



City of Arts & Innovation

City Council Memorandum

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

FROM: COMMUNITY & ECONOMIC DEVELOPMENT WARD: 4
DEPARTMENT

SUBJECT: PLANNING CASE PC-2026-00544 – REQUEST BY JEN MERMILLIOD OF JM
RESEARCH & CONSULTING, ON BEHALF OF ANNA GAISSET AND DOMINICK
RICCI, TO DESIGNATE EDIE - LOCATED AT 5958 EDITH AVENUE - AS A CITY
LANDMARK

ISSUE:

Adopt a Resolution to designate Edie, located at 5958 Edith Avenue, as a City Landmark 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-2026-00544 (Historic Designation), to designate Edie as a City Landmark, is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15061(b)(3) (Common Sense Exemption) and 15308 (Actions by Regulatory Agencies for Protection of the Environment), as the proposal will have no significant effect on the environment, identifies the structure as a cultural resource, and preserves the historic character of a cultural resource;
2. Approve Planning Case PC-2026-00544 (Historic Designation) based on the facts for findings outlined in the attached Cultural Heritage Board staff report;
3. Adopt the attached Resolution (Attachment 1) designating Edie as a City Landmark;
4. Approve the attached findings for the Zoning Code Map Amendment (Attachment 2) to apply the CR — Cultural Resources Overlay Zone to the subject property; and
5. Introduce, and subsequently adopt, the attached Ordinance (Attachment 3) to rezone 5958 Edith Avenue 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, 2026, the Cultural Heritage Board (CHB) unanimously voted (5 ayes, 2 absent) to recommend that the City Council approve Planning Case PC-2026-00544 and designate Edie as a City Landmark (Attachments 4 and 5).

LEGISLATIVE HISTORY:

A “Landmark” 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; and
- B. 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; or
 - 8. Has yielded or may be likely to yield, information important in history or prehistory.

DISCUSSION:

The property owners, Anna Gaissert and Dominick Ricci, are requesting approval of a Historic Designation for Edie as a City Landmark.

Located at 5958 Edith Avenue, the Mid-Century Modern residence was designed by E. Kurt Steinmann and built between late 1966 and early 1967. The property occupies an elevated site within the Hawarden Hills neighborhood and includes a single-story residence with a sunken carport screened by an aluminum rolling gate, attached patios, and an enclosed rear yard. The property retains a high degree of architectural integrity and is an excellent example of E. Kurt Steinmann's work.

Edie is historically significant as it showcases the character-defining features of the Mid-Century Modern architectural style. Such features include horizontal massing, simple geometric forms, expressed post-and-beam construction, a flat roof with wide overhanging eaves, unadorned wall surfaces, plaster exterior walls, flush-mounted metal frame fixed windows and sliding doors, an attached carport, and patios. Therefore, it is eligible for City Landmark designation under Criterion 3.

The property is also significant as the work of notable architect E. Kurt Steinmann, a master architect who worked on prominent projects in Riverside. Steinmann was the lead designer on

several projects at Herman Ruhnau's architectural firm, including the Riverside City College Cosmetology Building, UCR's Health Services Building and Agricultural Sciences Library, the Main Street Pedestrian Mall, and City Hall and Council Chambers. The public spaces he designed continue to influence the city's civic, academic, and community identity. Steinmann was also active in professional leadership throughout his career and co-founded Steinmann West Associates, which later became Steinmann, West, Keksi Architects. Edie showcases Steinmann's residential work and is, therefore, eligible for City Landmark designation under criterion 4. 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: Andrew Medrano, Assistant Planner
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. Resolution for Historic Designation
2. Recommended Findings for CR Overlay Zone
3. Ordinance for Cultural Resources Overlay Zone
4. Cultural Heritage Board Staff Report – June 17, 2026
5. Cultural Heritage Board Draft Minutes – June 17, 2026
6. Presentation