition and some show evidence of deferred maintenance. The residences that are not in good condition, however, appear to be restorable based on an initial visual survey.

The Fifteenth Street extension has also had its impacts upon the area. Originally, it was the City's plan to extend Fifteenth Street from Magnolia Avenue through to Olivewood Avenue as a means of lessening the traffic pressures now being exerted upon Fourteenth Street. After hearings and considerable discussion of this concept, the Fifteenth Street extension was scaled back to serve as an alternative access route for Riverside Community College. Even the scaled back Fifteenth Street extension, however, is viewed as harmful by many area residents.

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#### FUNDAMENTAL ISSUES

There are two fundamental issues to be considered regarding the Prospect Place Historic District. They are:

1. Should Prospect Place continue to remain a historic district?
2. What zoning and General Plan land use designation should be applied to the area?

While the alternatives for Prospect Place's future may be a subject for potential debate, one thing has become abundantly clear in the course of the staff's and Committee's work. That is the need for the City to make a definitive decision regarding the future of this area, and then to aggressively follow up with appropriate actions and support to bring this future vision about. One of the significant problems that has plagued Prospect Place in the past has been an inconsistency in the existing uses of land and the zoning and General Plan designations for that land, coupled with a general lack of clarity as to the City's commitment to the historic district designation.

#### HISTORIC DISTRICT STATUS

The first issue to resolve regarding this area is whether it should remain a historic district. Clearly, this area, although quite small, has considerable historic value. While the desires of current property owners in such an area need to be carefully appraised, considerable weight should also be given to the overall

value of the area to the history and culture of the entire community. Preserving individual historic houses by relocation to another site has proven beneficial where no other alternative exists except demolition, but the significance of such houses in their original context is very important and should be the first choice whenever possible. Demolition, of course, should always be the last resort. Once a historic resource is gone, it is impossible to replace it.

#### LAND USE CONSIDERATIONS

Land use is another important item of consideration. Certainly, if it is decided to repeal the historic district designation, the land use and zoning of the area will be a very logical part of that decision. But even as a historic district, different land use choices exist. Through "adaptive reuse", the conversion of a residential use to a non-residential use, the exterior of a residence can be retained, while its actual use is changed. For example, Prospect Place could become an area of offices using converted residences as office space. There are advantages and disadvantages to such an approach that need to be considered, however. They are:

##### ADVANTAGES OF ADAPTIVE REUSE

1. An area which is no longer a viable residential district can, nonetheless be preserved, at least in terms of the exteriors of structures.
2. The preservation process can occur, while at the same time allowing such structures to produce a higher return on investment.

##### DISADVANTAGES OF ADAPTIVE REUSE

1. While the exteriors of structures are preserved, interiors are often altered to accommodate the new use, thus compromising, to some degree, the total historic value of such structures.
2. As adaptive reuse expands, the area eventually loses its viability as a residential neighborhood. Thus, over time as housing is lost, human activity is often limited solely to weekday business hours. On a broad scale, this can contribute to a downtown becoming "dead" at night and it increases opportunities for crime and vandalism.
3. Even with the exterior preservation of structures, the residential ambiance of the area is eroded due to the presence of commercial signing and parking lots in back yards.

4. Traffic and on-street parking are typically significantly increased during business hours. This is especially likely when adequate and conveniently located parking is not available.

It should also be noted that to be viable, a residential neighborhood needs a "critical mass" of like residential uses. The Prospect Place neighborhood has already been severely eroded over time by the expansion of neighboring businesses and by the conversion of existing single family residences to multi-family uses and non-residential uses. If the number of single family residences in this area is reduced too much, its continuing viability as a residential neighborhood will be compromised. It is, therefore, clear that if the decision is made to designate Prospect Place for continued residential use, the critical mass of viable residences must be maintained, and the City's policies must provide clear direction for future land use decisions.

#### ALTERNATIVE ACTIONS

There are a number of alternatives that could be taken with regard to Prospect Place. With each alternative, the staff has listed the pros and cons of that choice along with the follow-up actions we believe would be REQUIRED to make the alternative a reality.

ALTERNATIVE #1: Retain Prospect Place as a historic district, designated for single family residences.

#### PROS:

1. Prospect Place would remain a viable residential neighborhood in Downtown Riverside and contribute to the overall vitality of downtown with a human presence 24 hours a day, seven days a week.
2. Speculation would be curtailed, and with necessary City support, the area could be expected to stabilize and transform, much like Heritage Square, into an area of well maintained, predominantly owner occupied homes.
3. An original Riverside neighborhood would be preserved in its original form, as a permanent link to Riverside's historic and cultural roots.

#### CONS:

1. Persons who have invested in the area in anticipation that the area would transform to nonresidential uses would not realize the benefits of that investment.

2. Any further expansion of the adjacent college and office uses would have to be in areas other than the Prospect Place neighborhood. (The staff notes with regard to the Fourteenth Street office area that there are some, albeit limited, opportunities for additional office expansion along the south side of Fourteenth Street, with possible Redevelopment Agency support.)

**NECESSARY FOLLOW-UP ACTIONS:**

1. Designate the entire Historic District for Medium Density Residential land use on the new General Plan.
2. Rezone the entire District R-1-65.
3. Incorporate the area into the jurisdiction of the Downtown Neighborhood Advisory Committee to make it eligible for various Redevelopment Agency administered property rehabilitation programs.
4. Target substandard properties for appropriate Code Compliance actions, with an emphasis on working with property owners to voluntarily carry out repairs using financial assistance from the Development Department whenever possible.
5. Identify needed street and sidewalk repairs and carry out appropriate improvements using contractors skilled in historic preservation street and sidewalk work in accordance with original designs and detailing. Since no new construction is associated with this alternative, the cost of these improvements would likely need to be funded through public dollars. The cost of these improvements are not presently known, but could be substantial.
6. Limit conditional use permits for conversions of residential structures into office or institutional uses to the area south of Prospect Place.

**ALTERNATIVE #2:** Retain Prospect Place as a historic district for single family homes, but allow adaptive reuse for office or institutional uses on a limited basis, subject to the granting of a conditional use permit, and with the stipulation that all required parking be met by parking facilities outside of, but adjacent to, the District.

**PROS:**

1. Persons who desire to develop their properties

with offices or institutional uses could do so, but on a more limited scale than would be possible if the residence were allowed to be removed. Individual requests for conversion would be subject to the granting of a conditional use permit following public hearings.

2. The exterior historic architectural values of the existing homes in the district would be largely saved.

3. The negative impact of converting rear yards into parking lots would be averted.

**CONS:**

1. If too many office conversions occurred, the residential viability of the area would be compromised, and perhaps lost altogether.

2. The historic value of the area would be somewhat ~~compromised by the need for commercial signing.~~

3. With a lack of convenient parking on site, it is likely that on-street parking and traffic would increase, with consequent impacts on the neighborhood.

**NECESSARY FOLLOW-UP ACTIONS:**

1. Designate the entire Historic District for Medium Density Residential land use on the new General Plan.

2. Rezone the entire District R-1-65.

3. Incorporate the area into the jurisdiction of the Downtown Neighborhood Advisory Committee to make it eligible for various Redevelopment Agency administered property rehabilitation programs.

4. Target substandard properties for appropriate Code Compliance actions, with an emphasis on working with property owners to voluntarily carry out repairs with financial assistance from the Development Department whenever possible.

5. Identify needed street and sidewalk repairs and carry out appropriate improvements using contractors skilled in historic preservation street and sidewalk work in accordance with original designs and detailing. The cost of these

improvements would be funded through a combination of public and private dollars.

6. Allow consideration of conditional use permits for office/institutional conversions throughout the district with a prohibition on the construction of further on-site parking and subject to such uses providing required parking outside of, and within 300 feet of the Historic District. The conditional use permit process will also stipulate site development and sign controls consistent with the historic nature of the district

ALTERNATIVE #3: Retain Prospect Place as a historic district with an overlay zone allowing adaptive reuse of structures for office or institutional uses, as a permitted use, with consolidated parking in rear yards and other design and development standards to help minimize impacts from conversions.

PROS:

1. All property owners who desire to develop their properties with offices could do so, subject to certain restrictions, but on a more limited scale than would be possible if the residence were allowed to be removed.
2. The historic residential character of the area would be saved although to a somewhat lesser degree than Alternative 2, depending upon the number of office conversions and the ultimate location and arrangement of needed off-street parking facilities.
3. Parking would be conveniently available on site.

CONS:

1. If too many office conversions occurred, the residential viability of the area would be compromised, and perhaps lost altogether.
2. The historic value of the area would be somewhat compromised by commercial signing.
3. Conversion of rear yards to parking would further reduce the historic character of the area.
4. Office conversions would be allowed as a matter of right. Accordingly, the City would lose the ability to deny a use altogether, and it would also

lose the flexibility of reviewing and conditioning adaptive reuse applications on a case-by-case basis.

**FOLLOW-UP ACTIONS:**

1. Designate the entire Historic District for Medium Density Residential land use on the new General Plan.

2. Rezone the entire district R-1-65. In addition place this area in an overlay zone allowing for office/institutional conversions with parking provided in rear yards or within 300 feet of such uses and with such parking consolidated, when possible, with adjacent office/institutional conversions. Stipulate development standards and sign controls consistent with the historic nature of the district.

3. Incorporate the area into the jurisdiction of the Downtown Neighborhood Advisory Committee to make it eligible for various Redevelopment Agency administered property rehabilitation programs.

4. Target substandard properties for appropriate Code Compliance actions, with an emphasis on working with property owners to voluntarily carry out repairs with financial assistance from the Development Department whenever possible.

5. Identify needed street and sidewalk repairs and carry out appropriate improvements using contractors skilled in historic preservation street and sidewalk work in accordance with original designs and detailing. The cost of these improvements would be funded through a combination of public and private dollars.

ALTERNATIVE #4: Repeal the historic district designation from the area and designate it for office uses, with institutional uses allowed under a conditional use permit, per existing zoning laws. Such uses could occur in existing structures or existing structures could be demolished or relocated to make way for new structures. A designated historic structure proposed for demolition or relocation would, of course, be subject to an environmental reviews, including the possibility of a full environmental impact report.

**PROS:**

1. The area would be made available for office and institutional uses as the local economic market dictates.
2. Opportunities for the expansion of Fourteenth Street office uses and Riverside Community College would be increased.

**CONS:**

1. As the area transitions to office uses individual property maintenance is likely to decrease and visual blight increase. The transition time could be short lived or lengthy depending on the demand for new office space in this area.
2. Over time an important part of Riverside's cultural, social and historical fabric would be permanently lost to contemporary development.

**FOLLOW-UP ACTIONS:**

1. Request the Cultural Heritage Board to initiate public hearings to repeal the Historic District.
2. Following the repeal of the Historic District, designate the entire area Mid-Rise Offices on the new General Plan.
3. Retain the existing property zonings so that rezonings can be evaluated and conditioned on a case-by-case basis. In any event new office development should be limited to minimum one half acre projects.
4. Direct the Cultural Heritage Board to identify houses of particular historic and/or architectural significance and require the relocation of all such houses that are proposed to be replaced with new structures or related uses.

**STAFF RECOMMENDATION**

The staffs of the Planning, Development and Historic Resources Departments have very carefully reviewed all of the data, alternatives and information, and we have considered the various discussions and opinions offered at Prospect Place Historic District Citizen Committee meetings. Based upon this analysis, the following recommendations are offered:

Historic District Status: With regard to the historic district question, we believe this area is of significant historical value to the community and its status as a historic district should be retained. The area is an important part of Riverside's earliest history and it has a number of unique historic structures. While there have been a number of non-single family encroachments and conversions, most of these have retained a historical character and the area, although now quite small, is still largely intact.

Land Use: With regard to the land use question, we believe there is merit in both Alternative 1 and Alternative 2. To successfully implement Alternative 1, however, a major shift in several property owners' thinking and expectations would have to occur and the City of Riverside would have to be willing and able to commit potentially significant staff time and economic resources. These resources would include potentially significant investment in street, sidewalk and other infrastructure improvements as well as a substantial commitment of Redevelopment funds and other public monies for property improvement loans and grants. Without such a commitment, the area cannot survive as a solely residential neighborhood. Given the severe constraints on the City's resources such a commitment is doubtful at best.

Alternative 2 on the other hand promotes an influx of capital from private and other non city sources and would require much less City involvement. Street improvements, for instance, would be required of individual property owners who process conditional use permits for adaptive reuse. The need for grants and loans would also be less.

With this in mind, the Planning Department recommends Alternative 2, including the action program identified previously in this report, as the next best sensitive approach to retaining the historic character of the area. This alternative accomplishes many of the goals of the District while allowing adaptive reuse of properties and minimizing additional public investment. Alternate 3 falls somewhat short of the District goals since off-street parking would be allowed in the area, and conditional use permits would not be required for conversion. Alternative 4 is not recommended.

# MINUTES

CITY OF RIVERSIDE  
PROSPECT PLACE HISTORIC DISTRICT CITIZEN COMMITTEE



4:00 p.m. May 14, 1992  
MAYOR'S CEREMONIAL ROOM, SEVENTH FLOOR, CITY HALL  
3900 MAIN STREET

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MEMBERS PRESENT: Russell Gross, Virginia Mc Donald, Bill Rich, Duane Pratt,  
John Pickard, Dale Fike, Jim Ward

MEMBERS ABSENT: Sandra Brown

STAFF PRESENT: Steve Whyld, Acting Planning Director; Bill Wilkman,  
Principal Planner; Bill Dougall, Historic Resources  
Department Director; Alan Curl; Administrative Curator,  
Marion Mitchell-Wilson, Historic Preservation Project  
Manager; Clarice Turney, Assistant City Attorney

## THE FOLLOWING BUSINESS WAS CONDUCTED:

1. Self Introductions
2. Opening Statement By Steve Whyld, Acting Planning Director

Mr. Whyld outlined the purpose and charge of the Committee and indicated what he hoped would be accomplished at this meeting. He invited each committee member to state his or her views on the current state and future status of the Historic District.

3. The following comments were made by committee members:

### RUSSELL GROSS

Mr. Gross said he has several properties in the area and he does not see the historical value in most of them. One exception is the 1892 Victorian house he lives in which he feels should be preserved. He said his vision for the Historic District would be for his Orange Street homes should be replaced with commercial or office uses.

### VIRGINIA MC DONALD

Ms. Mc Donald said she represented Riverside Community College. She said the College owns three properties in the area which RCC intends to use for non-student college purposes. She said RCC is concerned about the security of the area and its current state of decline. There has been a recent change in RCC's administration and the College's plans for this area may be evaluated by the new administration. The main vision at this time is to see the area cleaned up and made safe.

### BILL RICH

Mr. Rich said he represented the Press Enterprise newspaper. He said the Press is not planning any immediate expansion in this area. While he favors the idea of preservation, he does not see the practicality of preserving the overall area. The Press only owns one rental in the area, which is used as a residential rental.

DUANE PRATT

Mr. Pratt said he owns three parcels across from the Press Enterprise. He said he opposes Thompson Colegate's plans to build offices in the area. He likes living in this neighborhood and believes if properties are maintained there will not be a crime problem. He said he believes the Historic District status can be an aid in the stabilization of the area.

JOHN PICKARD

Mr. Pickard said he wishes to see his own property preserved. He said he does not like the Press Enterprise expansion. He feels most of the area looks good. Two properties are in poor condition and there are others that could be improved with a little maintenance. He said the area should be retained as a residential area and that RCC should be kept south of Prospect Avenue.

DALE FIKE

Mr. Fike said he believes the area should be preserved and he cited Georgetown as a example of an area that is a "treasure" today, but which could have been lost to decline and commercial encroachment. He pointed out that the A.C. Martin Study says the Prospect Place area should remain residential.

JIM WARD

Mr. Ward said he represented Thompson Colegate Law Offices. He said Thompson Colegate does not see Prospect Place as a residential area in the future. He said he favors moving the nicer Victorian houses to form a Victorian enclave of offices. He said Thompson Colegate has no immediate expansion plans, however, if the area is given continuing residential status, Thompson Colegate will go elsewhere when expansion is needed.

Mr. Whyld asked if any of the Cultural Heritage Board member present wished to make a statement or observation.

KATHY MADDOX

Ms. Maddox said the CHB considers Prospect Place to be a viable historic district. She said the area is a "neighborhood" and to save only a few structures would not be the appropriate way to treat the area. Moving residences is also not the preferred way to preserve them.

RICHARD FRICK

Mr. Frick said he agrees with Ms. Maddox.

SANDY SANDISON

Mr. Sandison said prices in the area range up to \$125,000, and it is not "run down". He said Downtown needs residential uses and Prospect Place is a logical Downtown residential area. He pointed out that people are buying homes in the area for use as owner occupied single family residences and that rezoning the area from R-3 to R-1 would help stabilize it. He said that properties in poor condition could be renovated. It would also help if RCC expanded "up" rather than "out".

4. Staff Observations and Summary

Mr. Whyld said the staff would summarize the comments made today and send them to the Committee members. He said the staff would also prepare some reference and background material for use by the Committee. Included will be information on the area's General Planning and zoning, the status of the 15th Street extension, information on the purpose of historic districts and assistance possibilities from the Development Department.

He asked if anyone else wanted to make a comment.

TOM ROBERTSON

Mr. Robertson said he owns the home at 4481 Orange Street. He said he restored this house and considers the area to be very viable as an historic district. He noted that RCC has boxed itself in and is now trying to find a way out.

5. Determination of Date, Time and Place for Next Meeting

The Committee determined that the next meeting should be held Thursday, June 4th at 5:00 pm in the Mayor's Ceremonial Room. The Committee agreed that Riverside Community Hospital, the Sports Clinic and Bank of America should be notified. Mr. Wilkman said the owner of Foamy Car Wash has requested that he be added to the mailing list.

6. Adjournment

The meeting was adjourned at 5:00 pm to June 5, 1992 at 5:00 pm in the Mayor's Ceremonial Room.

# MINUTES

CITY OF RIVERSIDE  
PROSPECT PLACE HISTORIC DISTRICT CITIZEN COMMITTEE



5:00 p.m. JUNE 4, 1992  
THIRD FLOOR CONFERENCE ROOM, CITY HALL  
3900 MAIN STREET

MEMBERS PRESENT: Russell Gross, Virginia Mac Donald, Bob Camp (for Bill Rich), Duane Pratt, Jon Pickard, Dale Fike, Linda Mc Clure (for Jim Ward), Sandy Brown

MEMBERS ABSENT: None

GUESTS: Carol Pickard, Ellen Mc Peters, Derrell Morrison, Harold Doshier, V.P. Dhalla, Marie Hayslip, Nelle Lethers, Mary Louise Ashlock, Kathleen Difani-Briggs

CULTURAL HERITAGE BOARD: Sandy Sandison

STAFF: Steve Whyld, Acting Planning Director; Bill Wilkman, Principal Planner; Clarice Turney, Assistant City Attorney; Marion Mitchell-Wilson, Historic Preservation Project Manager; Alan Curl, Administrative Curator; Bill Dougall, Historic Resources Department Director

## THE FOLLOWING BUSINESS WAS CONDUCTED:

Mr. Whyld asked the people in attendance to introduce themselves. He then summarized the purpose of the meeting and the objective to be accomplished this day.

### 1. Approval of the May 14, 1992 Committee Minutes:

Several corrections and additions were suggested for the minutes as follows:

Duane Pratt did not say the area had a crime problem.

The summary of Russell Gross's discussion should indicate his primary interest is an economic return on the investment he has made in property in the area.

Jon Pickard's first name is spelled "Jon" not "John".

Virginia Mac Donald requested her last name be spelled "Mac Donald" not "Mc Donald".

The cover memo, agenda and minutes mailed out with the June 4, 1992 meeting packet all referenced the first meeting as having taken place on April 14, 1992. This is in error. The first meeting actually took place on May 14, 1992.

The minutes were accepted with the above corrections/additions.

2. Presentation by Staff of Informational Report:

Mr. Whyld said the staff would now present a series of oral reports based upon the written Informational Report mailed with the meeting packet.

Mr. Curl, Administrative Curator for the Historic Resources Department reviewed the portions of the report covering the purpose of historic preservation districts and the history of the Prospect Place District.

Mr. Gross noted the number of improvements made in the area since its designation as an historic district was minimal. Mr. Curl said the references to improvements in the staff's report were only examples.

Ms. Mitchell-Wilson, Historic Preservation Project Manager, summarized the various Development Department administered programs available for historic districts.

A general discussion ensued regarding the various programs available for the area.

Mr. Wilkman, Principal Planner, presented the portions of the report on land use controls, code compliance, the A.C. Martin Study, the 15th Street extension, zoning, general planning and existing land uses.

A discussion ensued in which the following points/questions were raised:

Mr. Pickard asked if it was realistic to believe the intersection of 15th and Main Streets could be designed to keep traffic from turning left onto Main Street.

Mr. Gross said morning traffic in the area is already heavy, from RCC students and Press Enterprise employees. Mr. Fike said it is no heavier than in the Wood Streets area. Mr. Morrison asked if a traffic analysis was done, as part of the 15th Street work and Mr. Whyld said one had been done.

Mr. Whyld asked if design guidelines could be developed for the area and Mr. Curl said this area is not so unique that it needs its own guidelines. Restoration Riverside and/or the White Park guidelines address the kinds of buildings that exist in this area.

Mr. Pickard said the Stadium Way vacation was in jeopardy because of property acquisition problems. He cited problems with fire truck turning radiuses and access to the day care center. Mr. Whyld said staff would invite the Public Works Department to the next meeting to provide a status report on the 15th Street Extension. He reminded the Committee, however, that its purpose is not to reexamine the whole 15th Street extension question.

Ms. Mc Clure asked who to call for code violations. Ms. Mc Peters said the number was 782-KODE.

Mr. Fike asked if this area could be downzoned like Heritage Square. Mr. Whyld explained the downzoning process. He said it is important that the zoning and General Plan land use designations be consistent so as not to give mixed messages. He explained how non-conforming rights work in a downzoned area.

Mr. Gross asked if the area could be zoned R-O (Restricted Office). Mr. Whyld said it could be zoned R-O, however, this would assume that the preservation of residences would be in the form of office conversions, or what is known as "adaptive reuse". Provisions also currently exist to do office conversions in a residential zone, with a conditional use permit, but this is only appropriate in special circumstances. Mr. Curl and Mr. Dougall said adaptive reuse is a valid form of historic preservation. Mr. Wilkman pointed out that with adaptive reuse, you typically have parking lots in back yards and more extensive interior remodeling. It is not really the same as preserving a residence as a residence.

Mr. Gross said 2/3 of the property owners in the area do not want the historic preservation district designation. Mr. Sandison said a preservation district is not just for the people owning property in the district, but it is a resource for the whole community. Mr. Fike referred to a petition circulated during a recent home tour in the area, wherein 810 people had signed in favor of the area remaining an historic district. He said residential is needed downtown to keep it from being a ghost town in evenings and on weekends. Mr. Morrison said he favors an office/commercial use designation and zoning. He owns a duplex at 15th and Main Streets. Mr. Fike said the City needs to remove the incentives for slum lording. Ms. Mc Peters said the zoning and General Plan designations need to be single family. Commercial or office will "doom" the area.

4. Discussion Regarding the Format and Content of the Committee's Report to the City Council.

Mr. Whyld indicated the kinds of concerns the committee needs to consider in formulating its report to the City Council. Staff will put together a list of these concerns for the next meeting.

5. Determination of Date, Time and Place of Next Meeting.

Mr. Fike offered his home as the location of the next meeting. It was decided the next meeting would be Thursday, June 18, 1992 at 5:00 p.m. in Mr. Fike's home.

6. Adjournment

The meeting was adjourned at 6:25 p.m. to Thursday, June 18, 1992 at 5:00 in Dale Fike's home at 3563 Prospect Avenue.

# MINUTES

## CITY OF RIVERSIDE PROSPECT PLACE HISTORIC DISTRICT CITIZEN COMMITTEE



JUNE 18, 1992, 5:00 p.m.  
MAYOR'S CEREMONIAL ROOM, SEVENTH FLOOR, CITY HALL  
3900 MAIN STREET

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MEMBERS PRESENT: Russell Gross, Virginia Mac Donald, Bob Camp (for Bill Rich), Duane Pratt, Jon Pickard, Dale Fike, Jim Ward, Sandy Brown

MEMBERS ABSENT: None

GUESTS: Carol Pickard, Ellen Mc Peters, Harold Doshier, Linda Mc Clure, Helen Richardson, Elizabeth Martinez, Marlene Pratt, Salvatore Rotella, Nelle Lethers, Kathleen Difani-Briggs, Collette Lee

CULTURAL HERITAGE BOARD: Sandy Sandison, Philippa Jones, Kathy Maddox

STAFF: Steve Whyld, Planning Director; Bill Wilkman, Principal Planner; Clarice Turney, Assistant City Attorney; Alan Curl, Administrative Curator; Bill Dougall, Historic Resources Department Director; Sandy Caldwell, Principal Engineer; Ben Urquiza, Senior Engineer

### THE FOLLOWING BUSINESS WAS CONDUCTED:

#### 1. Approval of the June 4, 1992 Committee Minutes:

The following corrections were requested:

Mr. Curl said his response to a question regarding the need for design guidelines in Prospect Place on page 2 should be corrected to indicate that Prospect Place does not now have design guidelines, however, there is no reason why the area should not have design guidelines.

Mr. Sandison said the minutes should be amended to reflect his statement that comparable sales in the area have been up to \$190,000, not \$125,000 as asserted by others.

Mr. Pickard said his statement on page 2 referring to fire truck access to the child care center on Stadium Avenue should be clarified to indicate there is a "potential" fire truck access problem, not an actual problem.

The minutes were accepted as corrected.

#### 2. Discussion of 15th Street Extension with Public Works Department:

Mr. Sandy Caldwell and Mr. Ben Urquiza of the Public Works Department explained the planned improvements associated with the Fifteenth Street extension. Mr. Caldwell indicated that construction would commence no earlier than summer of 1993.

Mr. Gross asked what affect an expansion of RCC would have on the extension. Mr. Caldwell said it would not impact the extension.

Mr. Pickard asked if an EIR was done for the Fifteenth Street extension and if area property owners were notified, and Mr. Caldwell explained the environmental review process that was followed. Mr. Whyld said staff would check the notification records and report back to the Committee.

Ms. Mc Peters asked whether the Fifteenth Street extension would be necessary if the Bank of America on Fourteenth Street were vacated and made available for the expansion of the Riverside Sports Clinic? Mr. Caldwell said the extension would still be necessary for access to RCC.

Mr. Fike asked for clarification as to how the Fifteenth Street extension would benefit RCC, and Mr. Caldwell explained the way in which Fifteenth Street would allow access to RCC.

Ms. Difani-Briggs expressed concern that notifications of such proposals as the Fifteenth Street extension may not be broad enough.

Mr. Caldwell announced that the City would soon commence a major street rehabilitation program in the area.

### 3. Discussion of Issues to be Addressed in the Committee's Report:

Mr. Whyld review a staff memo listing topics to be considered by the Committee.

Ms. Maddox distributed a letter in which the Cultural Heritage Board strongly urged the City to retain the historic district status of Prospect Place and for the City and affected property owners to work together to resolve planning, land use and rehabilitation assistance issues in the area through the specific plan process.

Mr. Gross asked if anyone on the Cultural Heritage Board lives in the area. He said 2/3 of the property owners in Prospect Place don't want the area to remain an historic district. Mr. Curl questioned the accuracy of this figure.

Mr. Ward displayed a map illustrating the results of a petition asking property owners if they supported the historic district designation. He said that is where the figure used by Mr. Gross had been derived. He said that if 2/3 of the owners don't want an area to be an historic district, then there will be little interest in property maintenance and improvements. The value of this area as a preservation district is as a commercial district.

Mr. Sandison said an historic district is for the whole community, not just the property owners in an area. Once an area is designated an historic district and appropriate zoning and planning actions are taken, it will attract property owners who want to be a part of an historic district, and who will work to improve and stabilize the district.

Mr. Dougall said that the philosophy of historic preservation districting is not based upon neighborhood "pulse taking". If an area is worth preserving then it should be preserved, and that decision needs to be made based upon the value of an area to the entire community, not just the property owners in the area. The City can vote to preserve an area many times, but it can only vote to allow its demolition once. Once it is gone, it is gone forever.

Mr. Sandison quoted from the Cultural Resources Ordinance regarding a property owner's "duty to maintain".

Mr. Whyld emphasized that an important consideration beyond whether Prospect Place should be an historic district is what land uses should be allowed in the area. He pointed out that an office or institutional land use designation would not preclude preservation of the exteriors of structures.

Mr. Pickard asked about the origins of the land use designations in the draft General Plan, and Mr. Whyld explained the process by which the General Plan had been developed to date. He said hearings before the City Council were scheduled to commence August 4th. However, if the Committee is not through with its work by then, he was sure the Council would be willing to continue consideration of Prospect Place until after this work was completed.

