

1 RESOLUTION NO.

2 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
3 RIVERSIDE, CALIFORNIA, AMENDING RESOLUTION 22332 TO  
4 REMOVE THE EUCALYPTUS TREE AS A CONTRIBUTING FEATURE  
5 FROM THE HAWTHORNE HOUSE CITY LANDMARK DESIGNATION  
6 NO. 123.

7 WHEREAS, the City adopted Resolution No. 22332 on January 17, 2012, approving the  
8 application under Planning Case No. P11-0663 to designate a two-story residence known as A.C.E.  
9 Hawthorne House (“Hawthorne House”) with a related Eucalyptus tree (“Hawthorne Eucalyptus  
10 Tree”) located at 3697-3747 Monroe Street, at the southeast corner of Monroe Street and Magnolia  
11 Avenue, within the City of Riverside, California, Assessor’s Parcel Numbers 231-020-026 and 231-  
12 020-032, as described and depicted in Exhibit “A” and Exhibit “B” attached hereto and incorporated  
13 herein, as City Historic Landmark No. 123; and

14 WHEREAS, a Cultural Resources Analysis was completed by Bill Wilkman of Wilkman  
15 Historical Services, because of the determination that the Hawthorne Eucalyptus Tree’s health was  
16 in a fairly rapid decline; and

17 WHEREAS, the report found that although the Hawthorne Eucalyptus Tree was historically  
18 related to the Hawthorne House, the distance and development between the two renders its  
19 relationship to the residence very weak and fails to qualify as a contributor to a historic resource; and

20 WHEREAS, the report recommended that the Hawthorne Eucalyptus Tree may be removed  
21 as a contributing feature from the Hawthorne House Landmark Designation; and

22 WHEREAS, on May 21, 2025, the Cultural Heritage Board of the City of Riverside  
23 conducted a duly noticed public hearing on said application and recommended the approval of the  
24 modification to the City of Riverside City Historic Landmark #123 for the Hawthorne House,  
25 described above, based on the following facts and findings:

26 NON-CONTRIBUTOR FINDING B: No longer possesses integrity due to alterations,  
27 disturbances, additions, or other changes; and

28 FACTS: Based on the re-evaluation by Wilkman and the rapid declining health of the tree,  
the tree no longer possesses the level of integrity required to be considered a contributing  
feature. Per Section 20.50.010, Integrity means the ability of a cultural resource to convey its

1 significance. To retain integrity a cultural resource must retain most of the aspects that  
2 closely relate to the resource's significance including location, design, setting, materials,  
3 workmanship, feeling, and association. As the tree is not a built structure, the design,  
4 materials, and workmanship aspects of integrity are not applicable. Of the remaining aspects,  
5 the tree only retains an integrity of location as it is still in its present location. The integrity  
6 aspects of setting, feeling, and association have been significantly impacted by surrounding  
7 site improvements that began in the early 1980s. Although these site changes predate both  
8 evaluations, the updated evaluation places greater emphasis on the integrity impacts created  
9 by these improvements. As expressed by in the report, they created a visual separation of the  
10 tree from the Hawthorne House, which is approximately 870-feet from the tree. As noted in  
11 the Landmark designation, the eucalyptus tree was part of the original windrow that  
12 surrounded the citrus grove. The citrus grove and all other windrow trees were removed by  
13 the mid-twentieth century. The tree and the house are separated by parking lots, roadways,  
14 various landscaping, and two-story student house buildings. Additionally, the tree is situated  
15 in the middle of a roadway and surrounded by a raised planter. With the surrounding  
16 development and planter enclosure the setting and feeling of the tree as a windrow for a  
17 citrus grove is now longer present. Additionally, the association with the Hawthorne House  
18 has been compromised. The report states, "Given the tree's 870-foot distance from the  
19 Hawthorne Residence and the presence of landscaping and buildings that obscure the view of  
20 the tree from the residence, the tree can no longer seen as an entity that is associated with the  
21 residence."

22 NON-CONTRIBUTOR FINDING C: Does not independently meet the designation criteria  
23 as defined in this title.

24 FACTS: The tree was designated in association with the Hawthorne House under criterion A.  
25 However, it does not independently meet this criterion. Eucalyptus trees were commonly  
26 used as windbreaks in citrus groves across Southern California, as well as for other purposes.  
27 This tree does not represent a unique or defining example of that practice; therefore, the tree  
28 does not independently (without its association with the Hawthorne House) serve as special

1 elements of the City's cultural, social, economic, political, aesthetic, engineering,  
2 architectural, or natural history.

3 NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of  
4 Riverside, California that:

5 Section 1: That the above recitals are found to be true and correct and are hereby incorporated  
6 as if stated in full.

7 Section 2: Resolution No. 22332 is amended to remove the Hawthorne Eucalyptus Tree as a  
8 contributing feature from the Hawthorne House City Landmark designation.

9 Section 3: All other provisions of Resolution No. 22332 shall remain in effect.

10 Section 4: The City hereby finds that this resolution is not subject to review under the  
11 California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines sections 15061(b)(3)  
12 (Common Sense Rule) and 21084.1 (Historical Resource), as it can be seen with certainty that there  
13 is no possibility that the activity will have a significant effect on the environment.

