



*City of Arts & Innovation*

# City Council Memorandum

**TO: HONORABLE MAYOR AND CITY COUNCIL      DATE: AUGUST 11, 2026**

**FROM: COMMUNITY & ECONOMIC DEVELOPMENT      WARD: 3**  
**DEPARTMENT**

**SUBJECT: PLANNING CASE PC-2026-00397 – REQUEST BY NYLE KANDA & DAVID MANNING TO DESIGNATE THE HAVENS RESIDENCE - LOCATED AT 2139 ARCHDALE STREET - AS A CITY STRUCTURE OF MERIT**

## **ISSUE:**

Adopt a Resolution to designate the Havens Residence, located at 2139 Archdale Street, as a City Structure of Merit and adopt an Ordinance amending the Zoning Code Map to apply the CR - Cultural Resources Overlay Zone to the subject property

## **RECOMMENDATIONS:**

That the City Council:

1. Determine that Planning Case PC-2026-00397 (Historic Designation), to designate the Havens Residence as a City Structure of Merit, is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15061(b)(3) (Common Sense Exemption) and 15308 (Actions by Regulatory Agencies for Protection of the Environment), as the proposal will have no significant effect on the environment, identifies the structure as a cultural resource, and preserves the historic character of a cultural resource;
2. Approve Planning Case PC-2026-00397 (Historic Designation) based on facts for findings outlined in the attached Cultural Heritage Board staff report, and subject to the recommended Conditions of Approval;
3. Adopt the attached Resolution (Attachment 2) designating Havens Residence as a City Structure of Merit;
4. Approved the attached findings for the Zoning Code Map Amendment (Attachment 3) to apply the CR — Cultural Resources Overlay Zone to the subject property; and
5. Introduce, and Subsequently Adopt, the attached Ordinance (Attachment 4) to rezone 2139 Archdale Street from the R-1-13000 – Single-Family Residential Zone to the R-1-13000-CR – Single-Family Residential and Cultural Resources Overlay Zones.

## **CULTURAL HERITAGE BOARD RECOMMENDATIONS:**

On June 17, 2025, the Cultural Heritage Board (CHB) unanimously voted (5 ayes, 2 absent)) to recommend that the City Council approve Planning Case PC-2026-00397 and designate the

Havens Residence as a City Structure of Merit (Attachments 5 and 6). The CHB also recommended a Condition of Approval that replacement of the previously windows with appropriate windows be included in the property owner's Mills Act application's 10-year plan.

### **LEGISLATIVE HISTORY:**

A "Structure of Merit" is defined in Section 20.50.010 of Title 20 of the Riverside Municipal Code as:

- A. 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 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
- B. Meets 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; or
  - 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.

### **DISCUSSION:**

The property owners, Nyle Kanda & David Manning, are requesting approval of a Historic Designation for the Havens Residence as a City Structure of Merit.

Located at 2139 Archdale Street, the Havens Residence is a custom-designed Mid-Century Modern residence designed in 1960 by the Riverside architectural firm Cowan & Bussey for Dr. Fred Z. Havens, Jr. and Mrs. Barbara Havens. The residence occupies a prominent corner lot within the Victoria Groves neighborhood and is an excellent example of postwar residential design. Character-defining features include post-and-beam construction, low-pitched roof forms, broad overhanging eaves, expansive fixed-pane glazing, clerestory windows, natural redwood siding, desert rock veneer, and a strong integration of indoor and outdoor living spaces. The residence also retains numerous original interior features, including exposed plank-and-beam ceilings, walnut paneling, built-in cabinetry and shelving, quarry tile hearths, original wood doors and hardware, and built-in desks. Therefore, the Havens Residence meets City Landmark criterion 3.

The property is also significant as the work of Cowan & Bussey, a notable Riverside architectural firm whose work contributed substantially to the architectural development of Riverside during the postwar period. The Havens Residence is among the firm's most intact custom residential

commissions and exemplifies its mastery of Mid-Century Modern and Desert Modern residential design through its climate-responsive planning, post-and-beam construction, use of natural materials, and seamless relationship between the residence and its site. Therefore, the Havens Residence also meets City Landmark criterion 4.

However, replacement of many original windows with inappropriate vinyl-framed units has diminished the historic integrity of the residence in the aspects of design, materials, and workmanship; therefore, the CHB found that the residence does not retain the high degree of integrity required for City Landmark designation. Alternatively, CHB found that the property retains sufficient integrity to qualify as a Structure of Merit under criterion 5. As of the writing of this report, no responses have been received by staff regarding this historic designation request.

### **FISCAL IMPACT:**

There is no fiscal impact resulting from the City Landmark designation.

Prepared by: Scott Watson, Historic Preservation Officer  
Reviewed by: Miranda Evans, Community & Economic Development Director  
Certified as to  
availability of funds: Julie Nemes, Finance Director  
Approved by: Edward Enriquez, Interim City Manager  
Approved as to form: James Johnson, City Attorney

### **Attachments:**

1. CHB Recommended Conditions of Approval
2. Resolution for Historic Designation
3. Recommended Findings for CR Overlay Zone
4. Ordinance
5. Cultural Heritage Board Staff Report – June 17, 2026
6. Cultural Heritage Board Draft Minutes – June 17, 2026
7. Presentation