Ms. Mc Peters explained that a speculator is not ENTITLED to a profit. The area is a major cluster of Victorian and other vintage architecture and it should be preserved as a residential area.

Ms. Mac Donald asked if the area has potential to remain an historic district and whether code enforcement has been used to any significant degree. Mr. Whyld said the area is already an historic district and code enforcement currently operates on a complaint referral basis. Ms. Turney added that the previous City Attorney did not believe current Municipal Code property maintenance provisions were enforceable. A new City Attorney may see things differently. Ms. Mc Peters talked about Councilman Loveridge's "Great Neighborhoods" idea.

Mr. Fike said he favors the retention of the Prospect Place Historic District and indicated he believes properties should be zoned in accordance with current use. He said the A.C. Martin Study should be followed with regard to its recommendation that Prospect Place be retained as an historical residential neighborhood.

Mr. Pickard said he does not favor institutional uses in the area.

Mr. Wilkman noted that the General Plan for an area should reflect the "vision" for that area's future. Zoning should follow the General Plan, and serve as an implementation tool. Zoning based upon current use can confuse the City's vision for an area. Properties zoned for other than their current use would become what is known as "non-conforming". A non-conforming use is allowed to remain as it is unless it is left unoccupied for a year or it is destroyed. If this happens, it may not continue to exist as a non-conforming use, but must be made to conform with the current zoning. The expansion of a non-conforming use is only allowed with a conditional use permit.

Mr. Whyld reminded the Committee that uses other than residential are allowed in an historic district via the conditional use permit process. Mr. Curl said he believed the conditional use permit process was not intended for an area such as this.

Mr. Sandison said he favors a residential historic district. He voiced opposition to institutional uses, other than non-student uses for RCC.

Mr. Ward said adaptive reuse is the only way to save some of the residences in this area, especially the larger houses. Mr. Fike said this would not help in the effort to keep residential neighborhoods downtown. He referenced Heritage Square as an example of a successful residential historic district which had been threatened by several proposed commercial ventures.

Mr. Gross said Thompson and Colgate had shown what can be done in the conversion of a single family residence to an office. He remarked that the end result was good.

Ms. Kathy Maddox pointed out that property owners can cause deterioration or they can cause preservation. All of the housing stock in Prospect Place is restorable, given the desire to do so. A number of houses have been removed from Prospect Place and restored elsewhere. Those houses could have and should have been restored in Prospect Place.

Ms. Philipa Jones noted that uncertainty has hurt Prospect Place. If the City makes a definitive stand for residential preservation you will see people move in and turn the area's housing stock into what it can be.

Mr. Whyld thanked the Committee members and others for their input. He said the staff would take this input and other information and develop a draft City Council report and recommendations for the Committee to comment upon. The Committee will be invited to comment upon the report first, then it will be opened up for further comment by any visitors to the meeting.

4. Determination of Date and Time of Next Meeting:

The Committee decided upon July 16, 1992 at 5:00 p.m. for the next meeting. The staff will locate an appropriate meeting room in City Hall.

5. Adjournment:

The meeting was adjourned at 6:30 p.m. to July 16, 1992 at 5:00 p.m. at a City Hall location to be determined.

# MINUTES

CITY OF RIVERSIDE  
PROSPECT PLACE HISTORIC DISTRICT CITIZEN COMMITTEE



AUGUST 20, 1992, 5:00 p.m.  
MAYOR'S CEREMONIAL ROOM, SEVENTH FLOOR, CITY HALL  
3900 MAIN STREET

**MEMBERS PRESENT:** Bob Camp (for Bill Rich), Linda Mc Clure (for Jim Ward), Pam and Marvin Morrison (for Russell Gross), Dale Fike, Sandy Brown, Duane Pratt, Mark Pickard (for Jon Pickard)

**MEMBERS ABSENT:** Virginia Mac Donald

**GUESTS:** Ellen Mc Peters, Kathleen Difani-Briggs, Jerome Wall, John Hidlebaugh, Harold Doshier, Betsey Williams

**CULTURAL HERITAGE BOARD MEMBERS:** Richard Frick, Philippa Jones, Kathy Maddox, Sandy Sandison

**STAFF:** Steve Whyld, Planning Director; Bill Wilkman, Principal Planner; Clarice Turney, Legal Department; Bill Dougall, Historic Resources Department; Marion Mitchell-Wilson, Development Department; Alan Curl, Historic Resources

## THE FOLLOWING BUSINESS WAS CONDUCTED:

1. Approval of the June 18, 1992 minutes.

There were no additions or corrections to the June 18, 1992 minutes and they were approved as published.

2. Acknowledgement of the receipt of a petition circulated at a recent home tour, and letters received from the Downtown Neighborhood Advisory Committee and the Cultural Heritage Board.

Mr. Fike stated that the petition the agenda referred to was not the one circulated at the home tour. The petition referred to in the agenda was circulated independently of the home tour. He provided a copy of the home tour petition.

Mr. Wilkman thanked Mr. Fike for the clarification and he read the text of the correspondence and petitions.

3. Presentation of the staff's Report and Recommendations Regarding the Future Status of the Prospect Place Historic District.

Mr. Wilkman suggested that the review of the staff's report and recommendations begin with a statement from each Committee member followed by input from the guests at the meeting.

BOB CAMP (representing Committee member Bill Rich, Press Enterprise newspaper)

Mr. Camp stated that Alternative 2 seemed too limiting with regard to its provisions for parking. He said the Press Enterprise would favor either Alternative 3 or 4.

DALE FIKE (Committee member, property owner and resident in Prospect Place)

Mr. Fike complimented the staff on a well written report. He said he believed the report provided considerable evidence in support of Alternative 1. He pointed out that there is not enough "critical mass" of single family homes in the area to allow any more conversions to non-residential uses. The City needs to send the strongest message possible that the area will remain single family and that the home owners in the area will not be isolated by further transitions to office and institutional uses. He said the only substantive reason given by the staff for supporting Alternative 2 over Alternative 1 was the cost of public improvements necessary to restore the area's infrastructure. He said the weight of this argument has been severely reduced, however, since the City has embarked on a comprehensive roadway replacement program throughout a large part of the Historic District. Mr. Fike indicated, in any case, that he would rather have an intact single family historic district with streets in need of repair than a district of well maintained streets where single family homes are being pushed out.

SANDY BROWN (Committee member, property owner and resident in Prospect Place)

Ms. Brown indicated she agreed with Mr. Fike. She said she believed Alternative 2 would not work. There is already a parking problem in the District and forcing people to park outside of the District will only compound things. Mr. Whyld, Planning Director, said parking could be controlled by a permit system.

DUANE PRATT (Committee member, property owner and resident in Prospect Place)

Mr. Pratt said he favored Alternative 1. He said parking will be a serious problem with either Alternative 2 or 3. There is no parking close to the District that could serve the needs of non-residential uses in the District and parking on-site would disrupt the appearance of the District.

LINDA CLURE (for Committee member Jim Ward, Thompson and Colegate Law Offices, property owners in Prospect Place)

Ms. Clure said Thompson and Colegate does not feel Alternative 2 will work. There is not enough adjacent parking to accommodate uses within Prospect Place. She said Alternative 3 was Thompson and Colegate's preference. Mr. Whyld explained how adjacent

parking could, in fact, work to serve the District. He said the staff was trying to balance many different concerns and needs in Prospect Place.

MARVIN MORRISON (representing Committee member Russell Gross, property owner and resident of Prospect Place)

Mr. Morrison said Mr. Gross and he are against Alternative 2. They are also against the historic district designation. Business uses have already closed in on the District and he could not see people investing in property for single family use. He said he and Mr. Gross favor Alternative 4.

MARK PICKARD (representing Committee member Jon Pickard, property owner in Prospect Place)

Mr. Pickard said his father favors Alternative 1. If more non-residential uses are allowed in Prospect Place, it will go downhill. There are just a couple of dilapidated structures in the area. If the owners of these buildings weren't allowed to slumlord them, Prospect Place would be a completely viable area.

Mr. Wilkman suggested that the Cultural Heritage Board members present be allowed to speak next.

KATHY MADDOX

Ms. Maddox stated that the Cultural Heritage Board voted to support Alternative 1 at its last meeting. She said the Prospect Place tract was created and marketed by important pioneers in Riverside's history and she named several of these people. Prospect Place is a single family neighborhood and should be preserved as such.

RICHARD FRICK

Mr. Frick said the Cultural Heritage Board's vote was not unanimous. Three members favored Alternative 2. He said the Conditional Use Permit process allows input from the public and area property owners. There would be public hearings before the City Planning Commission and the City Council. Input would also be likely from the Cultural Heritage Board and perhaps the Board of Administrative Appeals and Zoning Adjustment. These safeguards were felt to be sufficient by the members that favored Alternative 2. In addition, the stipulation that parking be provided outside of the District would be a strong deterrent to numerous conversions. A lack of clear direction, standards and guidelines has been the biggest deterrent to upgrading Prospect Place.

PHILIPPA JONES

Ms. Jones said she strongly favors Alternative 1. She said she could not see the practicality of requiring parking outside of the District per Alternative 2.

SANDY SANDISON

Mr. Sandison shared a copy of the recently republished Riverside Directory of 1893-1894. In it he said, one could see the names of several prominent early citizens with residences in Prospect Place. He said he favors Alternative 1, as the best approach for Prospect Place. The need for office space downtown is not so critical that it justifies compromising or removing an important historic district. Code enforcement is needed to deal with the couple of poorly kept properties in the area. People elsewhere in the district are upgrading properties and price trends are up in the District. The area is an important part of Downtown's historic residential fabric.

Mr. Wilkman asked if any of the other guests at the meeting wished to speak.

#### JERRY WALL

Mr. Wall said the City needs to either commit itself to Prospect Place or allow it to transition to other uses. Alternative 2 is not an alternative. He said the area has deteriorated due to mixed messages and lack of code enforcement. Alternative 2 perpetuates the mixed message problem. He said nobody would convert a house in the Prospect Place area if they could not provide on-site parking. Mr. Whyld said the offices anticipated in Alternative 2 would be for employee oriented functions of existing uses on the periphery of Prospect Place.

#### ELLEN MC PETERS

Ms. Mc Peters said Downtown Renaissance prefers Alternative 1 because Alternatives 2 and 3 allow for too many interior alterations to the residences of Prospect Place. These interior alterations would ruin the value of these structures as residential uses, and it is unlikely residential uses would ever go back after a residence had been converted to an office.

#### KATIE DIFANI-BRIGGS

Ms. Briggs said Prospect Place was once a thriving area of desirable single family homes and it could be such an area once again. Alternative 1 would allow this to happen.

Mr. Wilkman then opened the meeting to discussion of the points raised.

Mr. Fike referred to the "tenement" properties and said he too had been concerned about these properties when he was considering buying his home. He said he asked neighbors about these properties and he observed them himself. The said both his and the neighbors' observations found that these properties were not a source of significance disturbance in the area, but that they did need to be cleaned up.

Mr. Morrison said the houses in Prospect Place are not so special and many of them are deteriorated.

Mr. Curl, Historic Resources Department Administrative Curator, said the area needs a concerted commitment from the City. Heritage Square was turned around, in part because of the City's commitment to it through its downzoning and other efforts. He said he personally favors Alternative 1.

Ms. Mitchell-Wilson, Development Department Historic Preservation Project Manager, said incentives for investing in the area are available through the Development Department, and she listed several programs. She said the area needs to become a member of the Downtown Neighborhood Advisory Committee. She said the same Redevelopment assistance was used to help reverse the downward spiral of Heritage Square. The homes in Prospect Place fit very well into the entry level home buyer market.

A discussion ensued regarding the viability of Prospect Place's historic designation and what was needed to ensure its future.

Ms. Mc Peters talked about past problems in getting the City to enforce its property maintenance laws. Ms. Turney, Assistant City Attorney, clarified the Legal Department's role in the code compliance arena.

Mr. Whyld suggested that the development of design guidelines be added as follow-up measures for Alternatives 1, 2 and 3.

Mr. Fike asked if Prospect Place was eligible for National Register status. Mr. Whyld said it could be nominated. Ms. Mitchell-Wilson reviewed the process for such a designation. She said the development of comprehensive design guidelines could form part of the research needed to nominate Prospect Place as a National Register site.

Mr. Wilkman asked how the Committee wished to transmit its views to the City Council. After a short discussion, it was decided to pole the members/designates present and ask them to state a preference. The pole should be transmitted as part of the Committee's minutes. The following was the result of that pole:

BOB CAMP (for Bill Rich): Alternative 3 or 4.

MARK PICKARD (for Jon Pickard): Alternative 1.

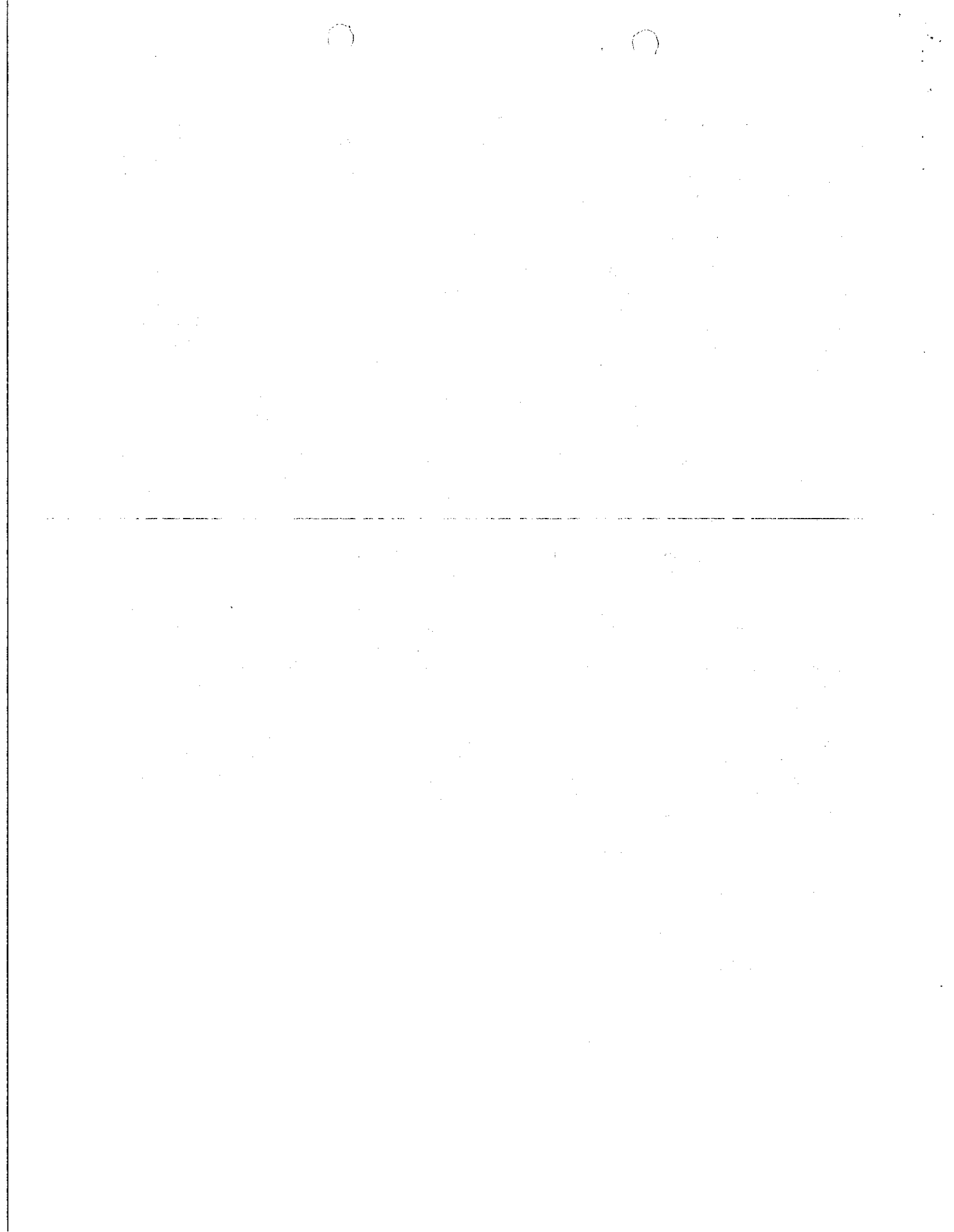
DALE FIKE: Alternative 1.

SANDY BROWN: Alternative 1.

DUANE PRATT: Alternative 1.

LINDA MC CLURE (for Jim Ward): Alternative 3.

JIM MORRISON (for Russell Gross): Alternative 4.



June 18, 1992

Mr. Steve Whyld, Acting Planning Director  
City Hall  
3900 Main Street  
Riverside, CA 92501

Dear Mr. Whyld:

Within the last four months, the Cultural Heritage Board has conducted one of its regular monthly meetings within the Prospect Historic District, offering the full membership an opportunity to reassess the historic and cultural resources protected by this designation. At a subsequent meeting, on May 20, 1992, the Board, by unanimous vote, reaffirmed its strong support for the designation and boundaries of said preservation district.

The Cultural Heritage Board believes that the question of whether this preservation district should stand was resolved in 1989 when the City Council denied an appeal of the action creating the designation. Instead, we urge, every effort should be made among staffs in the Planning, Development, and Historic Resources departments, together with affected property owners, to resolve planning, land use, and rehabilitation assistance issues so as to devise a specific plan for this historic neighborhood.

It was Councilman Loveridge's call for such a specific plan which lead to the formation of the current Prospect Place Historic District ad-hoc committee. We sincerely urge that the committee be guided toward addressing the objectives of such a plan and pledge the participation of our representatives toward this end.

Sincerely,



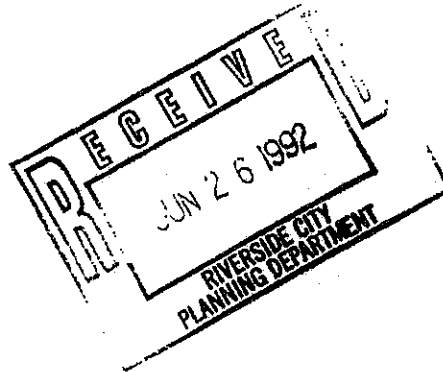
Kathryn M. Maddox  
Chairman

WHYLDLTR.618

**EXHIBIT C**



CITY OF RIVERSIDE DOWNTOWN NEIGHBORHOOD ADVISORY COMMITTEE  
3900 MAIN STREET, RIVERSIDE, CA 92522  
(714) 782-5584



June 22, 1992

Mr. Steve Whyld  
Deputy Planning Director  
City of Riverside  
3900 Main Street  
Riverside, CA 92522

Dear Mr. Whyld:

At the June 15, 1992 meeting of the Downtown Neighborhood Advisory Committee (DNAC), a motion was made for the DNAC to go on record as supporting the continued historic designation of Prospect Place. That motion passed unanimously.

Please convey to the Study Committee our support for this action and desire to see this historic portion of the City of Riverside maintained.

Sincerely,

Dave McNiel  
Chairman

Mr. Steve Whyld, Planning Director  
City of Riverside  
3900 Main Street  
Riverside, CA 92522

June 26, 1992

Dear Mr. Whyld:

We would like to congratulate you on your new position.

This letter reaffirms our opinions regarding the Prospect Place Historic District. The following items are of importance to us.

Contrary to opinions stating a continued neighborhood decline, there have been a number of remodeling and upgradings completed since the formation of the Prospect Place Historic District. Listing only a few: Sandy Brown's new garage and complete painting of the house at 3620 15th Street; Nelle Lethers \$18,000 garage, \$1,000 fence, \$2,500 security guards at 4561 Orange Grove Avenue; complete restoration of Elizabeth Williams' home located at 4481 Orange Street; painting and clean-up at 3563 Prospect Avenue; landscaping at 3581 Prospect Avenue; Duane Pratt's \$40,000 in improvements at his properties on Orange Grove Avenue; the complete restoration of Elizabeth Martinez's home at 3607 Prospect Avenue; the complete renovation of the College House located at 3600 Prospect Avenue. This is only to mention a few that have obvious exterior upgrades. Many houses have and are in the process of being upgraded and preserved on the interior.

As Bill Dougal, City Historic Resources Director, pointed out, one can save these historic buildings many times, but one can only lose them one time and they are lost forever.

A great deal of time and effort have gone into Councilman Ron Loveridge's Great Neighborhood program being implemented throughout the city. Here, we have a neighborhood, which is one of the oldest, if not THE oldest, and it is being considered for drastic change. High rise attorney buildings, parking lots, and commercial buildings can be built in parts of town that are not historic.

The A.C. Martin report clearly states that the Prospect Place Historic District should remain residential. The report also extolls the virtues of downtown residential use throughout.

A point not brought out at the meetings is the impact of increased commercialization on the urban forest. Many of the district's trees and shrubs are in themselves historic and should not be sacrificed for parking.

An historic part of a city belongs to all the citizens, not just those who are fortunate enough to live in that particular neighborhood. We have a petition, circulated at the May 16, 1992 Old Riverside Foundation Vintage Home Tour. It contains over 800 signatures, exemplifying community support for maintaining the historic district. Not only are the buildings worthy of preservation, but also the old trees, plants, walls, and accessory structures should be preserved.

We would like to re-emphasize our position regarding the zoning in the Prospect Place area. Using the Heritage Square Model, the properties that are now used as single family residential should be zoned R-1; those that were built as multiple residential units should remain zoned R-3; the properties built as single family residences, but converted to multi-family or commercial use could be grandfathered in with the hope that they would be converted back to single family usage in the future.

The petition for dissolution of the Historic District needs to be examined for credibility. It was circulated by a few property owners who would hope to profit from its dissolution and change to commercial zoning. Those approached were asked to sign if they "wanted to keep the government from telling them what to do with their property," with no further explanation of what the district can do FOR them. An absentee speculator's right to profit should be subjugate to the right of citizens to enjoy tthe cultural assets of their community. After all, a historic district is a common resource for all Riverside's citizens.

The Prospect Place Historic District is wholeheartedly supported by the City's Cultural Heritage Board, the Downtown Neighborhood Advisory Committee, Downtown Renaissance, the Old Riverside Foundation, and Councilman Loveridge's Great Neighborhood program.

We certainly appreciate the time both you and your staff have given to this matter. We hope you will treat us as you would wish to be treated in your own neighborhood.

We, the undersigned support the retention of the the Prospect Place Historic District:

Name	Address	Phone	Resident/Owner	Signature
CAROL PICKARD	4087 Hare	684-8805	owner	Carol Pickard
SANDY BROWN	3620 15 <sup>TH</sup> ST.	683-5851	res/owner	Sandy Brown
Jina ORR	3636 15 <sup>TH</sup> ST.	781-2928	Res	Jina Orr
Pete Wolgenuth	3632 15 <sup>TH</sup> ST	686-6936	Res	Pete Wolgenuth
Jennifer Wolgenuth	3632 15 <sup>TH</sup> ST.	686-6936	resident	Jennifer Wolgenuth
Lynn Hysaj	3641 15 <sup>TH</sup> ST	788-5054	RESIDENT	Lynn Hysaj
Eric Showmaker	3641 15 <sup>TH</sup> ST	788-5054	RESIDENT	Eric Showmaker
Christa Sears	3643 15 <sup>TH</sup> ST.	684-1226	Resident	Christa Sears
Jeff Woolsey	3643 15 <sup>TH</sup> ST.	694-1226	Res.	Jeff Woolsey
LORIE M. WISEMAN	3644 15 <sup>TH</sup> ST.	787-8046	RES.	Lorie M. Wiseman
Mark Pickard	3636 15 <sup>TH</sup> ST	781-2928	Res	Mark Pickard
Amelia E. Kuss	4510 Orange St			Riverside, Ca
James W. Paterson	4525 Orange <sup>#</sup> 2			Riverside Ca
H.S. Roberts	4481 Orange ST			Riverside ca 92501
E.B. Williams	" " "			" " " " " " " "
E. M. Martinez	3607 Prospect Ave			Riv. Ca. 92501
DONALD B. MARVELL	4488 MAIN			RUSD CA 92501

Name

Address

Phone

Resident/Owner

Signature

Calvin File 3563 Prospect Ave. 369-3562 Res/owner Calvin File  
Jon Pickard 4087 Hove Ave 684880 S owner Jon Pickard

Dominic A. Budicin 3581 Prospect Av. 686-7140 Dominic A. Bu

Nelle Lethers 4561 Orange Grove 683 3246 Res/ owner

Patrick Tiso 4543 ORANGE GROVE 781-4885 PATRICK TISO

Deborah Tiso 4543 Orange Grove, Resident Deborah Tiso

Yvonne Elsaegs 4511 Orange Grove, Resident Yvonne Elsaegs

Quene Pratt 4489 Orange Grove Ave Riverside Res/owner

Maureen Pratt 4489 Orange Grove Pk, Arcadia

Ellen Rochelle Johnson 4481 Orange Grove Riv. Ca. Resident

Marie Hayslip 4475 Orange Grove Riv. Ca. Resident

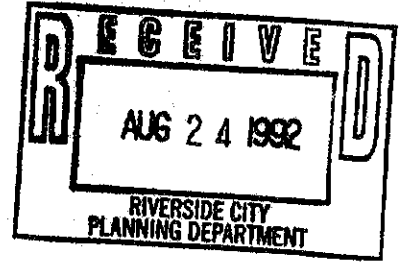
John K. Larson 3563 Prospect Ave. 369-3562 Resident John K. Larson

TUGED BUDICU 3581 PROSPECT AVE 788-9223 RESIDENT TUGED BUDICU

Name	Address	Phone	Resident/Owner	Signature
MORRIS L. CURTS	4465 MIAMI	682-1137	Resident	Morris L. Curt
Alice Moss	4526 Orange	684-8530	res.	Alice Moss
Elizabeth Prince	4486 Orange	686 4026 369 3084	yes	Elizabeth Prince
Pete Moss	4473 MAIN ST.		Resident NO	Pete Moss
Carl Vukobos	4525 Orange		(Resident)	Carl Vukobos President 369-7088
Rita C. Coronado	3619 Prospect		President	Rita C. Coronado
Sharon O'Brien	3619 Prospect A		President	Sharon O'Brien No. 514/369-7088

# Econo Fence Company

5261 Pedley Road • Riverside, California 92509 • Phone (714) 684-3666  
State Contractors License #337734



August 20, 1992

City of Riverside Planning Department  
3900 Main Street  
Riverside, CA 92522  
Attn: Stephen J. Whyld, Planning Director

Re: Prospect Place Historic Site

Dear Mr. Whyld:

Unfortunately, we are unable to attend the August 20 meeting of the Prospect Place Citizens Committee due to the time arrangement of 5:00 PM. Our company's established business hours are 7:00 AM until 5:00 PM. Perhaps future meetings could be scheduled for 6:00 PM. I am sure there are other individuals who are caught in this time dilemma.

As far as making Prospect Place an Historic District, we are vehemently opposed to the idea. We do not see the advantages to such an arrangement. In fact, we feel that there may be many economic disadvantages. Would you please notify us when the next meeting might be in the future.

In addition, is there a collective vote taken by all the homeowners that are affected by this historical site prior to adoption of such a plan? I am interested in finding out this information.

Thank you.

Sincerely,

A handwritten signature in cursive script that reads "Mrs John Magleby".

Mr and Mrs John Magleby

cc: files

**From:** [Laurel Hampton](#)  
**To:** [Watson, Scott](#)  
**Subject:** [EXTERNAL] Proposed Demo on Orange St  
**Date:** Tuesday, May 20, 2025 9:37:07 AM

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**CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.**

Hi Scott,

I just wanted to voice my strong disapproval of plans to demolish that Structure of Merit! Because I work during the day I won't be able to attend the hearing in person so I'm writing you instead.

First choice would be for it to be restored and occupied as a residence or business, and only if that's not feasible, then to have it moved to another location, but to destroy that piece of history and craftsmanship for another asphalt parking lot is wrong on so many levels.

Thanks, Laurel

## **Maldonado, Matthew**

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**From:** Sala Ponnech <ponnech@att.net>  
**Sent:** Thursday, May 22, 2025 11:27 AM  
**To:** Ward1  
**Subject:** [EXTERNAL] Demolition of Old House on Orange Street

**CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.**

In order to built the new school in Riverside's Eastside, the school district had to demolish an old house that stood on what within the new school's campus. I was grieved by this decision, but the house stood in the way of a badly needed school that will be an amenity for the neighborhood and would right a historic wrong. On the other hand, I don't see that the County Office of Schools' desire for more parking rises to that level of necessity. Also, if we allow houses to be taken down in historic districts for anything but the mst pressing needs, then the designation of areas as historic districts is meaningless. For these and other reasons, I oppose the COE's decision to destroy this house.