14 ADOPTED by the City Council this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

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\_\_\_\_\_  
PATRICIA LOCK DAWSON  
Mayor of the City of Riverside

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19 ATTEST:

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21 \_\_\_\_\_  
22 DONESIA GAUSE  
City Clerk of the City of Riverside

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1 I, Donesia Gause, City Clerk of the City of Riverside, California, hereby certify that the  
2 foregoing resolution was duly and regularly adopted at a meeting of the City Council of said City at  
3 its meeting held on the \_\_\_\_\_ day of \_\_\_\_\_, 2025, by the following vote, to wit:

4 Ayes:

5 Noes:

6 Absent:

7 Abstain:

8  
9 IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the  
10 City of Riverside, California, this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

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12 \_\_\_\_\_  
13 DONESIA GAUSE  
14 City Clerk of the City of Riverside  
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11-2855.1 ALB 06/18/25

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Project: Historic Property Designation  
Por. A.P.N.: 231-020-026  
Address: 3697 Monroe Street

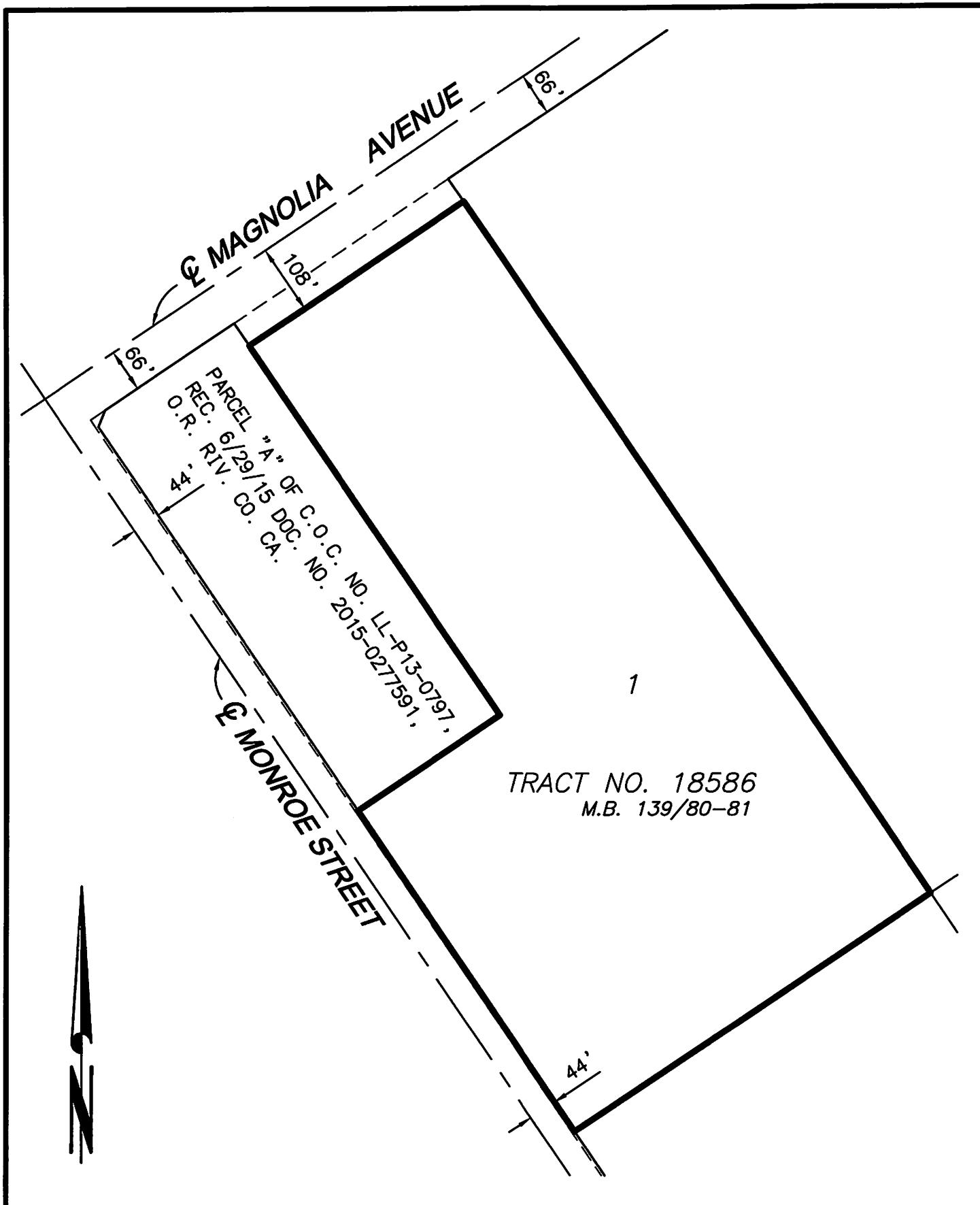
That certain real property located in the City of Riverside, County of Riverside, State of California, described as follows:

Lot 1 of Tract No. 18586 as shown by map on file in Book 139 of Maps at Pages 80 and 81 thereof, Records of Riverside County, California.