Sala Ponnech  
3878 Pine Street, Riverside, CA 92501

## **Maldonado, Matthew**

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**From:** Alana A <alanaatencio1997@gmail.com>  
**Sent:** Thursday, May 22, 2025 12:15 PM  
**To:** Ward1  
**Subject:** [EXTERNAL] 1908 Victorian house on Orange Street

**CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.**

I'm a long-time resident of Riverside, born and raised here, and I'll be brief. Regarding the demolition of a 1908 Victorian home for a parking structure, I'm astonished that the city would consider such a move. It's outrageous to prioritize parking over preserving historic buildings. My concerns are that we're losing the beauty that makes Riverside unique.

Sincerely  
Alana R Atencio  
Resident since 1973

## **Maldonado, Matthew**

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**From:** Cynthia Aburto <coolcyn1124@gmail.com>  
**Sent:** Thursday, May 22, 2025 9:32 AM  
**To:** Ward1  
**Subject:** [EXTERNAL] Preservation of Structure of Merit Historical Home in the Prospect Place Historical District

**CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.**

To Whom it May Concern,

I am writing as a concerned resident and advocate for our city's cultural and architectural heritage. It has come to my attention that a demolition request for a historic home located at 4472 Orange St has been requested by the Riverside County Office of Education (RCOE), and in its place will be a parking lot. I respectfully request that the City Council consider intervening in this decision and explore alternatives that would preserve the structure while supporting urban growth.

Across the world and within our own city, there are successful models of urban regeneration that harmonize cultural heritage preservation with economic revitalization. A 2021 study by Knippschild and Zöllter described how the city of Görlitz, Germany, used a collaborative planning approach—known as the Urban Transformation Matrix—to preserve heritage buildings while adapting them for modern use. This framework has led to sustainable development in shrinking cities, proving that history and progress can coexist.

Riverside has already demonstrated this balance with projects such as the Fox Performing Arts Center and The Cheech Marin Center for Chicano Art & Culture. These adaptive reuse successes show that integrating preservation into development not only protects our identity but also enhances economic opportunity and community engagement.

I urge the powers that may be to consider a temporary pause on the demolition to allow for a thorough review by the Cultural Heritage Board, and to explore options such as adaptive reuse, community leasing, or partnership with local preservation organizations. I understand there are interested parties willing to take on this project.

As a community, we can ensure this home becomes a lasting asset, not a lost opportunity by honoring the past and future of Riverside. Thank you for your time and consideration.

Sincerely,  
**Cynthia Aburto**

**4701 Whipple Rd, Riverside, CA 92506**

## Maldonado, Matthew

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**From:** Falcone, Philip  
**Sent:** Thursday, May 22, 2025 8:27 AM  
**To:** Ward1  
**Subject:** FW: [EXTERNAL] Tear down of home on Orange St



**PHILIP FALCONE**  
CITY COUNCIL - WARD 1

 PFALCONE@RIVERSIDECA.GOV  
 (951) 312-0572  
 [WWW.RIVERSIDECA.GOV](http://WWW.RIVERSIDECA.GOV)

---

**From:** Ronald Velasquez <ronnie.g.vee@gmail.com>  
**Sent:** Wednesday, May 21, 2025 4:14 PM  
**To:** Falcone, Philip <PFalcone@riversideca.gov>  
**Subject:** [EXTERNAL] Tear down of home on Orange St

**CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.**

I am writing to oppose the tear down of historic home on Orange St by the Riverside County Office of Education. I hope they will repurpose the home or sell/donate the home to someone for preservation.

Sent from my iPhone

Stay in-the-know with all things Riverside! Connect with us at [RiversideCA.gov/Connect](http://RiversideCA.gov/Connect).

**Maldonado, Matthew**

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**From:** Dawn Plumb <dawnplumb52@hotmail.com>  
**Sent:** Thursday, May 22, 2025 6:47 AM  
**To:** Ward1  
**Subject:** [EXTERNAL] Save the 4472 Orange Street House

**CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.**

To Whom it May Concern,

Please save this historic home at 4472 Orange Street from being demolished. Riverside needs to continue to save our cities beautiful historic structures. We need to value and promote our past through restoration and education.

It is imperative that Riverside saves our charming historic past.

Sincerely,  
Dawn Plumb

Sent from my iPad

## Maldonado, Matthew

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**From:** Natalie Gomez <natalieg7796@gmail.com>  
**Sent:** Wednesday, May 21, 2025 9:42 PM  
**To:** Ward1  
**Subject:** [EXTERNAL] Have a Heart and Save the Gearhardt House!

**CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.**

Dear Councilmember Falcone,

I have been a resident of Riverside for more than 40 years. I have seen many changes during those years. Some good, and some not so good.

Razing a building of historical significance for short-term convenience undermines the cultural integrity of Riverside and erases a piece of our shared heritage. This is not a good change and I strongly oppose the demolition of the Gearhardt building.

We would be deeply remiss to demolish an irreplaceable Structure of Merit # 313, for a few parking spaces. This reflects short-term thinking and a disregard for legacy, and possibly a failure of civic responsibility.

It's the kind of decision that future generations often regret, wondering why preservation wasn't prioritized over convenience.

Historical preservation in Riverside must be honored, as a civic duty to protect the character, stories, and identity that define our community.

Thank you,

Kind Regards,  
Natalie Gomez

951-543-7696  
4010 Redwood Drive

## Maldonado, Matthew

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**From:** Tamera Phipps <tamera.phipps@aol.com>  
**Sent:** Wednesday, May 21, 2025 7:19 PM  
**To:** Ward1  
**Subject:** [EXTERNAL] Old home

**CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.**

Why??? I'm reading on the neighborhood app that a house is being torn down for a parking lot. Please!! Don't do this. We need to save the historical areas, homes, buildings , etc of the city of Riverside.

Sent from my iPhone

## Maldonado, Matthew

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**From:** Charlene McKinley-Powell <charlene.powell@gmail.com>  
**Sent:** Wednesday, May 21, 2025 3:36 PM  
**To:** Ward1  
**Subject:** Re: [EXTERNAL] Concerns about the 1908 Victorian Cottage

**CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.**

Good afternoon Philip,

Thank you for your swift response.

Have a good day,  
Charlene

On Tue, May 20, 2025 at 1:36 PM Ward1 <[Ward1@riversideca.gov](mailto:Ward1@riversideca.gov)> wrote:

Hi Charlene,

The home is currently owned by Riverside County Office of Education. It had a fire because RCOE left it boarded up and neglected. If it were to be restored and used again, that would deter undesirable activity. I hope they will just sell it off to someone who has the interest in maintaining it. There are a few folks who have expressed interest in buying it but no word from RCOE. Moving it could be a second, although not my preferred, option. We really do not utilize eminent domain anymore unless in direct relation to city construction projects.

Thank you!



**PHILIP FALCONE**  
CITY COUNCIL - WARD 1

 [PFALCONE@RIVERSIDECA.GOV](mailto:PFALCONE@RIVERSIDECA.GOV)  
 (951) 312-0572  
 [WWW.RIVERSIDECA.GOV](http://WWW.RIVERSIDECA.GOV)

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**From:** Charlene McKinley-Powell <[charlene.powell@gmail.com](mailto:charlene.powell@gmail.com)>  
**Sent:** Tuesday, May 20, 2025 10:32 AM  
**To:** Ward1 <[Ward1@riversideca.gov](mailto:Ward1@riversideca.gov)>  
**Subject:** [EXTERNAL] Concerns about the 1908 Victorian Cottage

**CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.**

Good morning Philip,

I absolutely love old buildings - my house is a 1918 Craftsman - but I am concerned about problems that often occur when a building is empty.

The area where the building is located has a rather significant homeless population, many of whom appear to be under the influence of drugs. I don't want the building to be saved only to be vandalized, stripped of anything that could possibly be sold, set on fire, or occupied by squatters. The cost of any of those problems is significant, especially a fire.

I assume that the house is currently owned by a company, which may be an insurmountable obstacle to attracting a resident or business that will restore it. However, if the demolition request is denied they may be motivated to sell the property.

Is there any chance the city can obtain it by eminent domain?

Thank you,

Charlene McKinley-Powell

## **Maldonado, Matthew**

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**From:** Sally Clark <sallyclark333@gmail.com>  
**Sent:** Wednesday, May 21, 2025 2:30 PM  
**To:** Ward1  
**Subject:** [EXTERNAL] 4472 Orange St

**CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.**

Please stop the demolition of this historic home at 4472 Orange St in Riverside. It is in a historical neighborhood. It should be saved and refurbished. This historic neighborhood of Prospect Place does not need a parking lot. This home has been designated as a historical Structure of Merit. It is a beautiful home and needs to be saved.

## Maldonado, Matthew

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**From:** John Fay <drjohnfay@netscape.net>  
**Sent:** Wednesday, May 21, 2025 3:04 PM  
**To:** Ward1  
**Subject:** [EXTERNAL] Fw: I'm writing to report a concerning incident that occurred on...

**CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.**

Please preserve the historic house at 4472 Orange.  
John Fay  
4260 Bandini

[Sent from the all new AOL app for iOS](#)

Begin forwarded message:

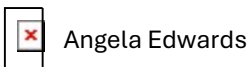
On Wednesday, May 21, 2025, 13:07, Wood Streets Safety Posts <reply@rs.email.nextdoor.com> wrote:



I'm writing to report a concerning incident that occurred on our property...



[See more](#)



## Maldonado, Matthew

---

**From:** Kevan D Cloud <gcloud9@sbcglobal.net>  
**Sent:** Wednesday, May 21, 2025 2:33 PM  
**To:** Ward1  
**Subject:** [EXTERNAL] Save the Gerhardt house

**CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.**

Dear Councilman,

I messaged you re this subject and you responded; but more formally I would implore the City Council to save this house. We have precious few historical homes because they have been demolished. They preserve our history and are great examples of SoCal architecture. I love driving through old Redlands or downtown Orange where their preservation efforts have been more successful than ours.

Thank you,  
Gayle Cloud

[Sent from AT&T Yahoo Mail for iPhone](#)

## **Maldonado, Matthew**

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**From:** Susan Quanstorm <skquanstr@gmail.com>  
**Sent:** Wednesday, May 21, 2025 2:26 PM  
**To:** Ward1  
**Subject:** [EXTERNAL]

**CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.**

Historic buildings in Riverside need to be left alone I understand everybody wants to make money but we have enough parking lots

## Maldonado, Matthew

---

**From:** Claudia Gonzalez <claudia.gonzalez0625@gmail.com>  
**Sent:** Wednesday, May 21, 2025 2:24 PM  
**To:** Ward1  
**Subject:** [EXTERNAL] 4472 Orange St

**CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.**

Dear Council members, Mayor, and City Representatives:

I am writing as a concerned resident of Riverside to express my strong opposition to the proposal to demolish a historical structure (4472 Orange St) in order to build an asphalt parking lot in its place.

Riverside is a city rich with history, and our early 20th-century buildings are more than just architectural landmarks—they are tangible links to our community's past. These structures contribute not only to the unique character and charm of our city but also to its cultural and historical narrative.

Replacing such a building with a parking lot would be a short-sighted decision that prioritizes temporary convenience over long-term value. Once our history is paved over, it cannot be reclaimed. I urge you to consider alternative solutions that respect and preserve our city's heritage while addressing current development needs. Surely, we can find another use for this building—one that protects the historical heritage and quaint charm that make Ward 1 feel like home.

Thank you for your time and service to our community.

Sincerely,

Claudia and Jose Gonzalez

Ward 1 Residents

[Claudia.Gonzalez0625@gmail.com](mailto:Claudia.Gonzalez0625@gmail.com)

## Maldonado, Matthew

---

**From:** Rachel Schneider <rachel.s@hhbxsol.com>  
**Sent:** Wednesday, May 21, 2025 2:06 PM  
**To:** Ward1  
**Subject:** [EXTERNAL] House on orange st owned by RCOE

**CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.**

This was most likely a gorgeous home back in it's hay day.i know time hasn't been kind but someone somewhere can redo it and give it some life again. If RCOE wants to they can turn it into a day care that would help out so many families.pleasw consider all options not just knock down and build a parking lot.  
Sincerely

Rachel Schneider Ward one resident

## Maldonado, Matthew

---

**From:** joshua <jhardina@gmail.com>  
**Sent:** Wednesday, May 21, 2025 2:04 PM  
**To:** Ward1  
**Subject:** [EXTERNAL] Jacob Gerhardt House

**CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.**

To our Ward 1 representatives,

There was a time when the Mission Inn teetered on the edge of destruction—almost replaced by a parking lot. Today, it stands proudly as Riverside’s centerpiece, a testament to what can be saved when we choose preservation over expediency.

We have a chance now to save another important piece of Riverside.

Located at 4472 Orange Street, the Henry Jacob Gerhardt House is among the final surviving residences from the original Prospect Place Historic District. Recognized as a Structure of Merit, the home is a tangible reminder of Riverside’s early neighborhoods and the skilled craftsmanship of the early 20th century. Despite its current state, the house is repairable—and saving it is more than possible; it’s necessary.

Turning yet another lot into pavement contributes to a hotter, harsher environment. More concrete means higher temperatures and less character, less Riverside charm and history. Demolition here would erase a valuable piece of our past while offering little in return.

Keeping the Gerhardt House intact honors Riverside’s story. To destroy it would be to chip away at our identity and silence those who care deeply about the city’s legacy.

Thank you for reading.

Sincerely,

Joshua Hardina

4057 Beechwood Place

**Maldonado, Matthew**

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**From:** Uriel Moralez <olympia1979@gmail.com>  
**Sent:** Wednesday, May 21, 2025 1:56 PM  
**To:** Ward1  
**Subject:** [EXTERNAL] 4472 Orange St

**CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.**

Good afternoon. I oppose this house being demolished for an asphalt parking lot.

**Maldonado, Matthew**

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**From:** Charlotte Davidson <charsnet@aol.com>  
**Sent:** Wednesday, May 21, 2025 1:45 PM  
**To:** Ward1  
**Subject:** [EXTERNAL] No demo!

**CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.**

Tell the County Office of Education NO DEMO!!! They have already bulldozed many historic homes for parking lots. Just stop!!!  
Charlotte Davidson  
Property owner downtown  
Sent from my iPhone

## **Maldonado, Matthew**

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**From:** The Dawsons <rdawson11@earthlink.net>  
**Sent:** Wednesday, May 21, 2025 1:15 PM  
**To:** Ward1  
**Subject:** [EXTERNAL] please save the cottage!

**CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.**

I am vehemently opposed to the demolition of the Victorian cottage located at 4472 Orange Street.

As a 30+ year homeowner of a 1921 bungalow in the Wood Streets, I am particularly proud of Riverside's heritage and dedicated to maintaining these older homes that represent the foundation of our culture and community.

Surely the County can find another solution for their needs rather than tearing this property down. They should share in our community pride, not tear down our history to be replaced by a parking lot.

Sincerely,

Ronald and Michelle Dawson  
Elmwood Court

## Maldonado, Matthew

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**From:** Falcone, Philip  
**Sent:** Wednesday, May 21, 2025 12:48 PM  
**To:** Kathy Schulz  
**Cc:** Maldonado, Matthew  
**Subject:** RE: [EXTERNAL] Tearing down historic house

Thank you, Kathy. We will file this with our other letters of support to deny the request for demolition.



**PHILIP FALCONE**  
CITY COUNCIL - WARD 1

 [PFALCONE@RIVERSIDECA.GOV](mailto:PFALCONE@RIVERSIDECA.GOV)  
 (951) 312-0572  
 [WWW.RIVERSIDECA.GOV](http://WWW.RIVERSIDECA.GOV)

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**From:** Kathy Schulz <katnet384@gmail.com>  
**Sent:** Wednesday, May 21, 2025 12:02 PM  
**To:** Falcone, Philip <PFalcone@riversideca.gov>  
**Subject:** [EXTERNAL] Tearing down historic house

**CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.**

Philip,

I want to tell you how great you are doing as our councilman for our ward. I love what you are doing and your outreach is amazing.

I want to weigh in on the Historic house that was picked to be torn down for a parking lot. I do not approve of this action and back you up on opposing it. There are a number of uses for this property that the city could use it for. It is houses like this that make our city the icon it is.

Kathy Schulz  
951-237-8347

Stay in-the-know with all things Riverside! Connect with us at [RiversideCA.gov/Connect](https://RiversideCA.gov/Connect).

## Maldonado, Matthew

---

**From:** Katie Knight <stanmag35@gmail.com>  
**Sent:** Wednesday, May 21, 2025 12:07 PM  
**To:** Ward1  
**Subject:** [EXTERNAL] Demolition

**CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.**

Good afternoon,

Recently RCOE has requested to tear down a historic home to build a parking lot. I am strongly opposed to this. RCOE had already torn down homes to build parking lots. If parking is an issue they should pay to build a parking structure on one of their existing lots. In this current market, no home should ever be destroyed to make room for a parking lot. The last thing we need is more ugly, often empty parking lots. There is plenty of parking already available. What we do need is more homes. And we need to preserve our historic homes as they are a big part of the character of this city.

Thank you,

Katie Knight

## Maldonado, Matthew

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**From:** Valerie Payne <val.l.payne@gmail.com>  
**Sent:** Wednesday, May 21, 2025 10:58 AM  
**To:** Ward1  
**Subject:** [EXTERNAL] The Henry Jacob Gerhardt House is a Victorian Cottage built by George P. Harsh at 4472 Orange Street in 1908.

**CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.**

Hello,

I'm so sad to hear of the notice of demolition for this historic home. Much of the reason I live here in Riverside is because of the beautiful old historic homes and buildings. I live in the historic district on Redwood Dr. in a house built in 1926.

Can the home be relocated and restored? Please consider all options before our lovely Riverside loses more of its charm and down home feel.

--Sincerely,

*Val*

**Maldonado, Matthew**

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**From:** birmer123 (null) <birmer123@aol.com>  
**Sent:** Wednesday, May 21, 2025 10:23 AM  
**To:** Ward1  
**Subject:** [EXTERNAL] Save our historic sites

**CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.**

Stop the demolition of cottage at 4472 Orange st  
In Riverside. We need to preserve our historic buildings!!!

Thank you.  
Mrs. J Nebo  
Sent from my iPhone

## **Maldonado, Matthew**

---

**From:** Kelly Grady <kelly@kellygradycreative.com>  
**Sent:** Wednesday, May 21, 2025 10:23 AM  
**To:** Ward1  
**Subject:** [EXTERNAL] Proposed Demolition of Orange Street Cottage

**CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.**

Dear Riverside City Council,

I am writing to voice my opposition to the proposed demolition of a beautiful and valuable Victorian cottage at 4472 Orange Street. Though damaged by fire, I feel strongly that preservation of this cottage is far more valuable than another parking lot.

I have been very proud of the fact that Riverside values its history and has a staunch preservation community. That is one of the primary reasons we purchased a historic home here five years ago. Please don't disappoint me by tearing down this home. Surely, funds could be raised and an appeal put out to save this cottage, which was designated a Structure of Merit.

We need homes and community. We do not need another parking lot.

Sincerely,

Kelly Grady

**Maldonado, Matthew**

---

**From:** Karen Pinkham <karenpinkhamrealtor@gmail.com>  
**Sent:** Wednesday, May 21, 2025 9:48 AM  
**To:** Ward1  
**Subject:** [EXTERNAL] 4472 Orange Street Historic Home

**CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.**

Ward 1,

If you truly represent the residents of our community, you would NOT consider demolishing this Historic home. We are losing the charm of Riverside when a building is demolished for parking lots or more concrete buildings.

We are the City of Trees not the city of parking lots.

Respectfully,

*Karen Pinkham*  
Cell (951) 850-5814  
WESTCOE REALTORS, INC  
7191 Magnolia Avenue  
Riverside, CA 92504  
DRE Lic # 01422180



## Maldonado, Matthew

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**From:** Chantel Hardina <chantelhardina@gmail.com>  
**Sent:** Wednesday, May 21, 2025 9:34 AM  
**To:** Ward1  
**Subject:** [EXTERNAL] Preserve the Gerhardt House and Protect Riverside's Heritage

**CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.**

To whom it may concern,

Not long ago, the Mission Inn was nearly lost to demolition and replacement by a parking lot. Today it stands as the crown jewel of Riverside and a treasured symbol of our city's heritage. The same cannot be said for the old Carnegie Library, whose demolition is still mourned by many longtime residents. Let us not make the same mistake again.

The Henry Jacob Gerhardt House at 4472 Orange Street is one of the last remaining original homes in the Prospect Place Historic District and a designated Structure of Merit. It carries undeniable architectural and historical value, reflecting Riverside's early residential character and the craftsmanship of 1908. Though damaged, it is not beyond saving. Restoration is not only possible but vital.

More hardscaping in the form of parking lots only worsens the rising temperatures we face as a city and region. Paving over this property adds to the heat, erases history, and gives nothing meaningful back to the community.

Preserving this home would protect a living part of Riverside's story. Demolishing it would do irreversible harm to our identity and ignore the passionate voices of residents who value heritage over short term convenience.

Please choose preservation over demolition. Help us save this irreplaceable structure and invest in a future that respects the past.

Sincerely,

Chantel Hardina

4057 Beechwood Pl.

## Maldonado, Matthew

---

**From:** Griffith, Marnel <Marnel.Griffith@goucher.edu>  
**Sent:** Wednesday, May 21, 2025 8:54 AM  
**To:** Ward1  
**Cc:** mbfeild@aol.com  
**Subject:** [EXTERNAL] Regarding 4472 Orange Street

**CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.**

Dear Friends in Ward 1,

I am writing to express my deep concern about the proposed demolition of 4472 Orange Street, a significant piece of Riverside's history.

Far too often, vernacular architecture, the structures designed by local builders using regionally available materials and techniques, faces unwarranted destruction. Yet, some of the richest heritage emerges from these spaces. While high-style buildings tell stories of wealth and prestige, vernacular structures reveal the daily rhythms of ordinary life, the materials and techniques available at the time, and the cultural traditions that influenced their design.

Riverside has long been a city that values its historic fabric, recognizing that these buildings contribute to our cultural, economic, and educational landscape, and provide visual evidence of our historic context.

These spaces hold immense historical and educational value, showing how communities adapted to their environment, lived their lives, while chronicling stories about community identity, climate adaptation, and cultural evolution. Losing this 1908 cottage would mean losing a vital piece of Riverside's architectural legacy. As stewards of this heritage, we have a responsibility to protect and restore sites that tell all narratives, not just the stories of the most prestigious residents.

**If you recall, in 1957, the city witnessed a remarkable restoration following a fire at the Riverside Woman's Club under the expertise of Clinton Marr. Additionally, Riverside has seen the devastating loss of the Fairmount Park Band Shell due to fire, with a beautiful reconstruction in its honor. These examples prove that restoration is not only possible but can breathe new life into historically significant landmarks.**

According to the Secretary of the Interior's Standards for the Treatment of Historic Properties, restoration is a viable option that allows us to maintain the integrity of historically significant places while adapting them for contemporary use. Given the importance of our 1908 Victorian/ Craftsman cottage to our city's history, we ask for the opportunity to explore alternatives to demolition—ones that would allow this cherished landmark, an example of relevant vernacular architecture, to be revitalized rather than erased. *It would even be better to relocate the building as an interpretive learning center than remove it from existence.*

We urge you to consider the long-term benefits of preservation, from fostering local pride to boosting economic sustainability through heritage tourism. By saving our 1908 Cottage, we are investing in Riverside's future while paying homage to a *greater* scope of its past.

Please reconsider the decision to demolish and allow us the chance to work toward a preservation solution that aligns with our city's values and national standards. We stand ready to support efforts to restore this historic site and ensure it continues to serve as an emblem of Riverside's remarkable legacy.

Thank you for your time and consideration. You have many people that prioritize preservation here in Riverside. I would like to be included in the dialogue about the future of this important building. I urge others to do the same.

Sincerely,  
Marni Griffith  
Goucher MA Historic Preservation, Class of 2027

951-453-2820

## Maldonado, Matthew

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**From:** Larkin Sommer <larkinmartin0@icloud.com>  
**Sent:** Wednesday, May 21, 2025 6:58 AM  
**To:** Ward1  
**Subject:** [EXTERNAL] It would be a real shame to demolish such a structure for a parking lot. Downtown is special due to its historic charm and lovely old houses. A parking lot does not benefit the surrounding community, especially when housing is needed in the ...

**CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.**

Sent from my iPad

## Maldonado, Matthew

---

**From:** Claudia Rodriguez <crodsbiz@gmail.com>  
**Sent:** Tuesday, May 20, 2025 11:06 PM  
**To:** Ward1  
**Subject:** [EXTERNAL] 1908 Victorian Cottage - 4472 Orange St

**CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.**

I have read about the demolition request for this building by the County Office of Education. As I understand it, they are looking to demolish the building and replace it with a parking lot.

As a Structure of Merit in an Historic District, I vigorously oppose the demolition of this structure. There is a reason that the City Council and Cultural Heritage Board make these designations...to acknowledge structures that preserve our history.

Please help us save this structure!

Claudia Rodriguez  
Ward 2 Resident and Riverside History Enthusiast

## Maldonado, Matthew

---

**From:** Rebecca Kallinger <rkallinger@me.com>  
**Sent:** Tuesday, May 20, 2025 6:36 PM  
**To:** Ward1  
**Subject:** [EXTERNAL] House on Orange St

**CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.**

Philip,

It is important that we preserve the historic Character of our neighborhoods in Riverside. I believe the house on Orange should not be demolished. How many people would trade looking at a charming historic house in their neighborhood to looking at an asphalt car lot.

Rebecca Kallinger

Sent from my iPhone

## Maldonado, Matthew

---

**From:** Sandra Adams <sandrasadams@gmail.com>  
**Sent:** Tuesday, May 20, 2025 4:54 PM  
**To:** Ward1  
**Subject:** [EXTERNAL] Orange street home

**CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.**

Please keep the Orange street home and designate it as a historical place.

Sandra Adams  
Director, American English Institute  
(951) 824-6150 | Cell: (951) 321-0707  
[https://urldefense.com/v3/ http://www.american-english-institute.com ;!!LnQxKMu5IWc!PpeliQ6rl\\_ryxyBJMkLx-cNLiLtJPekCSEoaGkEvSV1ufsf0UBoOjWR3\\_1B373jd7P3J7zFCeEc2tHfE7ux6NeFp2Q\\$](https://urldefense.com/v3/http://www.american-english-institute.com;!!LnQxKMu5IWc!PpeliQ6rl_ryxyBJMkLx-cNLiLtJPekCSEoaGkEvSV1ufsf0UBoOjWR3_1B373jd7P3J7zFCeEc2tHfE7ux6NeFp2Q$)  
sandrasadams@gmail.com  
2002 Iowa Ave #110, Riverside, CA 92507

## Maldonado, Matthew

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**From:** Ward1  
**Sent:** Tuesday, May 20, 2025 4:24 PM  
**To:** Maldonado, Matthew  
**Subject:** FW: Save the Cottage!

---

**From:** Sara Witt <sara@pcounter.com>  
**Sent:** Tuesday, May 20, 2025 11:23:44 PM (UTC+00:00) Monrovia, Reykjavik  
**To:** Ward1 <Ward1@riversideca.gov>  
**Subject:** [EXTERNAL] Save the Cottage!

**CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.**

Historic buildings show various architectural styles, artistry and craftsmanship. But they also provide communities with a link to its heritage and those who came before us. I believe we have a responsibility to care for those historic buildings whenever possible. It's nice way to show gratitude for those who came before us and cared for this community that we now all call home, and hopefully we pass that spirit on to future generations. :)

Stay in-the-know with all things Riverside! Connect with us at [RiversideCA.gov/Connect](https://RiversideCA.gov/Connect).

## **Maldonado, Matthew**

---

**From:** Adam Brown <brown.adam1980@live.com>  
**Sent:** Tuesday, May 20, 2025 4:22 PM  
**To:** Ward1  
**Subject:** [EXTERNAL] Opposition to Demolition Request for 4472 Orange St (Structure of Merit in Prospect Place Historic District)

**CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.**

Adam C. Brown  
470 Glenhill Dr  
Riverside, CA 92507  
brown.adam1980@live.com  
951.455.2440  
05/20/2025

City of Riverside Planning Department  
3900 Main Street  
Riverside, CA 92522

RE: Opposition to Demolition Request for 4472 Orange St (Structure of Merit in Prospect Place Historic District)

Dear Members of the Planning Department and City Officials,

I am writing to formally express my strong opposition to the proposed demolition of the historic Victorian cottage located at 4472 Orange Street in Riverside. As a resident and advocate for the preservation of our city's unique architectural heritage, I urge you to deny the request submitted by the Riverside County Office of Education to destroy this historically significant building for the construction of a parking lot.

This 1908 cottage is not only a beautiful representation of Victorian architecture but also a designated Structure of Merit and a contributing asset to the Prospect Place Historic District. It represents more than a physical structure, it is a living embodiment of our community's identity, craftsmanship, and rich historical narrative.