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

DBW 6/11/2025 Prep. EV  
Douglas B. Webber, L.S. 9477 Date





• CITY OF RIVERSIDE, CALIFORNIA •

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

SHEET 1 OF 1

SCALE: 1"=200'

DRAWN BY: EV DATE: 6/11/25

SUBJECT: 3697 MONROE STREET - APN 231-020-026

**EXHIBIT 'B'**  
**LEGAL DESCRIPTION**

Project: Historic Property Designation  
Por. A.P.N.: 231-020-032  
Address: 3747 Monroe Street

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

Parcel "A" of City of Riverside Certificate of Compliance for Lot Merger No. LL-P13-0797, recorded June 29, 2015 as Document No. 2015-0277591, Official Records of Riverside County, California.

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

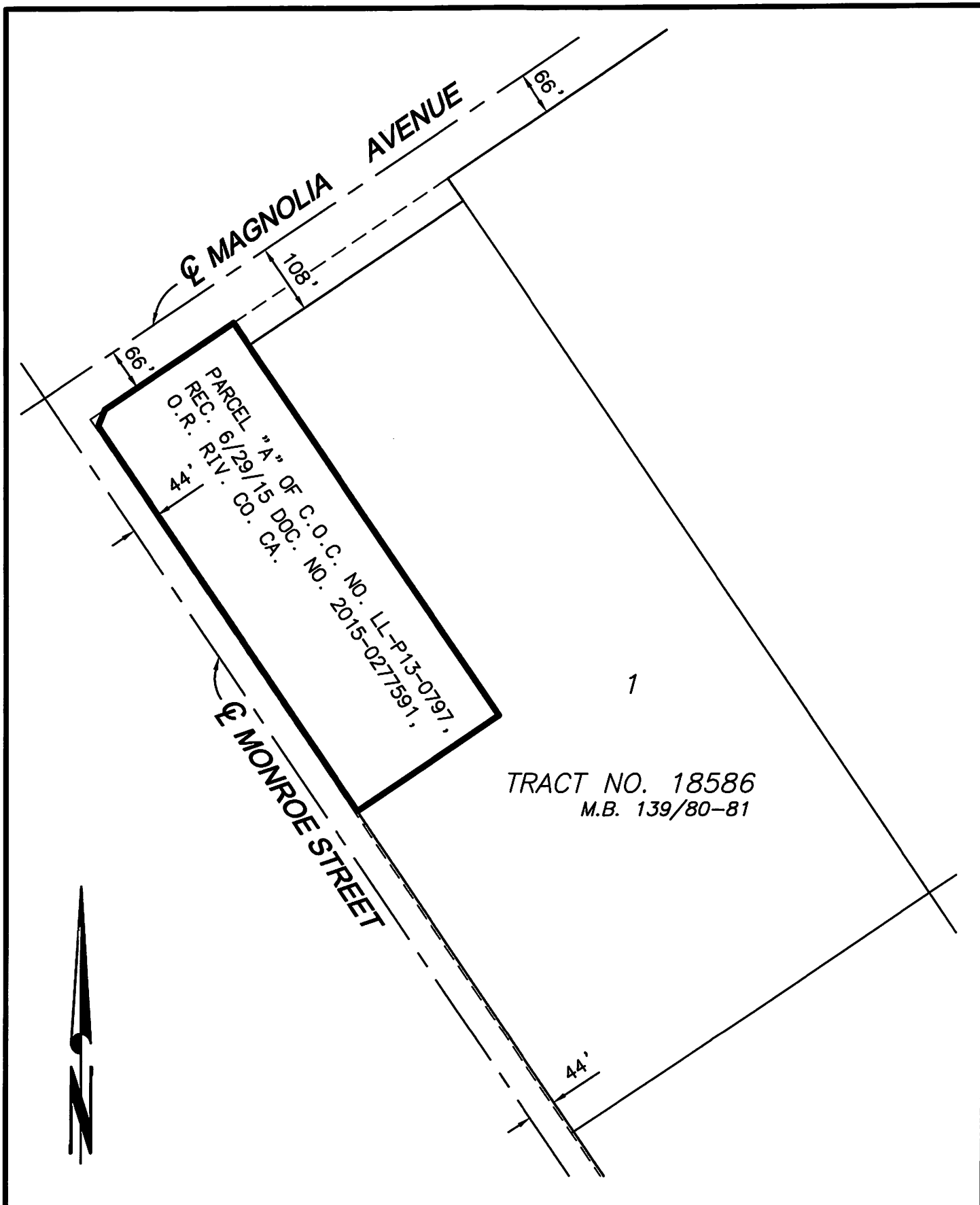
DBW 6/11/2020 Prep. EV  
Douglas B. Webber, L.S. 9477 Date



7/11/2022

10/11/2022 - 11/11/2022





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**SHEET 1 OF 1**

SCALE: 1"=200'

DRAWN BY: EV DATE: 6/11/25

SUBJECT: 3747 MONROE STREET - APN 231-020-032