Although the building has sustained fire damage, reports indicate that it remains structurally sound. Restoration and adaptive reuse, not demolition, should be the path forward. To permit its destruction would not only undermine decades of thoughtful preservation but also set a dangerous precedent for the further erosion of our historic districts.

Once these irreplaceable landmarks are gone, they are gone forever. In their place, we are left with soulless asphalt lots that do nothing to enhance our community, engage our residents, or reflect the character that makes Riverside such a special place to live.

I respectfully urge the City of Riverside to preserve 4472 Orange Street and uphold the values of historical stewardship and cultural preservation. Let us not trade architectural legacy for impermanence. We owe it to past and future generations to protect the fabric of our city.

Thank you for your time and consideration.

Sincerely,

Adam C. Brown

## Maldonado, Matthew

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**From:** Chris r + o <chris@romero-obeji-interiordesign.com>  
**Sent:** Tuesday, May 20, 2025 3:00 PM  
**To:** Ward1  
**Subject:** [EXTERNAL] Re: our city's heritage and character in jeopardy - SAVE 4472 Orange St

**CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.**

Hello,

I recently learned about the possible destruction of a beautiful historic residence - 4472 Orange St. I moved with my family and business to Riverside only a few years ago . I was drawn by the incredible spirt of the downtown and its surrounding wards' unique architecture and I am thrilled to live in a 1913 home here in riverside.

I am shocked that the city is considering permitting the destruction of this recognized Structure of Merit.

I sincerely hope that the city will reconsider allowing this demolition. Many local's have told me they remember when the Mission Inn was once threatened with demolition, but luckily those in charge realized the vital importance our heritage architecture is to the fabric and soul of our city. - and the income the citys business enjoy from visitors and tourists drawn to these historical areas.

Please remember-one of the reasons so many of us live here is because of these irreplaceable structures that offer so much joy to all of us citizens- don't remove what we cannot replace.

Thank you for your time.

Chris Obeji

[https://urldefense.com/v3/ http://www.romero-obeji-interiordesign.com ;!!LnQxKMu5IWc!Ju92lhgdSGaVoybCM9UQhltBKNak3bIWXj8b6HcEUtn4t\\_xqfLje2rY8V9oScilNi3IS8MkmDsrzZwHTMTkVlScSycEoC-Jatw\\$](https://urldefense.com/v3/http://www.romero-obeji-interiordesign.com/!!LnQxKMu5IWc!Ju92lhgdSGaVoybCM9UQhltBKNak3bIWXj8b6HcEUtn4t_xqfLje2rY8V9oScilNi3IS8MkmDsrzZwHTMTkVlScSycEoC-Jatw$)

Woodstreets resident

## **Maldonado, Matthew**

---

**From:** Josiah Kenan <josiahkenan@me.com>  
**Sent:** Tuesday, May 20, 2025 1:21 PM  
**To:** Ward1  
**Subject:** [EXTERNAL] 4472 Orange St

**CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.**

Please save the historic building at 4472 Orange St!

## Maldonado, Matthew

---

**From:** J W <john.warlikowsk@gmail.com>  
**Sent:** Tuesday, May 20, 2025 1:20 PM  
**To:** Ward1  
**Cc:** J W  
**Subject:** [EXTERNAL] 4472 Orange St, Riverside, CA

**CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.**

Dear County of Education,

Please do not destroy the historic home located at 4472 Orange Street. Too many of our historic homes often fall victim to demolition. It should be preserved.

I would think a better option is the car wash across the street, or build a historically accurate 4 story parking structure on the existing lot behind the old B of A building.

Best regards,

John Warlikowski  
3538 Linwood Place  
Riverside, CA 92506

## **Maldonado, Matthew**

---

**From:** Jessica McIntyre <jessmcintyre77@gmail.com>  
**Sent:** Tuesday, May 20, 2025 12:09 PM  
**To:** Ward1  
**Subject:** [EXTERNAL] 4472 Orange street

**CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.**

I am voicing my opposition to the demo of this historic home to put in parking for RUSD. It is a structure of merit and important to our city history. Also, our city is charming due to the old homes and they bring culture. A parking lot does not. Please do not allow this.

Jess McIntyre  
6317 Brockton Ave  
9097305643

## Maldonado, Matthew

---

**From:** Charlene McKinley-Powell <charlene.powell@gmail.com>  
**Sent:** Tuesday, May 20, 2025 10:32 AM  
**To:** Ward1  
**Subject:** [EXTERNAL] Concerns about the 1908 Victorian Cottage

**CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.**

Good morning Philip,

I absolutely love old buildings - my house is a 1918 Craftsman - but I am concerned about problems that often occur when a building is empty.

The area where the building is located has a rather significant homeless population, many of whom appear to be under the influence of drugs. I don't want the building to be saved only to be vandalized, stripped of anything that could possibly be sold, set on fire, or occupied by squatters. The cost of any of those problems is significant, especially a fire.

I assume that the house is currently owned by a company, which may be an insurmountable obstacle to attracting a resident or business that will restore it. However, if the demolition request is denied they may be motivated to sell the property.

Is there any chance the city can obtain it by eminent domain?

Thank you,

Charlene McKinley-Powell  
Ward 1 Resident

**Maldonado, Matthew**

---

**From:** armando benitez <aab\_benitez@yahoo.com>  
**Sent:** Tuesday, May 20, 2025 9:17 AM  
**To:** Ward1  
**Subject:** [EXTERNAL] Do NOT demolish the house at 4472 Orange St.

**CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.**

Preserve our history!!

## Maldonado, Matthew

---

**From:** Bado Gma <badogma59@gmail.com>  
**Sent:** Tuesday, May 20, 2025 8:53 AM  
**To:** Ward1  
**Subject:** [EXTERNAL] OpOz Dstruction of any vintage hOm...

**CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.**

...SpecLy t 1908 Victorian cottage at 4472 Orange St!!  
tu, fil 🙏

## Maldonado, Matthew

---

**From:** Mariela Anguelov <mariela.anguelov@gmail.com>  
**Sent:** Tuesday, May 20, 2025 8:07 AM  
**To:** Ward1  
**Subject:** [EXTERNAL] Opposing a demolition

**CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.**

I, Mariela Anguelov, am strongly opposing the demolition of a 1908 Victorian cottage located at 4472 Orange St named Riverside Structure of Merit.

*Sincerely,*

*Mariela A.*

## Maldonado, Matthew

---

**From:** Alexis Reynoso <akreynoso@gmail.com>  
**Sent:** Tuesday, May 20, 2025 7:39 AM  
**To:** Ward1  
**Subject:** [EXTERNAL] Orange Street Home Help

**CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.**

Hello,

I grew up in Riverside and am now a home owner in ward 1.

How can we help with the Orange street property requested for demolition? I hate to see the history of Riverside taken out for something as depressing as a parking lot.

Parking has become an issue become of all these apartments and multifamily living added downtown. Which are also not in the character or keeping of the history of the city either.

Best,

**Maldonado, Matthew**

---

**From:** M. C.E. <elliottmark9@gmail.com>  
**Sent:** Tuesday, May 20, 2025 7:06 AM  
**To:** Ward1  
**Subject:** [EXTERNAL] A Look Back: Scenes From the Old Riverside Vintage Home Tour.

**CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.**

Mr. Falcone,

This article in this mornings Gazette highlights that the ORV advocates for the preservation of the types of homes that are much like the one on Orange St. Just a thought.

<https://www.raincrossgazette.com/a-look-back-scenes-from-the-old-riverside-vintage-home-tour/> A Look Back: Scenes From the Old Riverside Vintage Home Tour

Best,  
Mark

## Maldonado, Matthew

---

**From:** M. C.E. <elliottmark9@gmail.com>  
**Sent:** Tuesday, May 20, 2025 6:57 AM  
**To:** Ward1  
**Subject:** [EXTERNAL] 4472 Orange St. and Co Dep t od Education

**CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.**

Dear Mr. Falcone,

I was most saddened and distressed to hear of the request for demolition of the structure of merit at 4472 Orange St. In Riverside

Further, to learn this request came from our own Co. Board of Education has me puzzled and at a loss.

Surely this must be a mistake as the Board more than any other governing body values the preservation of such notable historic homes, and the priority these buildings are for so many of us here in Riverside.

I have sent a contact request via the website to the administrator in hopes this action can at minimum be paused while seeking alternatives to ensure the buildings preservation.

Sincerely,

Mark Elliott  
Lifelong and Resident of Ward 1  
7th St. Riverside, CA. 92507

## Maldonado, Matthew

---

**From:** Deanne Moore <deannesmoore@gmail.com>  
**Sent:** Tuesday, May 20, 2025 5:43 AM  
**To:** Ward1  
**Subject:** [EXTERNAL] 4472 Orange St

**CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.**

Greetings. Please allow this email to serve as my opposition to this home being demolished in favor of a parking lot. The integrity and history of this structure should be preserved.

Thank you.



**Deanne Moore**  
Mortgage Loan Officer, Zillow Home Loans  
949-570-4825 | deannem@zillowhomeloans.com  
2600 Michelson Drive, Irvine, CA 92612



Please consider the environment before printing this e-mail!



---

Create your own [email signature](#)



## Maldonado, Matthew

---

**From:** Lisa Alexander <lalex4231954@gmail.com>  
**Sent:** Tuesday, May 20, 2025 12:22 AM  
**To:** Ward1  
**Subject:** [EXTERNAL] Request to Stop Destruction of historic home on Orange Street

**CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.**

As a long-time (48 years) resident of Riverside, a city I've come to love and enjoy being community-active in, I respectfully request that those making a final decision to demolish a historic home on Orange Street make that final decision one that will allow the unique old home to remain.

One of the very best highlights in our beautiful city are the older homes built in ways that can never be (and never will be) duplicated.

Please consider (and decide) that this home is more important to preserve than an asphalt parking lot is to create. Thank you for your time.

Sincerely,

Lisa M. Alexander  
951-212-5209

Sent from my iPhone

## **Maldonado, Matthew**

---

**From:** Don Morris <drdmorris@earthlink.net>  
**Sent:** Tuesday, May 20, 2025 12:22 AM  
**To:** Ward1  
**Subject:** [EXTERNAL] Refuse The Request

**CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.**

To Whom It May Concern:

I ask that you refuse the demolition request that has been submitted to demolish the 1908 Victorian cottage at 4472 Orange St. I am totally against considering the request to demolish any Riverside Structure of Merit.

Preserve Riverside's history. It's the most valuable asset we share.

Don Morris  
Resident of Ward 1

## Maldonado, Matthew

---

**From:** Dane <spyellow45@gmail.com>  
**Sent:** Monday, May 19, 2025 11:13 PM  
**To:** Ward1  
**Subject:** [EXTERNAL] 4472 Orange Street

**CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.**

I am writing to oppose demolition of this historic structure for a parking lot. We need to learn from our past mistakes (think of the many architecturally significant structures that have been forever removed and replaced by randomness). The historic structures we still have are what makes Riverside special when compared to the proliferation of cookie cutter communities in much of Southern California. Offering incentives for a buyer to restore this structure will serve this city much better the long run! Thank you.  
Sent from my iPhone

## Maldonado, Matthew

---

**From:** R hot <lizardzman@hotmail.com>  
**Sent:** Monday, May 19, 2025 10:56 PM  
**To:** Ward1  
**Subject:** [EXTERNAL] Demolition

**CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.**

I know old Victorian homes have been relocated to other lots. Why can't this one also be relocated?

Get [Outlook for Android](#)

## Maldonado, Matthew

---

**From:** Joani McGowen <joanimcgowen@yahoo.com>  
**Sent:** Monday, May 19, 2025 11:57 AM  
**To:** Ward1  
**Subject:** [EXTERNAL] Help Preserve Riverside's History

**CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.**

To Whom it May Concern,

My husband and I have been informed the city intends to demolish another historic Riverside gem to make way for a parking lot. The property at 4472 Orange Street is valued, precious 1890's Victorian architecture and an integral piece of Riverside's charm. Homes like these are not only works of art, they make up the soul of our city. Please take a moment to consider the architecture in this town vs our neighboring cities. If you haven't really looked lately we encourage you to do so. Riverside is special. It's unique. It has character and charm precisely because of the historic homes such as the one you're considering demolishing. Not only do we not need another parking lot but as residents, we do not want our city to look like every other city around. We take pride in the history of our city, the story telling we share when we have guests and the fact that our city's history is exactly what draws people here.

Please, leave the residence alone along with other historical structures and help do your part in keeping Riverside magical.

Sincerely,

Joani and Pat McGowen

Sent from my iPhone

## **Maldonado, Matthew**

---

**From:** Tom Coyote Canyon <suzjor22@gmail.com>  
**Sent:** Monday, May 19, 2025 9:52 PM  
**To:** Ward1  
**Subject:** [EXTERNAL] Historic home on orange Street

**CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.**

The land surrounding this is a parking lot. Tear it down. You and your misdirected efforts. The quality inn is a horrible place to convert into a homeless shelter/ low income housing. The sears property is a ridiculous location for the multi family housing that you endorse.

You do not reflect the wishes of the majority, you clearly have a secret agenda

Shame on you

## Maldonado, Matthew

---

**From:** Jessica Sharp <jperezmsw@gmail.com>  
**Sent:** Monday, May 19, 2025 9:45 PM  
**To:** Ward1  
**Subject:** [EXTERNAL] opposition to demolishing historical buildings

**CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.**

Hello,

I'm a riverside resident living off of 4th Street in downtown. People come to Riverside for its charm, which includes its architecture and history. As such, we do not need more parking lots. We need to keep our beauty. Please do not demolish the home in Prospect Place. Build it up and bring life back into it.

Best Regards,

Jessica Sharp

## **Maldonado, Matthew**

---

**From:** Victoria Lopez <vlopezrn2004@yahoo.com>  
**Sent:** Monday, May 19, 2025 8:59 PM  
**To:** Ward1  
**Subject:** [EXTERNAL] No to demolition of this heritage home!

**CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.**

I am a resident of Riverside and I own property in the woods street. One of the things that attracted me to Riverside is the unique Victorian homes. Preserving heritage home in Riverside is what makes Riverside special and unique. Parking lots are a dime a dozen but not homes built like the ones in Riverside.

Please reconsider and stop the demolition now!

Respectfully,

Victoria Lopez  
626-399-4094

## Maldonado, Matthew

---

**From:** Audrey Ellis <aurney47@gmail.com>  
**Sent:** Monday, May 19, 2025 8:57 PM  
**To:** Ward1  
**Subject:** [EXTERNAL] Please don't do this

**CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.**

When I raised in Banning and we would 1 uncle aunt and their children then do same in La please don't this Riverside spend night go back home their hardly nothing Left please don't do this

**Maldonado, Matthew**

---

**From:** April Glatzel <aprilglatzel@gmail.com>  
**Sent:** Monday, May 19, 2025 8:53 PM  
**To:** Ward1  
**Subject:** [EXTERNAL] SAVE 4472 Orange Street, Riverside CA

**CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.**

As a longtime Riverside resident, local Realtor, and Chair of Neighbors of the Wood Streets (NOWS), a well-respected community group, I strongly oppose the demolition of the historic 1908 Victorian cottage at 4472 Orange Street to make way for an asphalt parking lot, especially given the ample parking that already surrounds the property.

This property has long been recognized as both a **Structure of Merit** and a **contributing building within the historic district**. Approving its demolition would not only be a loss to our architectural heritage but also a disservice to the character and identity of our city.

Riverside has already seen too many of its historic structures erased. If this trend continues, we risk losing the vintage charm that defines and enriches our community. I urge the City to preserve what remains of our past and say no to this unnecessary and irreversible loss.

Kindest regards,

**April Glatzel**

=====  
Tara and April Glatzel  
**"The Sister Team"**  
Your Realtors For Life!  
Re/Max Partners Real Estate  
April: (951) 205-4429 license #01224102  
Tara: (951) 205-4428 license #00981891  
Fax: (951) 278-4439  
E-mail: [aprilglatzel@gmail.com](mailto:aprilglatzel@gmail.com)  
Website: [www.TheSisterTeam.com](http://www.TheSisterTeam.com)  
=====

## **Maldonado, Matthew**

---

**From:** Leti Bernard <letibarnyard@gmail.com>  
**Sent:** Monday, May 19, 2025 7:49 PM  
**To:** Ward1  
**Subject:** [EXTERNAL] [URGENT] Opposition to demolishing a Riverside Structure of Merit

**CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.**

Dear Councilmember Falcone,

Thank you for bringing this important matter to the attention of our Riverside community. I'm writing this email to voice my opposition to the demolition of a Riverside Structure of Merit, located at 4472 Orange St. I urge the Riverside County Office of Education to choose the path of preservation and help protect our historical landmarks. One of the many things I love about Riverside is our rich history and beautiful buildings and structures. We don't need another concrete parking lot, especially one that destroys a piece of Riverside's history.

Thank you for advocating for this issue!

Best,

Leti Bernard

**Maldonado, Matthew**

---

**From:** AT&T YAHOO SERVICES ▶ <theona1@sbcglobal.net>  
**Sent:** Monday, May 19, 2025 7:19 PM  
**To:** Ward1  
**Subject:** [EXTERNAL] Demolation

**CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.**

Please stop the demolition of this home.

Thank you,

Ona Wright  
Redwood Drive

## Maldonado, Matthew

---

**From:** VALENCIA SMITH <srj1029@aol.com>  
**Sent:** Monday, May 19, 2025 7:14 PM  
**To:** Ward1  
**Subject:** [EXTERNAL] No! 4472 Orange St!

**CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.**

Please do not demolish this home! We can't replace history!

—V.

Don't just smile in the sun 🌻 😊

Dance in the rain 🌂 🕺

## **Maldonado, Matthew**

---

**From:** Richard Stalder <xcoachrs@sbcglobal.net>  
**Sent:** Monday, May 19, 2025 7:00 PM  
**To:** Ward1  
**Subject:** [EXTERNAL] Thank you

**CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.**

Philip

Congratulations, after years of your previous council members destroying historic buildings in downtown Riverside we finally have a council member that is willing to stand up and say NO to destroying what few historic buildings we have left. It's very sad this wasn't the attitude of previous council members years ago.

Respectfully

Rich Stalder

Sent from my iPad

## **Maldonado, Matthew**

---

**From:** addieschnirel@icloud.com  
**Sent:** Monday, May 19, 2025 6:53 PM  
**To:** Ward1  
**Subject:** [EXTERNAL] 4472 Orange St

**CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.**

Hello!

The history of Riverside, represented in part by homes such as the one at 4472 Orange St, is a big part of why I moved to Riverside.

I would not like to see 4472 Orange St restored and preserved. I do want to see it demolished for a parking lot.

Best,  
Addie Schnirel  
4404 11th St, Riverside

**Maldonado, Matthew**

---

**From:** Dan Cocco <chr20dan@gmail.com>  
**Sent:** Monday, May 19, 2025 6:57 PM  
**To:** Ward1  
**Subject:** [EXTERNAL] Save the house

**CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.**

Hello Philip, please check with Dave Stolte, May have someone interested in moving it if access is possible to evaluate it!  
Dan Cocco  
Sent from my iPhone

## Maldonado, Matthew

---

**From:** Teresa Hunter <sohappy831@yahoo.com>  
**Sent:** Monday, May 19, 2025 6:49 PM  
**To:** Ward1  
**Subject:** [EXTERNAL] Victorian Home Demolition

**CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.**

Good afternoon:

As part of Riverside's historic legacy, those Victorian homes that are still in existence represent a wonderful period of the city of Riverside. Please do not remove another historic link to our wonderful past - do not demolish 4472 Orange St. Thank you in advance...

Sent from my iPhone

**Maldonado, Matthew**

---

**From:** Robert Shaffer <shafferr833@gmail.com>  
**Sent:** Monday, May 19, 2025 6:33 PM  
**To:** Ward1  
**Subject:** [EXTERNAL] Please to not demolish the house on Orange! Especially not for another black top parking lot! Also the empty gas station on corner of first and main has been broken into and needs to be secured!

**CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.**

Sent from my iPhone

**Maldonado, Matthew**

---

**From:** Linda Bailey <catwoman5150@sbcglobal.net>  
**Sent:** Monday, May 19, 2025 6:03 PM  
**To:** Ward1  
**Subject:** [EXTERNAL] Demolition of the 1908 Victorian cottage at 4472 Orange St for an asphalt parking lot

**CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.**

I oppose the above referenced demolition proposed by the Riverside County Office of Education and would strongly recommend that the Cultural Heritage Board also oppose it when the matter comes before it in June.

Riverside needs to preserve its' history and appreciation for what has come before our current time.

Linda Bailey  
catwoman5150@sbcglobal.net

=^..^=

**Maldonado, Matthew**

---

**From:** Tena Petix <tpetix@sbcglobal.net>  
**Sent:** Monday, May 19, 2025 5:54 PM  
**To:** Ward1  
**Subject:** [EXTERNAL] Destroying Historic Buildings

**CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.**

This is a Big NO from me in regard to demolishing the historic structure on Orange Street. The County Office of Education has adequate parking.

Christine W. Petix  
951.533.3791

## Maldonado, Matthew

---

**From:** Keely Berry <keelyberryart@gmail.com>  
**Sent:** Monday, May 19, 2025 5:43 PM  
**To:** Ward1  
**Subject:** [EXTERNAL] Opposing Demolition of 4476 Orange Street

**CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.**

Hello,

I am writing in to voice my opposition for demolishing the cottage at 4476 Orange Street. Having grown up in Riverside, my reason for staying is the local history, architecture and the opportunity to see this city be recognized for the things that have originally made it wonderful. Demolishing old craftsmanship for “parking” or any structure that isn’t true to the original building is a disservice to our city.

Kind Regards,  
Keely Berry Seeger

**Maldonado, Matthew**

---

**From:** RichardB@3145Market.com  
**Sent:** Monday, May 19, 2025 5:35 PM  
**To:** Ward1  
**Subject:** [EXTERNAL] 4472 Orange st (Demo)

**CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.**

What can we do to stop this?

Sincerely,  
R.B.  
[3145Market@gmail.com](mailto:3145Market@gmail.com)

(951) 755-3253



3145 Market Street  
Riverside CA 92501

## Maldonado, Matthew

---

**From:** Tim Maloney <tim@timinc.fun>  
**Sent:** Monday, May 19, 2025 5:31 PM  
**To:** Ward1  
**Subject:** [EXTERNAL] Salvage

**CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.**

Typical higher agency scam...

Glad to help....let me know

....

Sent from my Verizon, Samsung Galaxy smartphone  
Get [Outlook for Android](#)

## **Maldonado, Matthew**

---

**From:** susan pickens <spgcanada320@gmail.com>  
**Sent:** Monday, May 19, 2025 5:20 PM  
**To:** Ward1  
**Subject:** [EXTERNAL] Demolishing a home in a historical neighborhood

**CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.**

Philip Falcone,

I'm strongly against demolishing a 1908 Victorian Cottage at 4472 Orange Street as you are Philip! Riverside is a very attractive city in part because of our many charming historical neighborhoods!

Have them look instead at some of the boarded up unattractive buildings around town that are not in historical neighborhoods, and tear them down for a parking lot instead!

Sincerely,

Susan Pickens

A proud resident of the City I call my home since 1976.

## **Maldonado, Matthew**

---

**From:** Rebecca Gross <rebecca.gross@cune.org>  
**Sent:** Monday, May 19, 2025 5:18 PM  
**To:** Ward1  
**Subject:** [EXTERNAL] Structure of Merit

**CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.**

To whom it concerns:

We oppose the wrecking of the burned out house on Orange Street. We would rather see it restored. We do not need any more parking lots in this neighborhood! As it is, the current parking lot in which that house stands is never filled. Why would we want more ugly empty blacktop space for possible homeless encampments?

Furthermore, demolishing it would release a lot of lead dust into our neighborhood with little children! Please save the historic structure. It is an adorable piece of our already too encroached-upon family neighborhood.

I have contacted many neighbors and have gotten their permission to add their signature to this email protesting a demolition of the historic Riverside County Office of Education house. EVERY neighbor I contacted said to RESTORE the building!

Thank you!

Signed,  
Russell and Rebecca Gross  
-4493 Orange St.  
Matthew and Rachelle Chrzan  
-4494 Orange St.  
Clara Gross  
-4510 Orange St.  
Bryan Sherman  
-4526 Orange St.  
Tim and Christine Henry  
-4481 Orange St.  
Blanca  
-4489 Orange St.  
Nancy and Eugene Fenton  
-3641 15th St.  
Danielle Johnson  
-3644 15th St.  
Clara Gross  
-3643 15th St. (owner)

## Maldonado, Matthew

---

**From:** Tony Elmo <tonyelmo@att.net>  
**Sent:** Monday, May 19, 2025 5:10 PM  
**To:** Ward1  
**Subject:** [EXTERNAL] Victorian Home

**CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.**

Do not demolish. This is a historical home.

And, apparently the Council approved putting American flags on two streets, Beechwood and Castle Reagh PI with no notice to the residents. Whether I personally like it or not, the right thing to do is to canvass the people who live on the street or don't put them up until you do.

When a new development is on the docket, it is typically required to obtain input from those properties affected for Planning Commission review and then Council. Should have been done on these streets also but was not.

Tony Elmo  
3733 Castle Reagh PI  
Sent from my iPhone

## Maldonado, Matthew

---

**From:** Burt Williams <Burt@nvbequipment.com>  
**Sent:** Monday, May 19, 2025 5:07 PM  
**To:** Ward1  
**Subject:** [EXTERNAL] NO NO NO

**CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.**

Are you telling me, that in the current real estate market, there is no way for a contractor or home restoration project to be created to save this beautiful home?

How can we save this? Has is been up for auction? Has Ward 1 become so desperate for concrete that this gem gets sacrificed? There are literally hundreds of young talented family's looking for the opportunity to rehab and live in this Ward. You cannot let this happen.

Best Regards

Burt Williams,  
Home owner of a 102 yr old home in Ward 1

"A soft answer turneth away wrath, but greivous words stir up anger"

## **Maldonado, Matthew**

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**From:** ArtisanHC <artisanhc@Jdbrestore.com>  
**Sent:** Monday, May 19, 2025 4:40 PM  
**To:** Ward1; Janice Penner  
**Subject:** [EXTERNAL] Octopus Systems Rehousing Program  
**Attachments:** Loan Pitch 05192025.pdf

**CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.**

Hello,  
Hope the day finds you well.

Ref: email sent today- **Historic Structure Demolition Requested**

There may be a way to save this piece of history and bring revenue the city and aid in the homeless crisis.

Let me began by introducing myself:  
I am Gilbert Ellsworth Jordan

I am asking for a help to make live better, the pitch is attached, but first about me.

### **Finding My Path to the Future**

My path began when my grandmother had a stroke. She was bound to a wheelchair and lived in an old Victorian built in 1918, a house I love dearly. She needed access to the house upon returning from the hospital. My uncle, who had just returned home from Vietnam, and I spent the summer building a beautiful wheelchair ramp to match the existing house. I was 8 years old, and it was the first time I met him. The first thing he taught me, after how to hammer a nail, was a lesson that has recurred throughout my life and what I teach my children: “A carpenter never leaves a bent nail in place even if he must straighten it himself.” It was a life-changing experience, and I will always remember those three weeks during the sweltering summer of 1977.

(I lost him after his body gave out from years of abusing heroin. All that knowledge, skill, and life lost so young.)

When we were completing the white exterior siding, I told him, “When I grow up, I will be a carpenter,” like most of the men in my family on both sides, going back as far as the 1700s in St. Mary’s County, Maryland. He simply and directly told me, “The world changes, and we must change with it, but never forget the past. Remember the forgotten, integrate the past, present, and future. True beauty, he explained in a fashion that my 8-year-old mind would later interpret as meaning the following: Mountains are old and majestic, and trees new and sprightly, but each complements the other. As should your carpentry as an artisan, complement what you are building.”

After completing my training in carpentry and building maintenance at the Western School of Technology & Environmental Science in Catonsville, MD, in 1986, I spent the next years, due to life’s circumstances, traveling and working in the field of carpentry. I worked in Maryland, Virginia, Pennsylvania, Indiana,

Missouri, Illinois, and California on some of the most heavily damaged, gorgeous old homes in need of time and care, as well as new homes. Most of those were built between the 1500s and the 1900s. I learned techniques and tricks unique to those regions of the country.

This began my love for restoration.

Now, after 35 years as a carpenter, I feel it is important to teach the trades to young people who do not want to be in "IT" or computer programmer or simply do not find joy working in an office but really enjoy being hands-on.

**Artisan Historic Contracting:** Works to restore buildings.

**Jordan's Design and Building / J.D.B. Restore L.L.C:** Plans to work with schools, churches, at-risk kids, and veterans' groups to teach and train new craftsmen to keep the trades alive and help build the future.

**International Guild of Artisans and Masters Inc. (IGAM):** Plans to be a place where those who love the trades can blog/talk, shop, and share old and new ideas. Also, share stories on the Haunted Restoration blog.

It is also planned to have Haunted Restoration appear on multiple types of media broadcasts in the future to help and support ongoing programs.

### **Mission Statement**

I plan to take on projects that aid the community by preserving the history and traditions of the trades, while restoring what is being lost to the ravages of time. By aiding home and building owners, we create a dedicated network of trades, crafts, artisans, business, civic leaders, and all who wish to help. Additionally, we teach those eager to learn these crafts and trades both in the field and in the classroom.

### **My journey**

When I was 15, I found myself suffering from homelessness. The only thing I had was my love of carpentry and a twilight program through the Western Institute of Technology that taught trades. If they knew I was homeless, I could never have attended. Luckily, I could get a work permit and work as an apprentice in Baltimore for 5 years. To have a safe place to stay and sleep, I joined The Guardian Angels. After my apprenticeship and other life-altering factors, I decided to leave Baltimore in December 1992. With \$400, I bought a bus ticket to Riverside, CA, and a little food.

In Riverside, I found basic resources to help maintain a person suffering from homelessness. I used to sleep behind the Universalist Unitarian Church of Riverside on Mission Inn Blvd. and Lemon St., where I talked about carpentry and working on old houses with someone involved with the church's restoration board. This was the beginning of my journey in January 1993.

I did not survive well in Riverside. An architect working with the church's restoration board suggested programs in downtown LA (Skid Row) that might help. He gave me \$20 and told me to go there. Skid Row was like North Avenue and Pennsylvania Ave (Penn North) in Baltimore but warm year-round. I found structured programs, but something always fell short, and I had to seek resources and other programs to fill the gaps. Without my trade I would have starved. It took 3 months to find and schedule the 3 programs I needed to get off Skid Row: Education, Training, Therapy, and Access to Resources.

In September 1993, I got my first apartment in LA.; Six months later, I was installing screw jacks in partially collapsed apartment buildings after the January 1994 Northridge earthquake in Reseda California.

On two other occasions I found myself suffering from homelessness again.

In 2000, In January my father died in Baltimore and my second child was due to be born in California. Also, I opened a small construction company in Moreno Valley, and was trying to buy my first house, but the person

selling the house did not own it, and the FBI soon showed up. My family had to move, and I went back to Baltimore to rebuild.

In 2007, I lost my handyman service just before the 2008 housing crisis, so I moved my family to Illinois to help a former client start a construction division for his Home & Garden business. In 2009, the mother of my 3 children had a heart attack. Due to the strain of medical issues and having three young kids under 14, work was affected. We were evicted in December 2011, the kids and their mother went to stay with her mother in Mo. Val., and I followed my family to Riverside in January 2012. I stayed at Hulen Place Homeless Shelter and worked to find a job and a place to stay. By April, I had a motel room and was working for a local contractor. I promised the mother of my children that I would never be more than an hour away from them. She died January 2014

In December 2019, I received my C-6 Contractor's license and opened Jordan's Custom Woodwork. Despite the COVID lockdown in January 2020, I persevered. In 2022, I became a General Contractor. However, the 2023 atmospheric river overwhelmed my business, by the third quarter of 2023 I was embroiled in a lawsuit with a client "as a contractor in California you expect to happen sooner or late and you plan for it". What I did not plan for the scammers gas lighters and the amount of people there are just gaming the system. Especially the employment laws, the way their structured small business without backing will not stand and I suffered a stroke February.24,2024

With a heavy heart, I had to shutter Jordan's Custom Woodwork and file for chapter 7 bankruptcy in March 2024. After taking time to heal, and as I healed physically and mentally, I studied the mistakes, missteps, my naivety and arrogance. I trimmed things, cut thing and changed things. One lesson learned is not to just settle to avoid employee problems i.e... scams. The loss of funds will kill a small business so keep detailed records and learn to represent your Pro Se`

Armed with this new business plan I opened Artisan Historic Contracting, specializing in historic restoration.

### **Our Services**

- Repair: A Master Craftsman and a apprentice will be assigned to repair the damaged structure.
- Renovation: We integrate all elements of your historic structure to use the latest innovations in efficiency.
- Historic Restoration: We research the history of the structure to ensure we match every aspect of your structure's restoration project to the finest possible detail.

Education: Integrating the old and the new, providing our restoration clients with a wealth of design innovations, the unique ability to replicate a lost home with modern amenities seamlessly blended into the design.

Training: In the field and online to give access to all levels of talent to ensure a product that meets our stringent requirements.

Therapy: The foundation of any business is its people.

Access to Resources: An area on the website dedicated to resources.

One thing I've learned over the years is that a good, maintainable foundation is key. Even if all you have is a cardboard box to start, maintain it and use it as a jumping-off point or fallback point. This will help you not be afraid to take small risks. Remember each mistake you made and how you made them. Write them down if you must. Look out for the warning signs. Like I tell my 6 children: Please make mistakes but own them and learn from them, for with every mistake comes a lesson.

I still live just blocks away from the Universalist Unitarian Church of Riverside. To do my part, I developed a 5-month path out of homelessness program for youths, those newly released from incarceration, returning veterans, and anyone who needs it.

Thank you for letting us help you make your dream a reality.

Gilbert Jordan

Artisan Historic Contracting

CSLB#1060886

P.O. Box 1023

Riverside CA.92502

Direct (951) 500-3050

artisanhc@jdbrestore.com

Jdbrestore.com

## Remembering The Forgotten

**Maldonado, Matthew**

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**From:** Crystal Coleman <crystal@teamfamous.com>  
**Sent:** Monday, May 19, 2025 4:16 PM  
**To:** Ward1  
**Subject:** [EXTERNAL] Opposition to Demolition of Historic Home at 4472 Orange St

**CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.**

Dear Councilmember,

I'm writing to express my strong opposition to the proposed demolition of the 1908 Victorian cottage at 4472 Orange Street—an officially recognized Structure of Merit and a contributing resource in the Prospect Place Historic District.

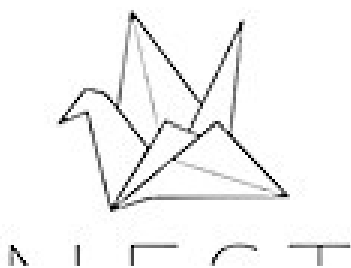
This home is not just a fire-damaged building. It is a rare survivor from a pivotal era in Riverside's history—one that speaks to the craftsmanship, architectural richness, and character that make our city unique. Once demolished, its historic value is lost forever, replaced by yet another patch of asphalt in an already over-paved downtown.

As someone deeply invested in Riverside's architectural heritage, I believe in restoration over removal. In fact, I would even be open to exploring the possibility of restoring the home myself or partnering with others who are committed to saving this important piece of our shared story. Restoration is not only possible—it's the responsible and inspired path forward.

We must stop the slow chipping away of our historic districts. This building deserves a second life, not a bulldozer. Please stand with those of us who believe Riverside's future should honor its past. I urge you to reject the demolition request and pursue alternatives that preserve and celebrate our city's historic assets.

Sincerely,  
Crystal Coleman

Ward 1 resident and Historic Real Estate Specialist



**Maldonado, Matthew**

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**From:** Karl Roemer <karlroemer@sbcglobal.net>  
**Sent:** Monday, May 19, 2025 4:15 PM  
**To:** Ward1  
**Subject:** [EXTERNAL] Please save the structure at 4472 Orange Street from demotion

**CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.**

Hello Riverside City,

Please save the structure at 4472 Orange Street from demolition.

**Peace - Karl Roemer**  
**(951) 787-6241**

**Maldonado, Matthew**

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**From:** DOUGLAS ADAMS <speedywkr@aol.com>  
**Sent:** Monday, May 19, 2025 4:09 PM  
**To:** Ward1  
**Subject:** [EXTERNAL] Demolition of Orange St home

**CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.**

We are opposed to the demolition of this home to put in a parking lot. It is important that we restore and save our historic homes as these are some of the jewels of Riverside.

Doug and Jane Adams  
5075 Blanchard Dr  
Riverside 92504  
951-315-7924  
Sent from my iPhone

## **Maldonado, Matthew**

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**From:** L S <leslieswor@gmail.com>  
**Sent:** Monday, May 19, 2025 4:08 PM  
**To:** Ward1  
**Subject:** [EXTERNAL] Do not demolish 4472 Orange St

**CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.**

Dear Philip:

I adamantly support NOT demolishing the historic home located at 4472 Orange Street. Riversiders are way past demolishing our history and the neighborhoods that represent who we are.

To expect that the residents of Riverside would approve demolishing this, or any other historic home, is madness. The home is literally surrounded by parking lots.

I would suggest that the County of Riverside encourage their employees to use our great transportation system to get to and from work. We are much more sophisticated than we used to be here in Riverside. Our historic buildings are not up for debate. We will fight to save these treasures!

Thank you for your support Philip! This is literally coming on the heels of the fantastic Old Riverside Foundation Home Tour! We are serious here about our history! Tell the County of Riverside "nothing doing!!"

## Maldonado, Matthew

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**From:** Jeff Cook <cookcs@sbcglobal.net>  
**Sent:** Monday, May 19, 2025 4:00 PM  
**To:** Ward1  
**Cc:** const.  
**Subject:** [EXTERNAL] 4472 Orange st. Demolition...  
**Attachments:** cookcs.vcf

**CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.**

To:

Philip Falcone - Ward 1 Councilman / Whom it may concern,

Re:

Proposed demolition of the existing home located at 4472 Orange st.

Hearing of this proposed historic home demolition definitely pulls at some particular heart strings for me. I happen to live in one of 4 homes that were moved from the Press Enterprise property on Olivewood St. to it's current location at 3177 Orange st. Our home along with 3 of our direct neighbors' homes' were all moved to their current locations in the early 1990's rather than be demolished to make room for the Press Enterprises' new parking lot and building at the time. We were not the original owner's / Contractor at the time these homes were moved, but have enjoyed living here since the late 1990's. I have witnessed several other homes in the area - (a total of six homes on Orange st. between First and Third Streets alone) - that were moved to Heritage Square and other areas of downtown to escape being demolished. As a general contractor, I have worked on relocated homes in Riverside and other areas and I have acquired a deeper level of appreciation for the historicity and craftsmanship of these historic homes. As the saying goes, "They don't build 'em like they used to!" rings very true. I also understand current needs for Urban change / updating, however, this particular home already appears to be bounded by two parking lots with another across the street. Why the need for more parking here? I assume the Riverside County Office of Education is the current owner?

The home is obviously in need of repair, but I have personally repaired homes with far more damage.

If the parking requirements are absolutely necessary, why not explore the possibility of moving the home? I know many properties were acquired and homes were moved through the now defunct city Redevelopment Agency. I don't know which city agency would facilitate that now but it seems this home would be a perfect candidate for it.

In conclusion, I would not be in favor of demolishing this home just for the sake of adding parking spaces!, and it should not be left to set as-is / unoccupied. So as an acceptable alternative, I think the

process of moving the home should be explored. I see several properties around this area with city owned / for sale signs on them. Possibly this home could be moved to one of them and sold at a reduced cost? I know the city is pushing for higher density rental housing projects, but maybe this home could be incorporated onto one of those available lots. There is still a lot to be said for single family residences. Rentals are always needed, but people will put down roots and stay invested in their communities when they are home owners much more so than just renters -- and that may be a win-win for all.

Sincerely,

Jeff Cook.



Virus-free. [www.avast.com](http://www.avast.com)

**Maldonado, Matthew**

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**From:** Matthew Hahn <matthahn@sbcglobal.net>  
**Sent:** Monday, May 19, 2025 4:03 PM  
**To:** Ward1  
**Subject:** [EXTERNAL] No demo!

**CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.**

Protect 4472 Orange St!  
Sent from my iPhone

## **Maldonado, Matthew**

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**From:** Mary <moearden@gmail.com>  
**Sent:** Monday, May 19, 2025 3:58 PM  
**To:** Ward1  
**Subject:** [EXTERNAL] Opposition to Demolition

**CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.**

I am writing to express my opposition to the proposed demolition of the 1908 Victorian cottage located at 4472 Orange St for the purpose of constructing an asphalt parking lot.

I believe that the demolition of this historic cottage would be a significant loss to our community. The Victorian architecture of the building is a unique and valuable part of our city's heritage. Preserving such structures enhances the character of our neighborhoods and provides a tangible link to our past.

Furthermore, replacing a historic building with an asphalt parking lot raises concerns about the impact on the local environment and the aesthetic quality of the streetscape.

I urge you to consider alternatives that would preserve the cottage and explore other solutions for parking needs in the area.

Thank you for your time and consideration of this important matter.

Sincerely,

Rick and Mary Arden  
3274 Redwood Dr, Riverside, CA 92501

**Maldonado, Matthew**

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**From:** r2rogers <r2rogers@earthlink.net>  
**Sent:** Monday, May 19, 2025 3:57 PM  
**To:** Ward1  
**Subject:** [EXTERNAL] Historic Home Preservation

**CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.**

Hi Phillip. I say "NO" to demolition!



Robyn.

**Maldonado, Matthew**

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**From:** Mark Debus <mdebus54@outlook.com>  
**Sent:** Monday, May 19, 2025 3:51 PM  
**To:** Ward1  
**Subject:** [EXTERNAL] 4472 Orange St

**CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.**

Agree with preserving this location!!

Dept of Education can build a parking lot just about anywhere!!

Thanks for listening!  
Mark DeBus  
Ward 3

Sent from my iPhone

## Maldonado, Matthew

---

**From:** Kirsten V <kirstenvarvi@gmail.com>  
**Sent:** Monday, May 19, 2025 3:48 PM  
**To:** Ward1  
**Subject:** [EXTERNAL] Our beautiful city

**CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.**

To Whom it May Concern,

My name is Kirsten Varvi. I live in ward 1. I walk my streets every day. I watch my city like a hawk. I see something and say something. This is my voice.

Please do not tear down a beautiful home, structure and space, with over a hundred years of memory. I moved here with my family in 1978. I was 4 years old. I cried when they tore down the old Victorian home behind the Dairy Queen on Magnolia Ave, when I was little. It felt like a desecration. Like those who once lived there, who built families and nurtured our city, were now without the place they made a stronghold for love and a future. Even though my father explained that it was too far gone for repairs, it made no sense, who let it get to that point? "The City," he said.

Here we are over 40 years later. Housing crisis. Homeless crisis. A need for space for artists, community outreach facilities and gardens. But we need another pay for parking lot? Really?

Please stop the madness. At least when the Tamale Factory was built the city insisted it have style & architecture. As a collective, the citizens held their breath and rolled their eyes. But the city did right by its constituents. That might be the last time it did.

Sincerely (pissed),  
Kirsten Varvi

## Maldonado, Matthew

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**From:** alina sayshello <alina.smile4me@gmail.com>  
**Sent:** Monday, May 19, 2025 3:45 PM  
**To:** Ward1; Falcone, Philip  
**Subject:** [EXTERNAL] 1908 Victorian cottage at 4472 Orange St

**CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.**

In regards, to a demolition request that has been submitted by the Riverside County Office of Education to demolish a 1908 Victorian cottage at 4472 Orange St for an asphalt parking lot. Not only is this home in the Prospect Place Historic District, it was identified decades ago to be a contributing structure to the fabric of that district and is a Structure of Merit – the second highest historic designation a building can obtain in Riverside.

I say no to the chipping away of our historic districts in favor of lifeless, concrete, increased noise, traffic and pollution. While damaged from a fire, the home is not beyond salvage and restoration.

I oppose the demolishing a Riverside Structure of Merit. Riverside Housing Development Corporation, I believe, can rehabilitate the home to original satisfaction with one of their contractor's implementing a competitive bid process from a local approved contractor and sell to a private buyer while preserving the historical value. This would then contribute to the city's revenue upon sale of the property.

Sincerely,

Alina Ritchie,  
Local Riverside resident, homeowner, tax payer

## **Maldonado, Matthew**

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**From:** jtln@aol.com  
**Sent:** Monday, May 19, 2025 3:26 PM  
**To:** Ward1  
**Subject:** [EXTERNAL] Orange street home demolition

**CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.**

I am writing to voice my opposition to the demolition of the historic home at 4472 Orange Street. We need to preserve our historic homes and do not need another parking lot. If the Office of Education needs more parking they can at least move the house to another lot.

Thank you  
Julie Boyes  
5859 Grand Ave  
Riverside, CA 92504  
951-788-2294

## Maldonado, Matthew

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**From:** Teresa Wassman <fullmaa@icloud.com>  
**Sent:** Monday, May 19, 2025 3:21 PM  
**To:** Ward1  
**Subject:** [EXTERNAL] Opposed to 4472 Orange St being destroyed for a Parking lot

**CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.**

I am opposed to the proposal of demolishing a historic landmark at 4472 Orange St located in the Prospect Place Historic District.

Demolishing a County property in a City of Riverside Historic District sets a negative example to homeowners in Historic Districts. It casts the appearance that Government is above the citizens, who must follow the Historic Districts policies. Secondly, this is a County property, not a City property. The County must be forced to follow the City Historic District policies, otherwise it is more than just the appearance that Government is above the citizens.

Additionally, if the County needs parking, let them pay to park in a City Garage, like the citizens. Win/Win, we keep our integrity by enforcing the policies of the Historic District while also providing parking for the County.

We are in a historic battle for democracy. The people in the City of Riverside have spoken to their willingness and desire to live in Historic Districts while abiding by the policies, so MUST the County. Riverside Citizens will be appalled and alienated if the Riverside City Counsel permits the demolition of a structure in the Prospect Place Historic District for a Parking lot by the County. Benign neglect at the City, County, State or Federal level is not a reason to grant a demolition permit. It is a reason to stand up and say NO.

We, the citizens are watching, we are concerned about Government overreach, about Government acting as if it is above the very citizens who elected them. Make no mistake, granting this request, will result in citizens taking action at the voting booth. I see you, we see you and we will be heard and seen. Take care.

Nameste  
Teresa Wassman  
3673 Oakwood Place

**Maldonado, Matthew**

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**From:** Ron Vervick <rvervick@yahoo.com>  
**Sent:** Monday, May 19, 2025 3:20 PM  
**To:** Ward1  
**Subject:** [EXTERNAL] demolition

**CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.**

If minimal repairs are needed, I'll put \$50K down if City will carry remainder at 4%. Ron I. Vervick

**Maldonado, Matthew**

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**From:** Ron Vervick <rvervick@yahoo.com>  
**Sent:** Monday, May 19, 2025 3:18 PM  
**To:** Ward1  
**Subject:** [EXTERNAL] demolition

**CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.**

How can we stop it? Buy it? For sale?

**Maldonado, Matthew**

---

**From:** Trisha Sanzari <tsanzari@cusd.k12.ca.us>  
**Sent:** Monday, May 19, 2025 3:15 PM  
**To:** Ward1  
**Subject:** [EXTERNAL] Keep 4472 Orange St

**CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.**

I am against the demolition of 4472 Orange St. It should be restored and celebrated for it's beauty.



*Statement of Confidentiality: The contents of this e-mail message and any attachments are intended solely for the addressee. The information may also be confidential and/or legally privileged. This transmission is sent for the sole purpose of delivery to the intended recipient. If you have received this transmission in error, any use, reproduction, or dissemination of this transmission is strictly prohibited.*

## Maldonado, Matthew

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**From:** Robert Merrill <ramerrill@charter.net>  
**Sent:** Monday, May 19, 2025 3:12 PM  
**To:** Ward1  
**Subject:** [EXTERNAL] 4472 Orange St. Demolition Request

**CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.**

To Whom It May Concern,

A public entity, such as the Riverside County office of Education, has a heightened responsibility to be a good steward of the community in which it operates. Demolishing a home in a city where housing is at a premium, adding additional asphalt that will reduce greenery while increasing the urban heat sink, and erasing a home of significant character is not good stewardship. Therefore, I asked that you reject the application to demolish 4472 Orange St.

Sincerely,

Robert Merrill

Sent from my iPad

## Maldonado, Matthew

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**From:** Morrison-Cook, Monique  
**Sent:** Monday, May 19, 2025 3:07 PM  
**To:** Ward1  
**Subject:** RE: [EXTERNAL] Councilmember Philip Falcone: Help us save a historic home from the wrecking ball!

I'm not a resident in Ward 1, but I would hate to see them demolish this home!

**Monique Morrison-Cook** | Senior Administrative Assistant

Assistant to Chief McKinster

City of Riverside | [www.RiversideCA.gov](http://www.RiversideCA.gov)

Fire Department - Administration

3401 University Avenue, Riverside, CA 92501

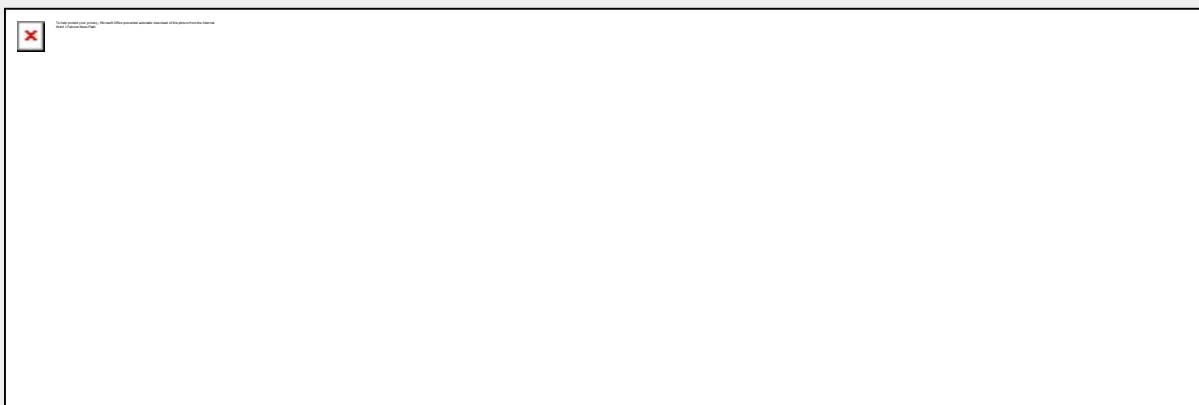
 [mmorrison-cook@riversideca.gov](mailto:mmorrison-cook@riversideca.gov)

 Office: 951-826-5875 Cell: 951-505-4221

---

**From:** Philip Falcone Riverside Councilmember, Ward 1 <cariverside@public.govdelivery.com>  
**Sent:** Monday, May 19, 2025 2:34 PM  
**To:** Morrison-Cook, Monique <MMorrison-Cook@riversideca.gov>  
**Subject:** [EXTERNAL] Councilmember Philip Falcone: Help us save a historic home from the wrecking ball!

**CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.**



### Historic Structure Demolition Requested

Once historic structures are demolished the history, character, and craftsmanship they represent are gone forever.

**Maldonado, Matthew**

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**From:** christalmomcm <christalmomcm@yahoo.com>  
**Sent:** Monday, May 19, 2025 3:05 PM  
**To:** Ward1  
**Subject:** [EXTERNAL] Demolished if historic buildings

**CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.**

Please respect the designation given to our historic buildings. From the homes to our Cesar Chavez Community Center, we work to identify, preserve and protect the few buildings that remain to show our past.

Sent from my T-Mobile 5G Device

## Maldonado, Matthew

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**From:** lee eventsmarketing.us <lee@eventsmarketing.us>  
**Sent:** Monday, May 19, 2025 2:55 PM  
**To:** Ward1  
**Subject:** [EXTERNAL] Parking lot vs. historic home

**CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.**

Dear City Council:

Once a piece of history is lost--

You can't change your mind, 20 years later...

In about 2004-2005, when Riverside was "having a moment," the City Council considered removing the center island rose bushes from Victoria Ave. to allow for more traffic.

The Magnolia/ Jurupa intersection area is ugly compared to Magnolia on the other side of Arlington, with trees and flowers down the center of the street.

We once had a Carnegie Library.

Exchanging an historic home for a parking lot is something that you will regret, years from now, when the parking "issues" are resolved.

Lee Wade  
4623 Braemar Pl.  
Riverside, CA 92501  
(310) 871-8670

**Maldonado, Matthew**

---

**From:** Willow Kudla-Smith <swillow002@gmail.com>  
**Sent:** Monday, May 19, 2025 2:55 PM  
**To:** Ward1  
**Subject:** [EXTERNAL] Opposition to the Demolition of 4472 Orange St

**CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.**

To Whom it may concern,

I am writing to formally express my strong opposition to the proposed demolition of 4472 Orange St, a historically significant site in our community.

This structure is not merely an old building; it is a tangible reminder of Riverside’s rich heritage and a vital part of our city’s architectural and cultural identity. As a designated Structure of Merit, it represents a unique era in the city’s development and holds immense historical value that should not be overlooked or erased.

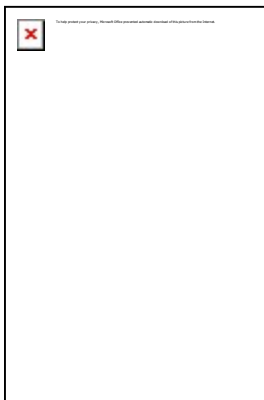
The preservation of such structures is essential not only for honoring the past but for fostering a sense of continuity, pride, and place within our community. Once demolished, these irreplaceable landmarks and the stories they hold are lost forever.

I respectfully urge the Riverside County Office of Education to explore alternative options to demolition.

I hope you will choose to protect this valuable piece of our past for the benefit of future generations.

All the best,

Willow Kudla-Smith  
Michigan Native | SoCal Resident  
[Linkedin](#)  
She/Her/Hers



## Maldonado, Matthew

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**From:** Ellen Baer <ejb33@yahoo.com>  
**Sent:** Monday, May 19, 2025 2:55 PM  
**To:** Ward1  
**Cc:** Falcone, Philip  
**Subject:** [EXTERNAL] Fw: Councilmember Philip Falcone: Help us save a historic home from the wrecking ball!

**CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.**

I am opposed to the demolition of this property, at least move it to another location. It is a beautiful home. When was it purchased, price, and by whom? Is this a residential district, if so, it should stay there.

Ellen Baer

----- Forwarded Message -----

**From:** Ellen Baer <ejb33@yahoo.com>  
**To:** Philip Falcone <pfalcone@riversideca.gov>  
**Sent:** Monday, May 19, 2025 at 02:51:26 PM PDT  
**Subject:** Fw: Councilmember Philip Falcone: Help us save a historic home from the wrecking ball!

Its adorable! Is it zoned residential? What can be done to save it? It is not listed in Zillow with that address for some reason, FYI.

TY

Ellen Baer

----- Forwarded Message -----

**From:** Philip Falcone Riverside Councilmember, Ward 1 <cariverside@public.govdelivery.com>  
**To:** "ejb33@yahoo.com" <ejb33@yahoo.com>  
**Sent:** Monday, May 19, 2025 at 02:33:35 PM PDT  
**Subject:** Councilmember Philip Falcone: Help us save a historic home from the wrecking ball!



### Historic Structure Demolition Requested

Once historic structures are demolished the history, character, and craftsmanship they represent are gone forever.

A demolition request has been submitted by the Riverside County Office of Education to demolish a 1908 Victorian cottage at 4472 Orange St for an asphalt parking lot. Not only is this home in the Prospect Place Historic

## **Maldonado, Matthew**

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**From:** J R <praxter357@gmail.com>  
**Sent:** Monday, May 19, 2025 2:48 PM  
**To:** Ward1  
**Subject:** [EXTERNAL] My 1921 cottage bungalow that I added 500 ft. to and built my garage, three car in the back. All with permits and all with cultural heritage. If you boys need help, let me know.

**CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.**









**Maldonado, Matthew**

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**From:** michelle rivera <boopoopddoo@att.net>  
**Sent:** Monday, May 19, 2025 2:49 PM  
**To:** Ward1  
**Subject:** [EXTERNAL] Demolition historic home

**CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.**

Please don't destroy this historic home. Instead restore it to its beauty. NO asphalt parking lot!!!

Michelle Rivera  
Ward 1  
Sent from my iPhone

## Maldonado, Matthew

---

**From:** DUANE PRATT <kitcat3@pacbell.net>  
**Sent:** Monday, May 19, 2025 2:48 PM  
**To:** Ward1  
**Subject:** [EXTERNAL] 4472 Orange St, Riverside,Ca

**CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.**

We totally oppose the condemnation of this property. My husband and I have lived just one block over on Orange Grove Ave. There are so few of these homes left in Riverside, we have been on this street for 54 years, it would be a tragic to tear this house down, what would be the purpose, to build another parking lot that we dont need, we say no,no,no

Thank you  
Duane and Marlene Pratt



Virus-free. [www.avast.com](http://www.avast.com)

## Maldonado, Matthew

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**From:** Heather MacPhetridge <macphetridges@gmail.com>  
**Sent:** Monday, May 19, 2025 2:44 PM  
**To:** Ward1  
**Subject:** [EXTERNAL] Top Quality Framing

**CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.**

How can we help get this building saved?

**Maldonado, Matthew**

---

**From:** Rachael Dzikonski <rachaeldzikonski@gmail.com>  
**Sent:** Monday, May 19, 2025 2:44 PM  
**To:** Ward1  
**Subject:** [EXTERNAL] Opposition to Demolishing a Riverside Structure of Merit

**CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.**

Hello!

Sending in this email to express my opposition to demolishing a Riverside Structure of Merit. Please let me know if you need anything else from me!

Thank you,

Rachael Dzikonski

**Maldonado, Matthew**

---

**From:** Holly Clark <hollclrk@gmail.com>  
**Sent:** Monday, May 19, 2025 2:44 PM  
**To:** Ward1  
**Subject:** [EXTERNAL] Don't Demolish 4472 Orange St for an asphalt parking lot

**CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.**

I am against the request to demolish 4472 Orange St for an asphalt parking lot.

This seems to go against the tradition of the city, which has been to protect structures of historical merit.

Please seek another solution - both for repair of the home, and for additional parking.

Thank you,  
Holly

## Maldonado, Matthew

---

**From:** Malissa Mckeith <malissacurepres@gmail.com>  
**Sent:** Monday, May 19, 2025 2:35 PM  
**To:** Ward1  
**Subject:** [EXTERNAL] We oppose demolishing the historic structure

**CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.**

Thanks Phillip for sharing this request for support. Our unique history is one of the most valuable economic assets of Riverside. Let's not throw it away for parking lots. I think they made a song about that in the 1960s.

Malissa Hathaway McKeith  
Citizens United for Resources and the Environment, Inc. ("CURE")  
[www.curegroup.org](http://www.curegroup.org)  
213-300-3550

## Maldonado, Matthew

---

**From:** WENDY DIMAS <wendydimas44@g.ucla.edu>  
**Sent:** Monday, May 19, 2025 2:30 PM  
**To:** Ward1  
**Subject:** [EXTERNAL] Opposition to demolition of Orange St structure

**CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.**

Good Afternoon,

My name is Wendy Dimas and I am a proud resident of Riverside, where I fall under the jurisdiction of Ward 1. I have recently been informed of the demolition of the Victorian cottage at 4472 Orange St. I am writing this email to let you know that I oppose this decision.

What makes Riverside great is our commitment as a community to keep our city beautiful and historic. Our Victorian style structures give the city character. Tearing it down to build a parking lot goes against our values as a city, especially in this ward. Riverside has made an effort for sustainable development, even being one of the few cities to have an office of sustainability. Parking structures and minimum parking requirements are the antithesis of sustainability. which is the opposite way Riverside is trying to trend, given the 2050 climate action plan.

Let's focus on building affordable housing and developing green spaces without compromising the character of the city and our community here in Ward 1.

Thank you,  
Wendy Dimas

**Maldonado, Matthew**

---

**From:** Adam Schnirel <adam.schnirel@ucr.edu>  
**Sent:** Monday, May 19, 2025 1:56 PM  
**To:** Ward1  
**Subject:** [EXTERNAL] No to Demo 4472 Orange st

**CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.**

I am in opposition to the demolition of the historic cottage at 4472 Orange st.

Thank you,  
Adam Schnirel  
412-400-9441

**Maldonado, Matthew**

---

**From:** Ma See <marcywalter@gmail.com>  
**Sent:** Monday, May 19, 2025 1:56 PM  
**To:** Ward1  
**Subject:** [EXTERNAL] Old Home

**CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.**

Please do not allow for another of our beautiful city's historic homes be demolished...especially for a parking lot! What an unnecessary tragedy that would be.

Sincerely,  
Marcy Walter  
Riverside

## Maldonado, Matthew

---

**From:** Ross <sdr5253@gmail.com>  
**Sent:** Monday, May 19, 2025 1:47 PM  
**To:** Ward1  
**Subject:** [EXTERNAL] Orange Street Demo

**CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.**

Good afternoon,

Is the property damaged beyond repair? Is it not an option to relocate house to another lot? I was involved with relocating 8 houses downtown, Riverside. There are several infield lots downtown that would benefit from such a property.

I appreciate your time and effort on this property.

Scott Ross

Sent from my iPhone

## **Maldonado, Matthew**

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**From:** Fun time Pasillas <pasillasmary@gmail.com>  
**Sent:** Monday, May 19, 2025 1:23 PM  
**To:** Ward1  
**Subject:** [EXTERNAL] Historical district structure

**CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.**

Re: Historical structures Home demolished. This home in the Prospect Place Historic District. A Structure of Merit

A demolition request has been submitted by the Riverside County Office of Education to demolish an 1890s Victorian cottage at 4472 Orange St for an asphalt parking lot.

As citizen and member of this beautiful city I say NO to the demolishing of this historical home. The beauty of our city is built on the history that are forefathers put forth in labor, Love, talent and treasures.

A parking lot should not be considered I strongly oppose.

Sincerely, Mary H Pasillas  
Sent from my iPhone

## **Maldonado, Matthew**

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**From:** Elizabeth Scott-Jones <mrmao@earthlink.net>  
**Sent:** Monday, May 19, 2025 1:19 PM  
**To:** Ward1  
**Subject:** [EXTERNAL] 4472 Orange Street Structure of Merit

**CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.**

Good afternoon,

I am writing to express my opposition to demolishing the Riverside Structure of Merit located at 4472 Orange Street. I believe it is important to preserve as much of our historic and cultural heritage as possible, especially after the losses in the 1980s and 1990s.

Please let me know how else I may assist in preserving this and other structures.

Thank you very much.

Elizabeth Scott-Jones  
951-750-9775  
mrmao@earthlink.net

## **Maldonado, Matthew**

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**From:** Kim Parker <calledit@gmail.com>  
**Sent:** Monday, May 19, 2025 1:12 PM  
**To:** Ward1  
**Subject:** [EXTERNAL] 4472 Orange Street

**CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.**

I'm writing to express my opposition to RCOE's request to demolish the property at 4472 Orange Street in our city.

Aside from this building's historic significance, the demolition and pavement of this property is simply not necessary when there are plenty of unused pieces of land within the county that the Office of Education could easily procure.

## Maldonado, Matthew

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**From:** Mary Ward <marymackenzie.3@gmail.com>  
**Sent:** Monday, May 19, 2025 1:07 PM  
**To:** Ward1  
**Subject:** [EXTERNAL] Riv County Office of Ed Request to Demolish Structure of Merit

**CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.**

Dear Ward1, City of Riverside,

I and my neighbors oppose the demolition of an 1890s Craftsman home on Orange Street. I live in the Downtown Mile Square area, between Cedar and Locust Streets. This is the happiest of neighborhoods due to its friendly people & porches, wide sidewalks for strolling and dog walking, trees, gardens and lovely Craftsman homes. When I am in my front garden, many people out walking inquire about living in the neighborhood. There is high interest in and value of Craftsman homes with their sense of place.

Riverside has a positive reputation for livability, especially in its Historic districts, as we see annually at the ORF Vintage Home Tour of our many beautiful neighborhoods.

I'm sure the home at issue would be lovingly restored if a young couple or family had the chance to purchase it, as we have excellent resources to support Historic restoration.

Prospect Place, adjacent to the Wood Streets Historic district and RCC is a valuable Historic neighborhood worth supporting as another of Riverside's gems.

Riverside County Office of Education has more than enough parking lots. As a science teacher here for 30 years, I sometimes attended conferences there. Parking was a squeeze, but always available, and then the new large parking structure was built to add to its' surrounding lots. It looks as if the RivCo Office of Ed may be staking out land in our Historic neighborhoods for their expansion needs.

Please do not trade away our valuable neighborhoods that make people want to come here.

Thank you,

Mary Ward  
[marymackenzie.3@gmail.com](mailto:marymackenzie.3@gmail.com)  
(909) 633-2124

**Maldonado, Matthew**

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**From:** Debbie Newton <dlquick1960@gmail.com>  
**Sent:** Monday, May 19, 2025 12:59 PM  
**To:** Ward1  
**Subject:** [EXTERNAL] 4472 Orange

**CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.**

To Whom it May Concern:

It has been identified that the Riverside County Office of Education plans to demolish a 1890s Victorian cottage at 4472 Orange St for an asphalt parking lot. I feel this rips away another link to our city's past, and that other avenues could be used to expand parking.

--

**Debbie Quick Newton**

## Maldonado, Matthew

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**From:** Charlotte McKenzie <mckenzie.cr@gmail.com>  
**Sent:** Monday, May 19, 2025 12:20 PM  
**To:** Ward1  
**Subject:** [EXTERNAL] No demolition for 4472 Orange street

**CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.**

Hello,

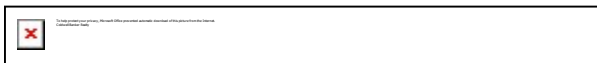
I would Express my opposition to the demolition of the beautiful craftsman at 4472 Orange St. While the building may be in disrepair, it would be a shame to see his historic emblem of our city destroyed. TThe prospect place historic District is one of the few placesThe prospect place historic district is one of Riverside's best examples of historic preservation. We need to not forget that these lovely homes represent the heritage of our city.

Thank you!

### CHARLOTTE RANSOM MCKENZIE

TOP 1% REALTOR®  
C. 951.237.2044  
CalRE #01721257  
[mckenzie.cr@gmail.com](mailto:mckenzie.cr@gmail.com)  
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## **Maldonado, Matthew**

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**From:** Kristyn Williams <gardenofeadenfarms@gmail.com>  
**Sent:** Monday, May 19, 2025 11:35 AM  
**To:** Ward1  
**Subject:** [EXTERNAL] Request to Preserve Historical Building

**CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.**

I hope this message finds you well. I am writing to express my deep concern regarding the proposed demolition of the historic building located at 4472 Orange St, reportedly to make space for a parking lot.

This structure is not only a valuable part of our architectural heritage but also a tangible link to our community's past. Its preservation is vital for maintaining the character and identity of our neighborhood, and it offers the potential to be restored and repurposed in ways that can benefit the community economically, culturally, and environmentally.

I urge you to consider alternatives that would allow for both development and preservation. Many cities have found creative ways to integrate modern needs with historic preservation, and I believe such a solution is possible here.

Thank you for your time and attention to this matter. I would appreciate the opportunity to discuss this further or to support efforts to preserve this important landmark.

Kristyn Williams

## Maldonado, Matthew

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**From:** Cory Randle <cory.randle@yahoo.com>  
**Sent:** Monday, May 19, 2025 12:09 PM  
**To:** Ward1  
**Subject:** [EXTERNAL] Opposed Demolition of 4472 Orange St

**CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.**

Hello,

I would like to express my concern and opposition to the demolition request of 4472 Orange St for an asphalt parking lot. Not only is this home in the Prospect Place Historic District, it was identified decades ago to be a contributing structure to the fabric of that district and is a Structure of Merit—the second highest historic designation a building can obtain in Riverside.

Riverside is a hidden gem in the IE due the preservation of its history and most importantly architecture. Please please fight hard to continue preserving the very thing that makes Riverside such a beautiful and unique city to live in.

Best regards,  
Cory Randle  
4389 Glenwood Dr.  
Riverside CA 92501

## Maldonado, Matthew

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**From:** Leanne Austin <leanneaustinre@gmail.com>  
**Sent:** Monday, May 19, 2025 11:59 AM  
**To:** Ward1  
**Subject:** [EXTERNAL] Formal Objection to the Proposed Demolition of 4472 Orange St, Riverside

**CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.**

Dear City of Riverside Planning Department,

I am writing to formally object to the proposed demolition of the home located at **4472 Orange Street**, submitted by the **Riverside County Office of Education**. This property is located within the **Prospect Place Historic District** and has been officially designated as a **Structure of Merit**.

Allowing the demolition of this architecturally and historically significant structure in favor of a parking lot would be a profound loss to our city's cultural heritage. I urge the City to reconsider this proposal for the following reasons:

1. **Historical Significance:** The structure is an integral part of the Prospect Place Historic District, which collectively represents an important period in Riverside's architectural and civic development. Removing this contributing home erodes the historical integrity of the entire district.
2. **Designation as a Structure of Merit:** This is not an ordinary building. Its designation reflects that it has been evaluated and recognized as possessing significant historical, architectural, or cultural value to the community. To allow its demolition sets a troubling precedent for the treatment of other designated structures.
3. **Loss of Cultural Identity:** Historic buildings provide a sense of place and continuity. As Riverside continues to grow and modernize, preserving these rare and tangible connections to our past becomes even more important. The character of our historic districts cannot be replicated once lost.
4. **Environmental Impact:** The demolition of structurally sound buildings contributes to unnecessary waste and environmental degradation. Adaptive reuse of historic structures is a more sustainable and community-focused solution than demolition and new construction.
5. **Public Interest and Community Character:** The continued presence of historic homes like this one adds value not just in architectural beauty, but in community pride and identity. Replacing it with a parking lot offers no comparable benefit to the public.

I strongly urge the City of Riverside to protect this historic home and explore alternatives that meet the parking needs of the Riverside County Office of Education without destroying irreplaceable elements of our city's heritage.

Thank you for your attention to this matter. I trust the City will act in accordance with its stated commitment to historic preservation.

Sincerely,

**Leanne Austin**  
Owner/Agent

7626 Wood Rd  
Riverside CA 92508

DRE 01444578

**951.205.2657**

## Maldonado, Matthew

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**From:** Freddy C. Guzman <fredguzman1@gmail.com>  
**Sent:** Monday, May 19, 2025 11:39 AM  
**To:** Ward1  
**Subject:** [EXTERNAL] 4471 Orange St. / Do Not Demolish

**CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.**

Hello,

It is ridiculous that this historic structure may be demolished for a PARKING LOT?! Absolutely not, we must preserve our architectural history and character as it is what makes Riverside beautiful and distinct. The razing of historic structures in the LA region has happened far too much and far too long, let's reverse the trend!!

FG in Magnolia Center

## **Maldonado, Matthew**

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**From:** Michael Fore <mikefore78@gmail.com>  
**Sent:** Monday, May 19, 2025 11:37 AM  
**To:** Ward1  
**Subject:** [EXTERNAL] 4472 Orange St

**CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.**

Councilmember Falcone,

I've learned that there's been a request to demolish the historic home located at 4472 Orange Ave. I could not be more opposed to this! We are known throughout the region for our historic buildings and insistence of preserving them. Please use every means necessary to save this beautiful property.

Michael Fore  
951-990-6868

## Maldonado, Matthew

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**From:** Kara C <kara.crohn@gmail.com>  
**Sent:** Monday, May 19, 2025 11:31 AM  
**To:** Ward1  
**Subject:** [EXTERNAL] Please do not demolish historic homes

**CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.**

Hello,

I am emailing in opposition of demolishing 4472 Orange Street. This home should be restored and used to help maintain the integrity and beauty of Riverside. Instead, find an investor that will redo the home and maintain its character - it will help surrounding property values and attract more value than a parking lot.

Parking is a problem downtown, but (1) many existing parking structures and lots could be revitalized/built up to increase parking space, and (2) we need to invest in last-mile mobility within the city limits in a way that is not car dependent and less likely to make traffic worse - think trollies, not parking lots.

Our historic homes must not be plowed under!!

Thank you,  
Kara Crohn  
3587 Mount Rubidoux Dr, Riverside, CA 92501

Kara Crohn  
m: 951.255.3624  
e: [kara.crohn@gmail.com](mailto:kara.crohn@gmail.com)  
LinkedIn: [linkedin.com/in/kara-crohn-9859456/](https://www.linkedin.com/in/kara-crohn-9859456/)

**Maldonado, Matthew**

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**From:** Mireya Santos-Pozos <santospozos.005@gmail.com>  
**Sent:** Wednesday, May 28, 2025 9:47 PM  
**To:** Ward1  
**Subject:** [EXTERNAL] Oppose demolition of 1908 Victorian cottage

**CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.**

I oppose the demolition of 1908 Victorian cottage at 4472 Orange St.

**Maldonado, Matthew**

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**From:** Harminder Gill <sciences2100@yahoo.com>  
**Sent:** Thursday, May 29, 2025 8:42 AM  
**To:** Ward1  
**Subject:** [EXTERNAL] Good Morning

**CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.**

**Dear Mr. Falcone**

**I know I never got a chance to introduce myself in person to you at the events for The Riverside Old Foundation and Heritage house, but I do recognize you these past few years. As a docent and even at past places, I've been spending the last 10 days trying to think what would be best for this 1908 Victorian cottage on Orange Street. I do care about our historic landmarks. Perhaps relocating the Victorian cottage in another location if all else fails. It is just a thought. Continue to do the best for our community. Good Morning Again**

**Sincerely,  
Harminder Gill, MS, DTM  
Past Board of Library  
Trustees, Ward 4**



## **Maldonado, Matthew**

---

**From:** olivia poe <oliviapoe36@gmail.com>  
**Sent:** Tuesday, May 27, 2025 10:03 AM  
**To:** Ward1  
**Subject:** [EXTERNAL] Demolition

**CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.**

the history of Riverside is more important then a parking lot and that Riverside used to be a historical gem. They are removing the character of the city by taking away its history.

## **Maldonado, Matthew**

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**From:** Madeline Poe <maddypoe@gmail.com>  
**Sent:** Tuesday, May 27, 2025 9:38 AM  
**To:** Ward1  
**Subject:** [EXTERNAL] 4472 orange st.

**CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.**

As a Riverside native I take pride in the history and stories this city has to offer. I am pregnant with my first child and fear the integrity of Riverside is slowly being chipped away. The demolition of yet another historic home in favor of a parking lot would leave a huge sore on the reputation of the city. It is choices like these that have lead countless people to leave the city in favor of other newer towns.

**Maldonado, Matthew**

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**From:** Learnunltd <learnunltd@aol.com>  
**Sent:** Monday, May 26, 2025 10:30 AM  
**To:** Ward1  
**Subject:** [EXTERNAL] Historic buildings

**CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.**

Please do not destroy the building at 4572 Orange St. or any other historic buildings in Riverside.

[Sent from AOL on Android](#)

**Maldonado, Matthew**

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**From:** Bonnie Zylstra <bonnachichi@gmail.com>  
**Sent:** Monday, May 26, 2025 8:50 AM  
**To:** Ward1  
**Subject:** [EXTERNAL] No demo!

**CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.**

Please keep our historical buildings!

## Maldonado, Matthew

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**From:** Sandy Hardina <admhardina@gmail.com>  
**Sent:** Sunday, May 25, 2025 12:13 PM  
**To:** Ward1  
**Subject:** [EXTERNAL] Historic Home

**CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.**

You certainly have my support to prevent yet another parking lot from eating up Riverside's history and, in the process, contributing to the already poor air quality in our city. The downtown area is well served by public transportation and we should be encouraging its use. Providing more parking options only serves to discourage it.

Sandy Hardina

**Maldonado, Matthew**

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**From:** Sara McDonnell <sarammcd@gmail.com>  
**Sent:** Sunday, May 25, 2025 8:36 AM  
**To:** Ward1  
**Subject:** [EXTERNAL] Home Preservation

**CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.**

To Whom it may concern:

Please don't demolition any historical houses in Riverside, California. We need to preserve our history with all our effort.

Thank you,  
Sara McDonnell  
Riverside Resident

Sent from my iPhone

## Maldonado, Matthew

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**From:** katherine Rose brophy <katherine.rose6@icloud.com>  
**Sent:** Saturday, May 24, 2025 8:21 PM  
**To:** Ward1  
**Subject:** [EXTERNAL] Taking away a part of history.

**CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.**

I am so against tearing down this house for a parking lot. The loss to this community is incomprehensible should you tear it down. And just for a parking lot? Aren't there enough parking lots downtown as it is? Why can't they use one of them?

Please do not allow this historical house be torn down for this reason.

Thank you

Sent from my iPhone

## Maldonado, Matthew

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**From:** Addie Schnirel <addieschnirel@icloud.com>  
**Sent:** Saturday, May 24, 2025 5:34 PM  
**To:** Ward1  
**Cc:** Maldonado, Matthew  
**Subject:** Re: [EXTERNAL] 4472 Orange St

**CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.**

Hi there,

I worded my original email backwards!

Here is my edited email which accurately reflects my opinion.

The history of Riverside, represented in part by homes such as the one at 4472 Orange St, is a big part of why I moved to Riverside.

I want to see 4472 Orange St restored and preserved. I do not want to see it demolished for a parking lot

--

Addie Schnirel

On May 20, 2025, at 8:53 AM, Ward1 <Ward1@riversideca.gov> wrote:

Hi Addie,

I want to make sure I understand your email correctly. You state in your email that you **are** in favor of demolition and want it to be a parking lot? Please confirm so I can categorize your comment accordingly.

Thank you,

<image001.png>

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**From:** addieschnirel@icloud.com <addieschnirel@icloud.com>  
**Sent:** Monday, May 19, 2025 6:53 PM  
**To:** Ward1 <Ward1@riversideca.gov>  
**Subject:** [EXTERNAL] 4472 Orange St

**CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.**

Hello!

The history of Riverside, represented in part by homes such as the one at 4472 Orange St, is a big part of why I moved to Riverside.

I would not like to see 4472 Orange St restored and preserved. I do want to see it demolished for a parking lot.

Best,  
Addie Schnirel  
4404 11th St, Riverside

Stay in-the-know with all things Riverside! Connect with us at [RiversideCA.gov/Connect](https://www.RiversideCA.gov/Connect).

## Maldonado, Matthew

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**From:** Kelsey Minner <kelseypminner@gmail.com>  
**Sent:** Friday, May 23, 2025 7:36 PM  
**To:** Ward1  
**Subject:** [EXTERNAL] Please Preserve the Historic Henry Jacob Gerhardt Hous

**CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.**

Dear Councilmember,

I am writing to respectfully urge you and the City of Riverside to reconsider the demolition of the Henry Jacob Gerhardt House at 4472 Orange Street. This 1908 Victorian cottage is a rare and valuable piece of Riverside's architectural and cultural history, and it deserves to be preserved—not replaced by a parking lot.

The Gerhardt House is not only a Structure of Merit (the second-highest historic designation in the city), but also a contributing structure to the Prospect Place Historic District—one of Riverside's first wholly residential neighborhoods. This neighborhood has already faced significant transformation and loss, and each remaining original structure plays a vital role in maintaining the integrity and story of the district.

Though the home suffered fire damage while vacant, the city has estimated that only 30% of the structure was impacted. Preservationists believe that the building can be restored and continue serving as a symbol of Riverside's resilience and architectural heritage. Historic preservation isn't just about grand mansions—it's about valuing the working-class homes that tell the stories of ordinary citizens who shaped the city.

The house also has a unique connection to Riverside's history. Built by George P. Harsh, a short-time but impactful builder, and home to Henry Gerhardt, a painter with Cresmer Manufacturing, the property reflects the craftsmanship and character of early 20th-century Riverside.

I believe our city can honor the past while planning for the future. Saving the Gerhardt House would be a meaningful step in that direction. Please oppose its demolition and support efforts to restore this irreplaceable piece of Riverside's heritage.

Thank you for your time and consideration.

Sincerely,

Kelsey Minner

714.757.9293 | kelseypminner@gmail.com

Sent from my iPhone

## Maldonado, Matthew

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**From:** Debbie Schwartz <singingdeb@aol.com>  
**Sent:** Friday, May 23, 2025 5:00 PM  
**To:** Ward1  
**Subject:** [EXTERNAL] Demolition

**CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.**

Please leave our history alone! It's a great thing to uphold. Demolishing a potentially restored home is wrong. Also tired of all the fields and spaces being taken up by concrete/hotels and expensive apartments.

Debbie Schwartz

[Sent from AOL on Android](#)

## Maldonado, Matthew

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**From:** Bethany Na <bethanyeversonna@gmail.com>  
**Sent:** Friday, May 23, 2025 12:13 PM  
**To:** Ward1  
**Subject:** [EXTERNAL] Demolition Opposition - 4472 Orange Street

**CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.**

Hello,

I wanted to voice my opposition to the proposed demolition of the house located at 4472 Orange Street. The destruction of this property would be adverse the interests of Riverside, both culturally and economically.

It is my understanding that the Riverside County Office of Education wants to demolish this 117 year old home so that it can add some parking spaces to their adjacent parking lot. I have driven by this property several times over the past week, and I have never observed the existing parking lot being more than half full, let alone near capacity. It is inconceivable that a governmental institution ostensibly concerned with education would trade a historical building for a few parking spaces... spaces nobody needs.

While the home is in need of repair, it is not **beyond** repair. Chapman University in Orange, CA has made good use of the Craftsman bungalows surrounding the campus; for instance, I worked at an elder law clinic while in law school which was located in one of these homes. I see no reason why the Office of Education cannot do something similar.

The environmental impact of the demolition is sure to be another point of contention; the various reports and studies needed as a result of this plan would be time-intensive, labor-intensive- and expensive. I personally will ensure that all appropriate studies are done, and reports made, before this building is reduced to asphalt. I'm sure the neighbors would not be thrilled with the construction and demolition of the building either.

All this to say, I strongly oppose this decision and am disappointed with the Office of Education's proposal. Riverside can do better. Thank you.

Bethany Everson Na, Esq.

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Sincerely,

Bethany Everson Na  
*Attorney at Law*

T: (714) 606-5343  
F: (951) 307-1504

## **Maldonado, Matthew**

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**From:** Dave Shaw <daveshaw492@gmail.com>  
**Sent:** Friday, May 23, 2025 12:06 PM  
**To:** Ward1  
**Subject:** [EXTERNAL] Oppose demolition of 4472 Orange St.

**CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.**

I oppose demolition of 4472 Orange St. to "pave the way" for a parking lot.

Please find an appropriate way to save this wonderful Structure of Merit.

Thanks for your attention.

David Shaw

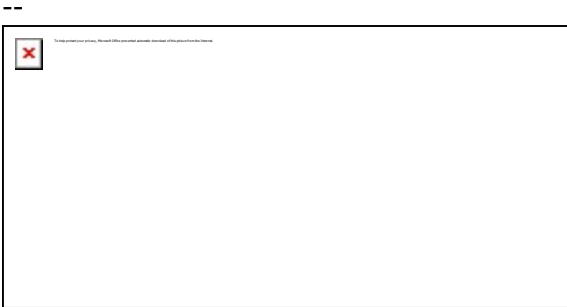
## Maldonado, Matthew

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**From:** Hazael calleros <calleroshazael@gmail.com>  
**Sent:** Friday, May 23, 2025 10:14 AM  
**To:** Ward1  
**Subject:** [EXTERNAL] Letter of Support  
**Attachments:** \_Letter of Support .pdf

**CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.**

Below you will find my letter of support.



Dear Councilmember Falcone,

I am writing to express my strong support for the preservation of the Henry Jacob Gerhardt House, located at 4472 Orange Street. This 1908 Victorian Cottage—crafted by local builder George P. Harsh—is not only a Structure of Merit (#313), but also a rare and valuable contributor to Riverside’s Prospect Place Historic District.

While often mistaken for a Craftsman bungalow, this home’s unique transitional style tells an important story about Riverside’s architectural evolution during the early 20th century. Beyond its design, the home holds social and historical value. It represents the life of Henry Jacob Gerhardt, a working-class painter tied to local industries and family roots in the Cresmer Manufacturing Company. His story is one of many that illustrate Riverside's rich cultural tapestry and the everyday citizens who helped shape it.

The Prospect Place neighborhood has long served as one of the city’s early residential enclaves. While modern development has altered parts of this area, the Gerhardt House stands as one of the few remaining original structures—a physical anchor to Riverside’s past. In the 1970s and 1980s, the city rightly took action to relocate and preserve other historic homes in this neighborhood during freeway expansion. I urge the city to act with the same foresight and commitment today.

Although the Gerhardt House suffered fire damage, estimates show only about 30% of the structure was affected. Historic homes across the country have been restored from far worse. With proper investment and care, this house can once again serve the community—whether through adaptive reuse or as an educational resource—and remain a testament to Riverside’s working-class history.

Historic preservation is not just about saving buildings. It’s about honoring the communities, stories, and identities they represent. The Gerhardt House is a symbol of resilience in a neighborhood that has long fought to retain its character. Demolishing it for additional parking would be an irreversible loss.

Preserving the Gerhardt House is also an opportunity for Riverside to live up to its motto as a City of Arts and Innovation. True innovation honors the past while creating a path for the future. By investing in this property, Riverside can demonstrate that the arts and historic preservation are not in opposition to development—they are powerful tools for shaping thriving, creative, and economically resilient communities.

I respectfully urge the Riverside County Office of Education and the Cultural Heritage Board to reject demolition plans and to work with preservationists and community members to explore rehabilitation options. This is an opportunity to lead by example and show that Riverside values all of its history—not just the grand, but also the humble.

Thank you for your leadership and your consideration.

Sincerely,

Hazael Calleros

## Maldonado, Matthew

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**From:** Teri G <4terilee@gmail.com>  
**Sent:** Friday, May 23, 2025 2:49 AM  
**To:** Ward1  
**Subject:** [EXTERNAL] Preservation of the Henry Jacob Gerhardt House at 4472 Orange Street

**CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.**

The Henry Jacob Gerhardt House, located at 4472 Orange Street, is among the last original homes in the Prospect Place Historic District. As a designated Structure of Merit, this 1908 home carries substantial architectural and historical value, reflecting the character and craftsmanship of early Riverside.

Though the home has sustained damage, it remains structurally salvageable. With appropriate restoration, it can once again stand as a testament to our city's roots—something parking lots and short-term development projects cannot replicate.

Moreover, increased hardscaping contributes directly to the urban heat island effect. Demolishing this historic residence in favor of more pavement worsens environmental conditions while erasing a vital part of our collective identity.

Preserving the Gerhardt House is not only an act of historical stewardship but also a commitment to sustainable and community-centered development. I urge you to prioritize long-term legacy over short-term convenience, and to take a stand for the cultural soul of Riverside.

Riverside nearly lost the Mission Inn to demolition and redevelopment. Today, that same building is celebrated as the crown jewel of our city and a vital symbol of our heritage. By contrast, the demolition of the Carnegie Library remains a regretful chapter in our community's story—one we still mourn. I respectfully urge you not to let history repeat itself.

Sincerely

Teri Geary

## Maldonado, Matthew

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**From:** Anita <kaddywhompus@sbcglobal.net>  
**Sent:** Thursday, May 22, 2025 10:19 PM  
**To:** Ward1  
**Subject:** [EXTERNAL] Regarding the proposed demolition of 4472 Orange Street

**CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.**

May 22, 2025

To Whom It May Concern

Riverside has options to preserve history, acknowledge architecture and appreciate art in the buildings that have already been built. Centuries earlier or decades earlier- Victorian Cottages like the one on Orange Street, or Mid Century Modern buildings like the Methodist Church on Arlington Avenue, have historical value and are part of the fabric of the city.

Decades ago, when apparently a civic group had the knowledge and foresight to identify the home on 4472 Orange Street as a "Structure of Merit" in the Prospect Place Historic District, they probably did not realize that the hard work and the research they put into this effort decades ago would be ignored and dismissed, as the cottage is now scheduled for demolition....For yet another RCOE/RUSD project....a parking lot! There is already a parking lot surrounding the property! (As an aside, all the RCOE/RUSD buildings and structures like ballfields, gymnasiums and theater stages come at quite a high price for any other citizens of Riverside who wish to use RCOE/RUSD facilities). Renovating and repurposing, in a way recycling an older building, seems equitable for all Riverside citizens and an important example of being an environmentally sustainable community.

Fulfillment centers, aka warehouses, and outside and out of state developers who are looking to make a buck at the expense of the quality of life for the local citizenry, find quite a soft target in the City of Riverside. Now, in addition to those rapacious entities, we have buildings with character, charm and historical significance being razed by our own city government.

Riverside has a choice: Become another Albuquerque, NM or San Jose, CA, OR becoming the car wash capital of the USA, OR making it a community where the neighbors are proud of their city, and where the young want to stay be a part of the city where they grew up.

I urge Councilman Philip Falcone to continue the good fight to keep these historical buildings intact, and hope the rest of the city government to follow his lead. I also urge both of them to make Riverside a place where people want to live and work and thrive, and that it not be just a stopping point until they decide to move to the beach.

Sincerely,

Anita K Gorder

*“A country without a past has the emptiness of a barren continent; and a city without old buildings is like a man without a memory.”*

Graeme Shankland

## **Maldonado, Matthew**

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**From:** Sandra Boops <sandraboops29@gmail.com>  
**Sent:** Thursday, May 22, 2025 4:48 PM  
**To:** Ward1  
**Subject:** [EXTERNAL] Demolition at Orange st.

**CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.**

I pray this Historical house will be saved.  
Councilman Falcone.

Changes are happening..  
I will continue to follow you mails..as to where all this may happen.  
Best Regards

Ms Sandra Montes  
Resident

**Maldonado, Matthew**

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**From:** Curt Wyrick <curtwyrick@icloud.com>  
**Sent:** Thursday, May 22, 2025 4:47 PM  
**To:** Ward1  
**Subject:** [EXTERNAL] Demolishing older homes

**CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.**

Sent from my iPad please stop tearing down older homes. Please stop creating more paved areas, thus making riverside hotter. Please stop. Thank you

## **Maldonado, Matthew**

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**From:** Alana A <alanaatencio1997@gmail.com>  
**Sent:** Thursday, May 22, 2025 12:15 PM  
**To:** Ward1  
**Subject:** [EXTERNAL] 1908 Victorian house on Orange Street

**CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.**

I'm a long-time resident of Riverside, born and raised here, and I'll be brief. Regarding the demolition of a 1908 Victorian home for a parking structure, I'm astonished that the city would consider such a move. It's outrageous to prioritize parking over preserving historic buildings. My concerns are that we're losing the beauty that makes Riverside unique.

Sincerely  
Alana R Atencio  
Resident since 1973



City of Arts & Innovation

## CULTURAL HERITAGE BOARD MINUTES

WEDNESDAY, June 18, 2025, 3:30 P.M.  
PUBLIC COMMENT IN PERSON/TELEPHONE  
ART PICK COUNCIL CHAMBER  
3900 MAIN STREET

Board Member Hudson to recommend that the City Council: 1) Determine that Planning Case DP-2025-00469 for the designation of Riverside City Hall as a City Landmark is categorically exempt from the California Environmental Quality Act (CEQA) and 2) Approve Planning Case DP-2025-00469, based on the findings outlined in the staff report, including Vice-Chair Sisson and Chair McDoniel's revisions to the findings, and subject to the recommended conditions. Chair McDoniel advised of the appeal period.

A City Council public hearing is required for final approval.

Motion Carried: 6 Ayes, 0 Noes, 1 Absent, 0 Abstention

AYES: Brown, Sisson, Gamble, Herrera, Hudson, McDoniel

NOES: NONE

ABSENT: Castellanos

ABSTENTION: NONE

### DISCUSSION CALENDAR

PLANNING CASE DP-2025-00269 – CERTIFICATE OF APPROPRIATENESS – 4472 ORANGE ST, WARD 1

Proposal by Belen Bobadilla on behalf of the Riverside County Office of Education (RCOE) to consider a Certificate of Appropriateness to demolish an existing fire damaged residential office structure, within the Prospect Place Historic District and designates as a Structure of Merit #313. Scott Watson, Historic Preservation Officer, presented the staff report. Dr. Scott S. Price, Associate Superintendent of RCOE, along with his team presented the applicant's presentation. Dr. Price stated they were in agreement with the recommended conditions of approval. There were 5 Public Comments. Prior to discussion, Board Members disclosed any outside communication. Following discussion, it was moved by Vice Chair Sisson and seconded by Board Member Herrera to continue Planning Case DP-2025-00269 for 90 days, with the direction that the applicant provide information including options for a replacement project, feasibility of a restoration consistent with the California Historic Building Code, and salvage opportunities. The applicant agreed to a continuance to a future date.

Motion Carried: 6 Ayes, 0 Noes, 1 Absent, 0 Abstention

AYES: Brown, Sisson, Gamble, Herrera, Hudson, McDoniel

NOES: NONE

ABSENT: Castellanos

ABSTENTION: NONE

Hilary Potashner  
Direct: 213.205.2750  
hpotashner@larsonllp.com

September 26, 2025

**VIA E-MAIL AND U.S. MAIL**

City of Riverside Cultural Heritage Board  
Art Pick Council Chamber, City Hall  
3900 Main Street  
Riverside, California 92501

Re: *Planning Case DP-2025-00269 (COA) - 4472 Orange Street*

To the Honorable Members of the Cultural Heritage Board:

Larson LLP represents the Riverside County Office of Education (“RCOE”) in connection with its pending application for a Certificate of Appropriateness, Planning Case DP-2025-00269 (the “Project”), to demolish the structure located at 4472 Orange Street (the “Property”).

The purpose of this letter is to address four related issues relevant to the Board’s ongoing consideration of the Project.

First, this letter will address the specific categories of additional information the Board requested before it will consider granting a Certificate of Appropriateness (“COA”). Following the Board’s June 18, 2025 meeting, RCOE has invested significant time and resources obtaining this information, including additional inspections of the Property and retaining outside experts to conduct further assessments regarding the Property’s historic value and the feasibility of conducting a full restoration. The findings from these experts are submitted for the Board’s consideration concurrently herewith.

Second, this letter will address the Board’s question regarding the applicability of the California Environmental Quality Act (“CEQA”). The proposed Project is exempt from CEQA on the basis that the Project requires only ministerial actions by the City and/or otherwise merely proposes demolition of a Class 1 Existing Facility and construction of a categorically exempt small structure. Accordingly, RCOE requests that the Board file, as necessary, a Notice of Exemption pursuant to RMC section 20.15.020, subdivision B and California Code of Regulations, Title 14, section 15062.

Third, this letter will suggest an alternate course of action should this Board decline to grant a COA. Given the Property’s current designation as a cultural resource, and in an effort to uphold the integrity of the Prospect Place Historic District (“PPHD”), RCOE pursued a COA, ensuring that all applicable requirements were satisfied before obtaining a demolition permit. In furtherance of this effort, RCOE retained a licensed civil engineer to conduct a Structural

Damage Evaluation Report that was previously submitted to the Board. In light of the findings therein, however, it is evident that the Property constitutes a “dangerous building” under the Uniform Code for the Abatement of Dangerous Buildings and actually is exempt from the COA requirement pursuant to Riverside Municipal Code (“RMC”) section 20.25.015. As such, if the Board declines a COA, RCOE requests that the Board direct the City’s Building Official to evaluate the Property and issue findings, consistent with the foregoing, that the Property satisfies the criteria under RMC section 20.25.015 and is therefore exempt from the COA requirement.

Lastly, this letter will address suggestions made by the Board and various public commenters that RCOE sell the Property to an individual or organization interested in undertaking the necessary repairs to restore the building to its pre-damage condition. Setting aside the fact that restoration is both technically and economically infeasible, RCOE is not prepared to sell the Property as doing so would impair the use of RCOE’s adjacent administrative office building, which is critical to RCOE’s continued operations. Any requirement imposed by the Board that RCOE sell or restore the Property would give rise to a claim for inverse condemnation. Similarly, due to the severity of the fire damage and the associated cost of conducting the necessary repairs, any continued refusal by the Board to authorize demolition would constitute a regulatory taking further giving rise to a claim for inverse condemnation. RCOE is nevertheless more than willing to permit interested community members or organizations to salvage any and all materials from the building prior or subsequent to demolition.

For these reasons, and because there is ample evidence that demolition is the only viable option remaining, RCOE respectfully requests that the Board grant the requested COA or, alternatively, determine that the Project is exempt from the COA requirement.

## **I. FACTUAL BACKGROUND**

### **A. Evidence Presented to the Board**

The Property was acquired by RCOE in July 2023 along with the adjacent Thompson/Colegate Building. RCOE leased the Property to a commercial tenant until December 11, 2023 when a transient individual set the structure on fire causing extensive damage. RCOE sought to determine the feasibility of restoring the Property due to its designation as a Cultural Resource, including as a Structure of Merit and contributor to the PPHD.

In furtherance of this effort, RCOE engaged numerous subject matter experts to evaluate the structure. This included the commissioning of Structural Damage Evaluation Report prepared by Brad Lander, a licensed civil engineer with Insight Forensics LLC. RCOE also retained Michael J. Stephens, AIA NCARB, an architect and managing partner with SGH Architects to conduct an architectural survey. Further, RCOE engaged Casey Tibbet, M.A., with LSA to conduct an Historic Resource Assessment of the Property.

RCOE gave a detailed presentation of the findings made by these experts at the Board's June 18 regular meeting, during which the following evidence was submitted for the Board's consideration:

1. Structural Damage Assessment

RCOE's civil engineer, Mr. Lander, conducted a thorough inspection of the Property, which revealed that:

- Structural Damage: The extent of the damage caused by the fire satisfies the criteria under the California Building Code for "substantial structural damage" classification, meaning that 60% of the Property's structural systems have been compromised. In addition, less than 40% of the remaining structural components are considered salvageable. Because of this classification, the Code requires that repairs to both the compromised components and the remaining salvageable components must meet current code requirements in order to satisfy applicable safety standards, meaning that the Property cannot be restored under its prior building standards.
- Roof System: 60% of the roof framing is charred/burned or suffered excessive sapping and is therefore compromised. The remaining elements are not reusable and would not meet current code requirements. Based on the damage in the roof system, the entirety of the roof would require replacement either due to fire damage or implementation of current standards of building.
- Floor System: The fire severely damaged components under the floor and damaged a substantial portion of the overall floor system. More than 50% of the floor system exhibited cross-sectional charring or excessive sapping/glazing and was compromised by exposure to heat/fire.

From these findings, Mr. Lander concluded:

- Based on the extensive fire damage to the structure and the unsalvageable conditions of the remaining/undamaged framing members and components, any repair scope/recommendations associated with an anticipated/expected repair and code upgrade estimate as a result of the event would be considered infeasible/impractical.
- Due to the severity of damage and demolition requirements of the remaining framing, it is "*technically infeasible*" under section 202 of the California Building Code to implement repairs and salvage the existing materials that were not damaged by the fire.

- Based on the extent of structural damage, limited salvageability of the remaining structure and impact of the building code update/upgrade requirements on reuse, it is expected that the subject building will be required to be demolished entirely.

## 2. Architectural Findings

The Property was also inspected by RCOE's architectural expert, Mr. Stephens, who agreed with Mr. Lander's assessment and further concluded that:

- Moving the building would be incredibly difficult and would likely result in irreparable damage to the Property. In fact, there would be no guarantee that the Property could be moved effectively, and once moved, the Property may nevertheless require demolition at its new site.
- Salvageable historical building components of the Property are extremely limited. There are only half a dozen unique components that could be salvaged.
- The extent of the fire damage to floor and roof structure prohibits a partial re-build.
- Undertaking new construction to replicate the existing structure could cost taxpayers an estimated \$2 million. Conversely, insurance proceeds are limited to the Property's fair market value, which RCOE's insurer estimated to be approximately \$750,000.

Mr. Stephens further concluded that, in his professional judgment, the building is not suitable for repurposing for any manner.

## 3. Historic Resource Assessment

Aside from the severe damage to the Property, RCOE's historic preservation expert, Ms. Tibbet, separately evaluated the Property to determine whether it should maintain its current designation as a Cultural Resource. Ms. Tibbet shared the following findings with the Board:

- Radically altered spatial relationships have led to a lack of visual continuity with the PPHD and created an inappropriate historic context that is not associated with the district.
- The spatial relationships that identified it as part of the PPHD no longer exist. The parking lot and the change to the parkway contribute to a break in the visual continuity of the PPHD. Therefore, the Property does not contribute to a significant and distinguishable entity whose components on their own lack individual distinction, namely the PPHD.
- Architectural integrity has been diminished by loss of windows and alterations to the front porch to accommodate an ADA-complaint ramp.

- This is not a rare resource as there are many examples of Neoclassical cottages in the city, including in the PPHD and the nearby Mile Square neighborhood.
- The Property is not architecturally significant.
- This property does not retain enough integrity to meet any of the Landmark or the Structure of Merit criteria.

4. Additional Evidence Presented to the Board

To further inform the Board's consideration of the Project, Dr. Scott Price, Associate Superintendent of RCOE, provided additional information to the Board, including that:

- RCOE has afforded the Old Riverside Foundation the opportunity to salvage any materials that can feasibly be recovered. This includes two exterior porch columns and possibly one dormer window that the Old Riverside Foundation has determined to be salvageable.
- Beyond these items, the only other undamaged material is certain portions of the Property's exterior siding, which the Old Riverside Foundation determined that it would not be practical to salvage.
- Although moving the Property would not be possible, RCOE is willing to have any interested person or organization, in addition to the Old Riverside Foundation, salvage any materials they like.
- If demolition is approved, RCOE intends to explore the construction of a small greenspace and shade structure on the existing lot to serve as an outside break area for RCOE staff.

**B. The Board Deferred Decision on a Certificate of Appropriateness**

Despite the foregoing evidence demonstrating that demolition is the only viable option remaining, the Board nevertheless concluded that it needed more information to determine whether the Project should be approved. Rather than granting the COA, the Board continued the matter for ninety days and further requested that RCOE submit substantial additional information before it would consider granting the COA, including:

- The feasibility of completing a restoration of the building consistent with Chapter 8 of the California Historic Building Code (as well as the Secretary of the Interior's Standards for the Treatment of Historic Properties). Yet, RCOE's subject matter experts already evaluated the Property and determined that restoration is technically infeasible. The findings of these experts were presented to the Board at the June 18 meeting, as summarized above.

- Aside from the *technical* infeasibility of restoration as defined by the Building Code, the Board further requested information as to whether it would *actually* be feasible to replace the damaged portions of the building, including the roof system, the floor system, the interior, the windows, and the studs. The Board requested this information despite the fact that applicable law speaks in terms of technical feasibility and does not mandate restoration whenever it is *theoretically* possible to do so.
- RCOE’s efforts to find an individual or organization interested in purchasing the Property or salvaging the individual components of the building. As explained during the Board’s June 18 meeting, RCOE has been actively working with the Old Riverside Foundation to salvage certain components of the building.
- The Board also requested information regarding the estimated cost of restoration, even though Mr. Stephens provided a \$2 million estimate at the June 18 meeting. As discussed below, RCOE has since obtained a formal cost estimate for the restoration.
- Whether the building’s neoclassical style supports its status as a contributor to the Prospect Place Historic District and whether the structure itself has elements that support its historic status. However, Ms. Tibbet already addressed both issues in her report and specifically concluded that there are many other examples of neoclassical buildings in the surrounding area and that there is nothing historically significant about the Property.
- Whether the proposed project would fall within a CEQA exemption, which it does. The proposed demolition and greenspace are exempt.
- The Board also requested additional information regarding the proposed green space that RCOE intends to construct in place of the existing structure. As discussed below, RCOE has prepared a rendering of the proposed greenspace for the Board’s consideration.

## **II. RCOE HAS NOW PROVIDED ALL ADDITIONAL INFORMATION REQUESTED BY THE BOARD**

Below is an overview of the additional documentation incorporated herein that RCOE has obtained in response to the Board’s comments at its June 18, 2025 meeting. These additional materials—together with the substantial volume of information that has already been presented to the Board—amply establish that RCOE has satisfied all principles and standards of site development and design review, thereby entitling RCOE to its requested COA.

### **Conceptual Cost Estimate (Exhibit A)**

Attached hereto as Exhibit A is a Conceptual Cost Estimate prepared by HL Construction Management that extensively details the various items that RCOE would be forced to incur in order to fully restore the Property. The total estimated cost of restoration is **\$1,596,322**—more than double the Property’s fair market value of \$750,000.

Critically, as noted in Exhibit A, the cost estimate excludes numerous additional expenses that RCOE would incur as part of the restoration, including soft costs such as architectural and engineering fees, building permits and plan reviews, insurance costs, furniture and equipment, and project management fees. After speaking with the subject matter experts, RCOE has determined that these additional expenses in addition to the cost estimate in Exhibit A will total **\$2 million**—consistent with the estimate that RCOE previously provided to the Board.

### **Peer Review of Historic Resources Assessment (Exhibit B)**

Attached hereto as Exhibit B is a Peer Review Memorandum prepared by Bill Wilman, an architectural historical with Wilman Historical Services. Mr. Wilman reviewed the original Historic Resources Assessment prepared by Ms. Tibbet of LSA, which was previously submitted to the Board. In the Memorandum, Mr. Wilman agrees with Ms. Tibbet’s assessment that the Property is ineligible for designation as either a Structure of Merit or contributor to the PPHD. This Memorandum provides further evidence that RCOE has satisfied all principles and standards of site development and design review set forth in RMC section 20.25.050.

### **Conceptual Rendering of Proposed Greenspace (Exhibit C)**

Attached hereto as Exhibit C is a conceptual rendering of the proposed greenspace that RCOE intends to build in place of the existing structure on the Property. As demonstrated by the rendering, the proposed greenspace will be consistent with the PPHD’s architectural and aesthetic values and will thus meaningfully contribute to the surrounding neighborhood. The rendering also includes a proposed monument that will discuss and memorialize the historical significance of the PPHD.

### **III. THE PROJECT IS EXEMPT FROM CEQA**

When approving a project, a local agency, such as the Board, must “decide whether the project is exempt from the CEQA review process under either a statutory exemption or a categorical exemption set forth in the CEQA Guidelines.” (*California Building Industry Assn. v. Bay Area Air Quality Management Dist.* (2015) 62 Cal.4th 369, 382, citations omitted.)

As to statutory exemptions, by its own definition, CEQA applies only to “discretionary projects” and does not apply to “ministerial projects.” (Pub. Resources Code, § 21080, subs. (a), (b)(1).) Thus, if a project is ministerial, it is exempt from CEQA. (*Id.*) Second, even if a project is discretionary, CEQA nevertheless contains various “categorical exemptions” for certain types of projects.

Here, because the Property has been locally designated as a Cultural Resource, CEQA considerations come into play. During the Board’s June 18 meeting, certain Board members questioned whether the Project would be exempt from CEQA’s requirements. As discussed below, the Project—including the demolition of the Property and the subsequent proposal to construct a greenspace on the existing lot—is both statutorily and categorically exempt from CEQA.

**A. Statutory Exemption for Ministerial Projects**

A project is ministerial when it “describes a governmental decision involving little or no personal judgment by the public official as to the wisdom or manner of carrying out the project. The public official merely applies the law to the facts as presented but uses no special discretion or judgment in reaching a decision. A ministerial decision involves only the use of fixed standards or objective measurements, and the public official cannot use personal, subjective judgment in deciding whether or how the project should be carried out.” (Cal. Code Regs., tit. 14, § 15369.)

In contrast, a “[d]iscretionary project’ means a project which requires the exercise of judgment or deliberation when the public agency or body decides to approve or disapprove a particular activity, as distinguished from situations where the public agency or body merely has to determine whether there has been conformity with applicable statutes, ordinances or regulations.” (Cal. Code Regs., tit. 14, § 15357.)

A proposed demolition of a Cultural Resource in Riverside would ordinarily be considered a discretionary project because it typically requires an applicant to obtain a COA, which requires the Board to make specific findings that are inherently discretionary.

However, as will be discussed further below, if the Board analyzes the Project in light of the Property’s status as a dangerous building under RMC section 20.25.015, the decision before the Board is ministerial in nature. Under this framework, RCOE need only obtain a demolition permit before proceeding with the Project, and the procedure for obtaining such a permit is purely ministerial. (*Friends of Juana Briones House v. City of Palo Alto* (2010) 190 Cal.App.4th 286, 305 [“Under the plain language of the governing municipal code provision, issuance of the demolition permit was ministerial.”]; *Bottini v. City of San Diego* (2018) 27 Cal.App.5th 281, 295, 301 [“The Municipal Code also establishes procedures that apply to abatement actions involving designated historical resources, which require a property owner to obtain a permit and ensure compliance with all applicable regulations and ordinances prior to the alteration, demolition, or relocation of the designated historical resource. . . . [T]he demolition permit that [the city] authorized the [petitioners] to obtain was, as all parties agree, ministerial.”].)

The requirements for obtaining a demolition permit are set forth in RMC section 16.20.130, which requires only ministerial acts by the City, including the determination as to whether “the sewer has been properly capped” and whether “all concrete, weeds, debris, stones or other loose material has been removed from the site.” In other words, the Code affords no discretion to City officials to withhold a building permit once the objective criteria under RMC section 16.20.130 have been met. Once these criteria are satisfied, the applicant is entitled to a demolition permit as

a matter of right, thereby rendering the demolition permit process ministerial. (See *Friends of Juana Briones House, supra*, 190 Cal.App.4th at p. 305-306 [“Under the referenced chapter, there are two prerequisites for a permit to demolish any residential structure: the residence must be vacant and any tenants must be notified. . . . Those prerequisites impose fixed standards, capable of objective assessment. There is no dispute that appellants satisfied those prerequisites here.”].)

Furthermore, following demolition of the Property, RCOE intends to construct a greenspace on the existing parcel. This too is ministerial because the proposed construction merely requires RCOE to obtain a building permit. (*Friends of Westwood, Inc. v. City of Los Angeles* (1987) 191 Cal.App.3d 259, 277 [“Run of the mill building permits are “ministerial” actions not requiring compliance with CEQA.”], emphasis in original.)

Accordingly, due to the Property’s status as a dangerous building, the Project is ministerial in nature and therefore is statutorily exempt from CEQA.

**B. Categorical Exemption for Class 1 Existing Facilities and Class 3 Small Structures**

Alternatively, even if the Project is construed as discretionary under the COA framework, it nevertheless satisfies the categorical exemption for class 1 existing facilities. (Cal. Code Regs., tit. 14, § 15301.) This exemption applies to certain proposed alterations to existing facilities. It specifically exempts projection involving the “[d]emolition and removal of individual small structures” including “[o]ne single-family residence” or a “store, motel, office, restaurant, and similar small commercial structure if designed for an occupant load of 30 persons or less.” (*Id.*, subd. (l)(1)-(3).) Furthermore, as to the proposed greenspace, this Project component satisfies the categorical exemption for class 3 new construction or conversion of small structures. This exemption specifically includes “construction and location of limited numbers of new, small facilities or structures” and also “include[s] but [is] not limited to” the construction of “[a]ccessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences.” (Cal. Code Regs., tit. 14, § 15303.)

The Project therefore falls within categorical exemptions to CEQA.

However, it should be noted that “[u]nlike statutory exceptions, categorical exemptions are subject to exceptions.” (*Bottini v. City of San Diego, supra*, 27 Cal.App.5th at p. 292.) For instance, projects involving historical resources are not necessarily categorically exempt. (Cal. Code Regs., tit. 14, § 15300.2, subd. (f) [“A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.”])

Nevertheless, the historical resource exception does not apply here. The Property is not included in the California Register of Historical Resources but is instead designated only at the local level as a Cultural Resource. Under CEQA, “[h]istorical resources included in a local register of historical resources . . . are *presumed* to be historically or culturally significant for purposes of this section, *unless the preponderance of the evidence demonstrates that the resource is not*

*historically or culturally significant.* (Pub. Res. Code § 21084.1.) Thus, it is sufficient for RCOE to demonstrate by a preponderance of the evidence that the Property is not historically or culturally significant. RCOE has plainly made such a showing. Indeed, the Cultural Resource Assessment prepared by LSA concluded that the Property does not retain enough integrity to meet any of the Landmark or the Structure of Merit criteria and does not meaningfully contribute to the PPHD. The thorough analysis and documentation in the Cultural Resource Assessment provides ample evidence—well beyond the preponderance of the evidence standard—upon which the Board could determine that the Property is not historically or culturally significant for the purposes of CEQA.

Accordingly, the historical resource exception does not apply to the Property, and the Project therefore is categorically exempt from CEQA. In light of the statutory and categorical exemptions applicable to the Project, RCOE requests that the Board file, as necessary, a Notice of Exemption pursuant to RMC section 20.15.020, subdivision B and California Code of Regulations, Title 14, section 15062.

#### **IV. SHOULD THIS BOARD DECLINE A COA, DEMOLITION IS STILL**

##### **APPROPRIATE**

Chapter 20 of the Riverside Municipal Code sets forth the procedures for designating, altering, and maintaining Cultural Resources located within the City. Once a structure is designated as a Cultural Resource, any proposed alteration, including demolition, typically requires the owner to obtain a COA pursuant to RMC section 20.25.010, which is issued by the Board, or in some cases, by the City’s Historic Preservation Officer. Although no formal public hearing is required, once an application for a COA is submitted, the Board must then set the application as a discussion calendar item during one of the Board’s regularly scheduled meetings and must further provide public notice. (RMC § 20.15.040.) Any such COA application must satisfy the applicable “principles and standards of site development and design review” set forth in RMC section 20.25.050, which further requires the Board to make specific findings under each of the applicable criteria. Separately, if the COA applicant further seeks to demolish a designated Cultural Resource, the proposal is also subject to additional notice requirements pursuant to RMC section 20.15.055.

Critically, however, Chapter 20 also *exempts* certain Cultural Resources from the foregoing COA requirements and procedures. Specifically, as relevant here:

Modifications to a Cultural Resource does [sic] *not* require a Certificate of Appropriateness, if the Building Official has determined that structure presents an unsafe or dangerous condition constituting an imminent threat as defined in the California Building Code; [or]

*A dangerous building as defined by the Uniform Code for the Abatement of Dangerous Buildings, and the proposed action is necessary to mitigate the unsafe or dangerous condition.*

Before any physical work on any such unsafe structure, the Building Official shall make all reasonable efforts to consult with the Historic Preservation Officer or Qualified Designee to seek feasible alternatives to the proposed action that will adequately protect the public health and safety.

(RMC § 20.25.015.A.1-3. [emphasis added].)

Thus, no COA is required if the City’s Building Official determines that a Cultural Resource presents either (i) an unsafe or dangerous condition constituting an imminent threat under the California Building Code or (ii) a dangerous building under the Uniform Code for the Abatement of Dangerous Buildings (“Uniform Code”). (*Id.*)

Here, it is readily apparent that the Property meets the latter condition—i.e. a “dangerous building” under the Uniform Code. The definition of a “dangerous building” is contained in Section 302 of the Uniform Code, which states as follows: “For the purpose of this code, any building or structure which has any or all of the conditions or defects hereinafter described shall be deemed to be a dangerous building, provided that such defects exist to the extent that the life, health, property or safety of the public or its occupants are endangered.” Section 302 further enumerates various conditions under which a structure would be deemed a dangerous building, including, but not limited to:

- Whenever the building or structure, exclusive of the foundation, shows 33 percent or more damage or deterioration of its supporting member or members, or 50 percent damage or deterioration of its nonsupporting members, enclosing or outside walls or coverings.
- Whenever any portion thereof has been damaged by fire . . . to such an extent that the structural strength or stability thereof is materially less than it was before such catastrophe and is less than the minimum requirements of the Building Code for new buildings of similar structure, purpose or location.
- Whenever the building or structure has been so damaged by fire, wind, earthquake or flood, or has become so dilapidated or deteriorated as to become (i) an attractive nuisance to children; (ii) a harbor for vagrants, criminals or immoral persons; or as to (iii) enable persons to resort thereto for the purpose of committing unlawful or immoral acts.

(Uniform Code §§ 302(4), 302(11)-(12).)

RCOE has already submitted ample evidence to the Board demonstrating that the Property satisfies each of the above conditions. For instance, the Structural Damage Evaluation Report prepared by a licensed civil engineer found that:

*It is believed that more than 60-percent of the structural load-carrying elements capacity has been compromised due to the fire event, diminishing the reserve strength of the lateral-force-resisting system to resist wind and seismic loads and imposing an immediate*

*hazard to life safety.* Based on the extensive fire damage to the structure and the unsalvageable conditions of the remaining/undamaged framing members and components, any repair scope/recommendations associated with an anticipated/expected repair and code upgrade estimate as a result of the event would be considered infeasible/impractical.

...

Based on the extent of structural damage, limited salvageability of the remaining structure and impact of the building code update/upgrade requirements on reuse, *it is expected that the subject building will be required to be demolished entirely and reconstructed from the ground up to ensure safety, functionality/code compliance.*

(emphasis added.)

As such, the damage to the Property's supporting members significantly exceeds the 33% requirement under the Uniform Code. (§ 302(11).)

Furthermore, as RCOE representatives testified at the Board's June 18 meeting, since the fire occurred, vagrants have continued to break into the Property on numerous occasions. Thus, as a result of the fire, the Property has been rendered a "harbor for vagrants" and further "enable[s] persons to resort thereto for the purpose of committing unlawful or immoral acts," thereby constituting a dangerous condition under section 302(12) of the Uniform Code.

The evidence presented to the Board therefore conclusively establishes that the Property constitutes a "dangerous building" under the Uniform Code and is therefore exempt from the COA requirement pursuant to RMC section 20.25.015.

For this reason, although RCOE is confident that its application fully satisfies the principles and standards of site development and design review necessary for obtaining a COA, the reality is that the resulting fire damage to the Property has relieved RCOE of the legal obligation to do so.

Accordingly, if the Board declines to issue the requested COA, RCOE requests that the Board direct the City's Building Official to evaluate the Property and issue findings, consistent with the foregoing, that the Property satisfies the criteria under RMC section 20.25.015 and is therefore exempt from the COA requirement.

## V. INVERSE CONDEMNATION CONSIDERATIONS

Based on the foregoing, RCOE has readily established its entitlement to proceed with the proposed Project as a matter of law. To the extent the Board determines otherwise as it continues to consider the Project, such a determination necessarily implicates constitutional concerns that could result in legal action against the Board and City.

Both the United States and California Constitutions guarantee real property owners "just compensation" when their land is taken for a public use. (Cal. Const., art. I, § 19; U.S. Const.,

5th Amend.) If the Board refuses to permit the demolition of the Property, doing so would constitute a “regulatory taking” giving rise to a claim for inverse condemnation. This cause of action lies for the taking of or damage to real property, *including real property owned by a public agency*. (*Marin Mun. Water Dist. v. City of Mill Valley* (1988) 202 Cal.App.3d 1161, 1165 [a city must compensate a water district franchise in inverse condemnation for unintentional physical damage to water lines.].) It is well established that, “while property may be regulated to a certain extent, if regulation goes too far it will be recognized as a taking.” (*Pennsylvania Coal Co. v. Mahon* (1922) 260 U.S. 393, 415; see also, *Prentiss v. City of South Pasadena* (1993) 15 Cal.App.4th 85, 94 [“[M]andatory zoning and land use restrictions raise issues of governmental taking of property.”].)

Based on comments by the Board during its June 18 regular meeting, there are two categories of regulatory action by the Board that would constitute a regulatory taking, both of which are discussed below.

First, certain Board members, as well as various public commenters, suggested that RCOE could simply sell the Property as an alternative to demolition. Relatedly, the Board also referenced a letter from a community member offering to salvage certain components of the Property. However, as RCOE explained at the June 18 meeting, RCOE has already met with the author of that letter, and the proposed salvage project would also require the Property to be sold and would further require splitting the adjacent parking lot. RCOE does not intend to voluntarily sell the Property at this time because doing so would negatively impact RCOE’s continued use of the neighboring administrative office building, which—together with the Property itself—is integral to RCOE’s current operations. Consequently, any requirement imposed by the Board that RCOE sell the Property would constitute a *per se* regulatory taking. “[R]egulatory action [is] generally deemed [a] *per se* taking[] for Fifth Amendment purposes . . . where [the] government requires an owner to suffer a permanent physical invasion of her property—however minor. (*Dryden Oaks, LLC v. San Diego County Regional Airport Authority* (2017) 16 Cal.App.5th 383, 394-395.)

Thus, to the extent that the Board insists on the sale of the Property, this determination would constitute a *per se* regulatory taking, and RCOE would have an immediate claim for inverse condemnation.

Nevertheless, as RCOE has already made clear, it is more than willing to allow interested organizations or community members to salvage any portion of the Property to the extent that technical considerations permit. Indeed, RCOE has been actively working with the Old Riverside Foundation for this very purpose.

Second, in addition to the forced sale of the Property, any continued refusal by the Board to permit demolition would further constitute a regulatory taking. This would also include any requirement that RCOE restore the Property in lieu of demolition. (See *Prentiss, supra*, 15 Cal.App.4th at p. 94, 98 [“[A] properly drafted historical preservation ordinance . . . must carefully draw the line between ‘regulation’ and ‘taking’ and ‘outright denial of the demolition permit might constitute inverse condemnation.’].)

Here, the Property in its current state is presently unusable in light of the extensive fire damage. Moreover, the estimated cost of restoring the Property—\$2.0 million—far exceeds the Property’s fair market value of \$750,000, thereby rendering any proposed restoration economically infeasible. Furthermore, as RCOE’s architectural expert testified to the Board, restoring the Property or physically moving the Property to a different location both would be technically infeasible. Due to these realities, any insistence by the Board that RCOE incur the exorbitant cost of restoration or relocation would further constitute a regulatory taking by depriving RCOE of any economically beneficial use of the Property. (*Dryden Oaks, supra*, 16 Cal.App.5th at p. 394-395 [regulatory takings include “regulations that completely deprive an owner of all economically beneficial us[e] of her property.”]; see also, *Foundation for San Francisco's Architectural Heritage v. City and County of San Francisco* (1980) 106 Cal.App.3d 893, 916-917 [holding that owner was entitled to demolish of historic building where “the alternatives to demolition were fully considered and reported” and where “there was evidence that restoration was infeasible because of the seismic problems, and that the economics of restoration precluded any reasonable, economic use of the property by the owner.”].)

RCOE has diligently pursued all available alternatives, including, at great expense, the commission of architectural surveys, structural damage assessments, and historic preservation studies. These efforts have made clear that demolition is the only technically and economically viable option remaining. To the extent that the Board ultimately disregards this well-supported conclusion and refuses to allow the demolition to proceed, RCOE hereby reserves all available rights and remedies, including bringing an immediate claim for inverse condemnation against the Board and the City.

## **VI. CONCLUSION**

RCOE greatly respects the Board’s desire to protect the City’s designated Cultural Resources and fully appreciates the rigorous criteria that ordinarily must be satisfied before obtaining a COA. In turn, however, it is important to note that the Board must equally appreciate the unique and difficult circumstances that made the proposed Project necessary in the first place. The Project does not propose the run-of-the-mill alteration of a Cultural Resource, such as a home remodel or structural addition. Rather, the proposed Project entails the demolition of the subject Property because doing so is the *only* technically and economically viable option remaining. RCOE was the victim of a criminal act that resulted in severe and irreparable damage to the Property such that restoration is simply no longer feasible.

It is therefore clear that demolition is necessary, and any further delay or additional conditions imposed by the Board will only require RCOE to expend additional resources and divert critical funds from the thousands of students that it serves throughout Riverside County.

For these reasons, RCOE respectfully requests that the Board take one of the following two actions:

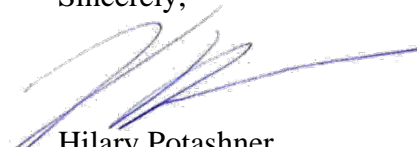
- Determine that the Project satisfies the Principles and Standards of Site Development and Design findings under RMC section 20.25.050.A, approve Planning Case DP-2025-00269, and grant the requested COA.
- Alternatively, because the Project satisfies the criteria for exemption from the COA requirement pursuant to RMC section 20.25.015, RCOE requests that the Board direct the City's Building Official to evaluate the Property and issue findings that the Property satisfies the criteria under RMC section 20.25.015 and is therefore exempt from the COA requirement.

Additionally, in connection with either of the two aforementioned actions, RCOE further requests that the Board:

- Determine that the Project is exempt from CEQA, and file a Notice of Exemption pursuant to RMC section 20.15.020.B and California Code of Regulations, Title 14, section 15062.
- Facilitate and expedite the granting of the requested demolition permit.

Thank you for your attention to this matter, and please do not hesitate to contact this office should you have any questions.

Sincerely,



Hilary Potashner

# EXHIBIT A

# Conceptual Cost Estimate

## September 24, 2025

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Riverside county  
Office of education  
4472 Orange Street, Riverside, CA



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**Prepared for SGH Architects**

## INTRODUCTION

### BASIS OF ESTIMATE

This Cost Estimate is based on existing photographs and reports (historical assessment, hazardous abatement, etc.) prepared by others, dated 09/11/2025, provided by SGH Architects to HLCM, along with verbal and written guidance from the design team. There are no detailed public record plans available.

### ESTIMATE MARK UPS

The following markups are included in this estimate:

- |                                |        |
|--------------------------------|--------|
| 1) General Conditions          | 11.81% |
| 2) Overhead and Profit (OH&P)  | 9.00%  |
| 3) Bonds & Insurance           | 3.00%  |
| 4) Design Contingency          | 20.00% |
| 5) Escalation to MOC, 07/31/26 | 4.29%  |

### EXCLUSIONS

The following items are excluded in this estimate.

- 1) Professional fees, inspections and testing.
- 2) Escalation beyond the midpoint of construction.
- 3) FF and E, unless specifically referenced in this estimate.
- 4) Plan check fees and building permit fees.
- 5) Construction/Owner's contingency costs.
- 6) Construction management fees.
- 7) Soft costs.
- 8) Off-site work
- 9) Night time and weekends work.
- 10) Accelerated construction schedule.
- 11) Temporary meeting room.

### ITEMS AFFECTING COST ESTIMATE

Items that may change the estimated construction cost may include but are not limited to the following:

- 1) Unforeseen existing building and site condition.
- 2) Any changes to the scope of work not included in this report. We recommend updating the estimate to capture the value of any changes.
- 3) Sole source procurement.
- 4) Any changes or delay from the projected construction schedule.
- 5) Availability of skilled labor force to execute the specific detailing.

### CLARIFICATIONS

- 1) This estimate is based on the assumption of a competitive bid environment by a minimum of four at the Subcontractor level.
- 2) This estimate assumes the use of prevailing wages. This estimate also includes a factor for PLA.
- 3) This estimate does not include the prequalification process for Contractors and Subcontractors. If prequalification is implemented, it will have a cost impact on the project.

**CONSTRUCTION COST SUMMARY**

Base Scope Elements	Area	Cost / SF	Total
RENOVATION OF EXISTING ASSEMBLY BUILDING	1,460 SF	\$1,093.37	\$1,596,322
<b>TOTAL ESTIMATED CONSTRUCTION COST</b>			<b>\$1,596,322</b>

## Renovation of Existing Assembly Building

**Renovation of Existing Assembly Building Summary**

Element	Gross Floor Area	1,460	SF	Total	Cost/SF
01	General Requirements				
02	Existing Conditions			\$95,622	\$65.49
03	Concrete				
04	Masonry			\$3,500	\$2.40
05	Metals			\$2,190	\$1.50
06	Woods, Plastics, and Composites			\$200,589	\$137.39
07	Thermal and Moisture Protection			\$94,088	\$64.44
08	Openings			\$124,654	\$85.38
09	Finishes			\$105,772	\$72.45
10	Specialties			\$5,420	\$3.71
11	Equipment				
12	Furnishings				
13	Special Construction				
14	Conveying Equipment				
21	Fire Suppression				
22	Plumbing			\$52,308	\$35.83
23	Heating, Ventilating, and Air Conditioning (HVAC)			\$25,000	\$17.12
26	Electrical			\$212,353	\$145.45
27	Communications			\$15,090	\$10.34
28	Electronic Safety and Security			\$79,603	\$54.52
31	Earthwork				
48	Electric Power Generation				
	Subtotal			\$1,016,189	\$696.02
	General Conditions		11.81%	\$120,000	\$82.19
	Subtotal			\$1,136,189	\$778.21
	Overhead and Profit (OH&P)		9.00%	\$102,257	\$70.04
	Subtotal			\$1,238,446	\$848.25
	Bonds & Insurance		3.00%	\$37,153	\$25.45
	Subtotal			\$1,275,599	\$873.70
	Design Contingency		20.00%	\$255,120	\$174.74
	Subtotal			\$1,530,719	\$1,048.44
	Escalation to MOC, 07/31/26		4.29%	\$65,603	\$44.93
<b>TOTAL ESTIMATED CONSTRUCTION COST</b>				<b>\$1,596,322</b>	<b>\$1,093.37</b>

**Renovation of Existing Assembly Building Detail Elements**

Element	Quantity	Unit	Unit Cost	Total
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**01 General Requirements**

General requirements Included in general condition

**Subtotal - General Requirements**

**02 Existing Conditions**

Building demolition				
Demolish existing exterior wall for door opening, reframe and refinish, single	1	ea	\$844.25	\$844
Demolish exterior partition	789	sf	\$7.49	\$5,904
Demolish interior partition	1,615	sf	\$6.86	\$11,085
Demolish existing ceiling	1,460	sf	\$4.99	\$7,288
Demolish existing tile flooring	63	sf	\$3.35	\$211
Demolish existing wood flooring	1,365	sf	\$4.34	\$5,921
Remove existing window	436	sf	\$7.67	\$3,346
Remove existing roof	2,012	sf	\$2.92	\$5,883
Remove & replace existing door, single	13	ea	\$187.54	\$2,438
Miscellaneous demolition	50	hr	\$75.00	\$3,750
Protection of existing to remain	1	ls	\$5,000.00	\$5,000
Haul out, disposal, and dump charges	1	ls	\$13,000.00	\$13,000
Hazmat abatement, allowance				
Lead paint encapsulation	1,460	sf	\$7.50	\$10,950
Temporary scaffolding, braces and shoring, allowance	1	ls	\$20,000.00	\$20,000

**Subtotal - Existing Conditions \$95,622**

**04 Masonry**

Repair to existing chimney	1	ls	\$3,500.00	\$3,500
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**Subtotal - Masonry \$3,500**

**05 Metals**

Miscellaneous metal fabrication and supports				
Miscellaneous metal fabrications	1,460	gsf	\$1.50	\$2,190

**Subtotal - Metals \$2,190**

**Renovation of Existing Assembly Building Detail Elements**

Element	Quantity	Unit	Unit Cost	Total
<b>06 Woods, Plastics, and Composites</b>				
Wall framing				
Exterior wall framing, 2" x 6" wood studs	789	sf	\$12.56	\$9,902
Interior wall framing, 2" x 4" wood studs	1,615	sf	\$10.57	\$17,067
Structural wood framing				
Joist, sistered joist & fascia including wood post	2,012	sf	\$68.64	\$138,104
Raised floor framing	876	sf	\$16.22	\$14,212
Sheathing				
Floor sheathing	876	sf	\$6.86	\$6,013
Plywood sheathing, 15/32"	2,012	sf	\$4.43	\$8,913
Miscellaneous				
Miscellaneous rough carpentry, hardware and blocking, allowance	1,460	gsf	\$4.37	<u>\$6,377</u>
<b>Subtotal - Woods, Plastics, and Composites</b>				<b><u>\$200,589</u></b>
<b>07 Thermal and Moisture Protection</b>				
Roofing system				
Asphalt shingles	2,012	sf	\$11.16	\$22,457
Roof insulation				
Rigid roof insulation, 5" thick	2,012	sf	\$7.59	\$15,263
Cover board, 1/2" thick	2,012	sf	\$2.55	\$5,126
Weather barrier	2,012	sf	\$0.74	\$1,485
Wall insulation				
Exterior, sound batt insulation, unbacked, 6" thick	789	sf	\$2.95	\$2,329
Interior, sound batt insulation, unbacked, 4" thick	1,615	sf	\$2.16	\$3,484
Exterior wall finish				
Horizontal wood siding	789	sf	\$46.80	\$36,902
Miscellaneous				
Miscellaneous caulking and sealants, allowance	2,012	gsf	\$3.50	<u>\$7,042</u>
<b>Subtotal - Thermal and Moisture Protection</b>				<b><u>\$94,088</u></b>

**Renovation of Existing Assembly Building Detail Elements**

Element	Quantity	Unit	Unit Cost	Total
<b>08 Openings</b>				
Exterior glazing				
Windows	436	sf	\$143.52	\$62,575
Exterior doors				
SC wood door panel with wood frame, single including hardware	1	ea	\$4,775.31	\$4,775
Interior doors				
SC wood door panel with wood frame, single including hardware	12	ea	\$4,775.31	\$57,304
				\$124,654
			<b>Subtotal - Openings</b>	<b><u>\$124,654</u></b>

<b>09 Finishes</b>				
Interior partitions				
5/8" thick gypsum board, type X, finished	3,230	sf	\$6.18	\$19,967
5/8" thick gypsum board, type X, interior of exterior, finished	1,577	sf	\$6.18	\$9,748
Interior finishes				
Floors				
Carpet	1,397	sf	\$7.49	\$10,461
Porcelain tile	63	sf	\$26.33	\$1,659
Base				
Wood base	467	lf	\$16.75	\$7,822
Walls				
Paint wall	4,807	sf	\$4.37	\$20,997
Ceilings				
Gypsum board ceilings, including framing	1,460	sf	\$19.06	\$27,830
Paint gypsum board ceilings	1,460	sf	\$4.99	\$7,288
				\$105,772
			<b>Subtotal - Finishes</b>	<b><u>\$105,772</u></b>

<b>10 Specialties</b>				
Building specialties				
Miscellaneous building specialties, wall protections, etc.	1,460	gsf	\$2.00	\$2,920

**Renovation of Existing Assembly Building Detail Elements**

Element	Quantity	Unit	Unit Cost	Total
Signage and wayfinding, allowance	1	ls	\$2,500.00	<u>\$2,500</u>
<b>Subtotal - Specialties</b>				<b><u>\$5,420</u></b>

**11 Equipment**

Residential appliances				<u>Excluded</u>
<b>Subtotal - Equipment</b>				

**21 Fire Suppression**

Demo of existing sprinkler system				Excluded
New sprinkler system				<u>Excluded</u>
<b>Subtotal - Fire Suppression</b>				

**22 Plumbing**

Demo of existing plumbing system	1,460	sf	\$13.00	\$18,980
Equipment				
Water heater, Insta tankless	1	ea	\$423.80	\$424
Fixtures				
Please note that the costs below include procurement, tax, freight, installation, domestic water, sewer, and waste vent piping systems along with all applicable subcontractor markups.				
Water closet	2	ea	\$5,442.00	\$10,884
Lavatory	1	ea	\$5,663.00	\$5,663
Floor drain	1	ea	\$673.00	\$673
Trap primer	1	ea	\$533.00	\$533
Water hammer arrestor	1	ea	\$533.00	\$533
Domestic water distribution				
Domestic water pipe - 3/4"	30	lf	\$67.50	\$2,025
Domestic water pipe - 1"	30	lf	\$81.25	\$2,438
Vent pipe distribution				
Vent pipe - 2 "	20	lf	\$66.25	\$1,325

**Renovation of Existing Assembly Building Detail Elements**

Element	Quantity	Unit	Unit Cost	Total
Condensate drain pipe distribution	1,460	sf	\$2.54	\$3,701
Roof drain				
Roof and over flow drain				Excluded
Drainage pipe				Excluded
Miscellaneous				
Clean and test	1	ls	\$634.00	\$634
Noise and vibration control	1	ls	\$705.00	\$705
Firestopping	1	ls	\$775.00	\$775
Seismic supports	1	ls	\$846.00	\$846
Commissioning assistance only	8	hr	\$155.00	\$1,240
Testing / start up / adjusting and balancing	6	hr	\$155.00	\$930
			<b>Subtotal - Plumbing</b>	<b><u>\$52,308</u></b>

**23 Heating, Ventilating, and Air Conditioning (HVAC)**

Modification of existing HVAC system for building	1	ls	\$25,000.00	\$25,000
			<b>Subtotal - Heating, Ventilating, and Air Conditioning (HVAC)</b>	<b><u>\$25,000</u></b>

**26 Electrical**

Demo / safe-off / misc. systems identification / labelling	48	hrs	\$145.00	\$6,960
Demo of light fixtures	1,460	sf	\$3.72	\$5,432
Service & distribution equipment				
Distribution board & panel boards	1,460	sf	\$35.00	\$51,100
Feeder for panel boards	1,460	sf	\$10.75	\$15,694
Feeder for distribution board from point of connection	50	lf	\$285.60	\$14,280
HVAC equipment connection	1,460	sf	\$10.00	\$14,600
Convenience power	1,460	sf	\$20.67	\$30,180
Lighting and lighting control	1,460	sf	\$40.00	\$58,400
Additional electrical requirements				
Seismic bracing / miscellaneous supports	1,460	sf	\$0.83	\$1,207

**Renovation of Existing Assembly Building Detail Elements**

Element	Quantity	Unit	Unit Cost	Total
Electrical temporary power / lighting	1	ls	\$8,500.00	\$8,500
Commissioning, planning, and coordination	1	ls	\$6,000.00	<u>\$6,000</u>
<b>Subtotal - Electrical</b>				<b><u>\$212,353</u></b>

**27 Communications**

Voice and data system (infrastructure only)	1,460	sf	\$10.34	\$15,090
Audio-video system AV equipment allowance				Excluded
Public address / clock system				<u>Excluded</u>
<b>Subtotal - Communications</b>				<b><u>\$15,090</u></b>

**28 Electronic Safety and Security**

Closed circuit television system((infrastructure only) CCTV camera cost allowance	1,460 1	sf ls	\$7.44 \$12,000.00	\$10,865 \$12,000
Access control system	1,460	sf	\$8.27	\$12,072
Security system	1,460	sf	\$9.10	\$13,279
Fire alarm system (complete system)	1,460	sf	\$21.50	\$31,387
<b>Subtotal - Electronic Safety and Security</b>				<b><u>\$79,603</u></b>

**48 Electric Power Generation**

PV & BESS				<u>excluded</u>
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**Subtotal - Electric Power Generation**

# EXHIBIT B



WILKMAN HISTORICAL SERVICES  
 3681 SUNNYSIDE DRIVE #2772  
 RIVERSIDE, CA 92516-2772  
 951 288-1078  
 wilkman.history@gmail.com

# MEMO

DATE SEPTEMBER 24, 2025

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TO: Lindsay Currier Administrator, Facilities/Operations Riverside County Office of Education	FROM: Bill Wilkman Wilkman Historical Services
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RE: Peer Review, Historic Resources Assessment, 4472 Orange St, Riverside CA 92501	CC: Casey Tibbet, LSA Belen Bobadilla, RCOE Shara Perkins, RCOE
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On July 9, 2025, the Riverside County Office of Education (RCOE) engaged my services to prepare a peer review of a Historic Resources Assessment of 4472 Orange Street, prepared by Ms. Casey Tibbet of LSA. It is my understanding that based on comments made by the Riverside Cultural Heritage Board at their June 18<sup>th</sup> meeting Riverside staff recommended that RCOE retain a qualified architectural historian to conduct a peer review of Ms. Tibbet’s report. The focus of the peer review is to determine whether Ms. Tibbet’s evaluation of the property’s historical significance is well-supported by research and field survey observations and that her analysis follows standard best practices for such evaluations. In addition, RCOE requested that I comment on the report’s conclusions and recommendations.

### Professional Qualifications

I am an architectural historian with seven years experience managing the City of Riverside’s cultural resources program and 22 years experience as the owner of Wilkman Historical Services. I have a Masters Degree in Urban Planning with an emphasis on urban history including architectural trends at various points in urban history. I meet the Secretary of the Interior’s Professional Qualifications Standards in the fields of history and architectural history.

### Peer Review

I have read Ms. Tibbet’s report and concur in its findings in reference to 4472 Orange Street in Riverside, CA. In essence, her report finds that the subject property is an outlier in relation to the Prospect Place Historic District of which it is listed as a contributor and lacks integrity because:

- The property is significantly different from the other contributors in the Prospect Place Historic District in that it lacks the urban spatial cohesiveness of the balance of the District. Specifically, it is situated in the midst of an expansive parking lot over 70 feet from the nearest District resource with access provided by a 25 foot wide driveway. The street

widening that eliminated the curbside parkway and reduced the front setback of the subject property also negatively impacts the property's spatial consistency with the balance of the District. Other resources in the District are largely characterized by narrow driveways, landscaped curbside parkways, and 15 to 20 foot separations from resource to resource.

- The building on the subject property has severely compromised integrity, due to damage caused by a recent fire. While the exterior appears to be relatively intact at first glance, plywood coverings mask the true extent of damage, with the interior framing and walls, floor joists, roof, and windows all sustaining major damage. The presence of an ADA-compliant ramp on the north elevation also compromises the integrity of the building.
- When the Historic District was first contemplated the adjacent property at 4480 Orange Street was developed with a residence. This residence was demolished around the time the District was being formulated. The parking lot and carport that replaced the dwelling greatly disrupted the rhythm of the balance of the District.
- The building on the subject property also does not qualify as a Structure of Merit, per the criteria in Riverside's Title 20.

### **Conclusion and Recommendation**

I agree with Ms. Tibbet's evaluation of the 4472 Orange Street property as not significant as a contributor to the Prospect Place Historic District or as a Structure of Merit. I also agree with her recommendation to adjust the boundary of the historic district in the two locations identified in her report.

My only suggestion regarding the report is to add an exhibit consisting of historic aerial photographs focused on the subject property with adjacent properties included to provide context and illustrate the changes to the spatial relationships discussed in the report.

# EXHIBIT C



**From:** [Rebecca Gross](#)  
**To:** [Watson, Scott](#); [Falcone, Philip](#)  
**Subject:** [EXTERNAL] Re: 4472 Orange St house  
**Date:** Wednesday, October 1, 2025 11:57:26 AM

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**CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.**

[Report Suspicious](#)

Good Day,

I live at 4493 Orange St., two houses down and across from the burned structure of concern. While it is obvious that something needs to be done with that house, we in the neighborhood (as per comments this summer to Philip Falcone) would prefer to see it preserved, perhaps even made into a family home to complement our street consisting of 10 homes. We do not desire to see it made into more parking lot as that just gives leeway for more homeless encampments. A little park area would be nice. Or even a desirable business. But a parking lot just encroaches more upon our community, making it look less desirable.

As per the notice sent September 15, it sounds like the desire is to have it demolished, and that any demolition dust or toxins or pollutants would be exempt from the California Environmental Quality Act, thus contaminating those of us in the neighborhood as if we don't matter. Am I reading that correctly? If so, that is not acceptable. There are elderly (up to age 94) and young children (ages 1-7) on Orange Street and the neighboring streets that make up our community.

Please give more consideration to this matter. I would appreciate a reply and correction to anything if I have misunderstood.

Thank you,  
Rebecca Gross