

COUNCILMEMBERS

CLARKE
LOVERIDGE
MANNING
BLOOMFIELD
RENCCK
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
Second
All Ayes

X
X

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
Second
All Ayes

X
X

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
Second
All Ayes

X
X

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
Second
All Ayes

X
X

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.

Motion
Second
All Ayes

X
X

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

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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

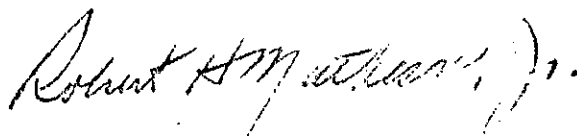
Attention: Mr. Alan Curl
Administrative Curator

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.



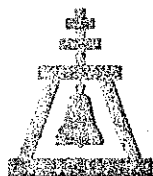
Robert H. Matheson, Jr.
for T & C BUILDING

RHM:la

Copies: CC
Bess

CITY OF *Riverside*

CULTURAL HERITAGE BOARD • 3720 Orange Street • Riverside, California 92501
714/787-7273



RECEIVED
NOV 5 - 1986

Ellie C. [Signature]
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:

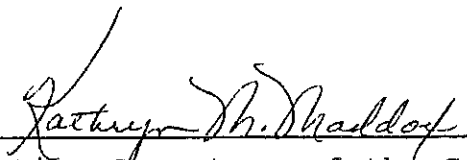
Ayes: Maddox, Tobin, Pillitter, Anderson

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

RS
D
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SITES
VEHICLES
& TRAILERS
TRAILER REPAIRSIS
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&VEHICLES
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ACCESSORIESIG
& RENTALS
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115-Notices—Clubs & Organizations

NOTICE

NOTICE IS HEREBY GIVEN that copies of the proposed Amendments to the City Charter of the City of Riverside will 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

HOLIDAY BAZAAR
5801 Chicago, Riverside
Sat. Oct. 4, 9-5
Luncheon 11:30 - 2, \$3.50 donation

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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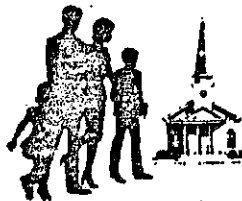
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The undersigned believe that a thematic district would help to stabilize the area and possibly "save historic architectural resources that might otherwise be lost.

[illegible]

The undersigned believe that a thematic district would help to stabilize the area and possibly save historic architectural resources that might otherwise be lost.

[illegible]

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 Thomas (in City)	4493 Orange	Riverside CA 92501
Robert G. Thomas III	4493 Orange	Riv. CA 92501
John D. Thomas	3643	15th Riverside 92501
John D. Thomas	4478	Orange
John D. Thomas	4489	Orange
John D. Thomas	550	Michigan St. Riverside 92507
John D. Thomas	4522	Orange St. Riverside 92501
John D. Thomas	3641 - 1541	St. 4 - Riverside
John D. Thomas	3682 - 1541	St. 4A Riv. CA
John D. Thomas	4531	Michigan St. Riverside 92501
John D. Thomas	4483	Orange St. Riverside 92501
John D. Thomas	4480	Orange St. Riverside 92501
John D. Thomas	4480	Orange St. Riverside 92501
John D. Thomas	4485	Orange St. Riv. 92501

**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 Foudnation'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.

ChanCe seconded. 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 1

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

**Staff Reports To Cultural
Heritage Board**

CITY OF RIVERSIDE

INTEROFFICE MEMO

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

HD-000-003

12270 ROSEDALE
COLTON, CA

77066

219-021-003

HAROLD

J

92324

HD-000-003

CALDWELL
ADA TROTH
4473 MAIN
RIVERSIDE, CALIF.

219-021-004

MARILYN

HD-000-003

NELSON HOUSE FOUNDATION
P O BOX 2615
RIVERSIDE, CA

92501

219-021-006

92516

HD-000-003

OSBORN
9571 MAGNOLIA AVE
RIVERSIDE, CA

219-022-011

PHILIP

G

HD-000-003

MORRISON
4426 LARCHWOOD PL
RIVERSIDE, CA

92503

219-022-012

DERRELL

L

92506

HD-000-003

PALANUK
3893 3RD ST APT G
RIVERSIDE, CA

219-022-013

WILLIAM

S

HD-000-003

WEDER
C/O LELAND M HYDE
3871 BRUNSWICK AVE
RIVERSIDE, CA

92501

219-022-015

ELIZABETH

M

92503

HD-000-003

EVANS
P O BOX 15
FONTANA, CA

219-022-016

BARBARA

J

HD-000-003

OSBORN
C/O GEORGE OSBORN
4090 VAN BUREN BLV
RIVERSIDE, CA

92335

219-022-025

PHILIP

G

92503

HD-000-003

T & C BUILDING
P O BOX 1299
RIVERSIDE, CA

219-023-007

HD-000-003

ELLIS
P O BOX 1299
RIVERSIDE, CA.

92502

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

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DATE 7/21/86
TOTAL NO.

HD-000-003
WILSON
3593 PROSPECT
RIVERSIDE, CALIF.

JOE

219-033-005 HD-000-003
BUDICIN
3849 EVEREST ST
92501 RIVERSIDE, CA

NICK

219-033-006
92503

HD-000-003
WALLIHAN
3563 PROSPECT
RIVERSIDE, CALIF.

ELLIS

219-033-007 HD-000-003
F HALLSTROM
4561 ORANGE GROVE
92501 RIVERSIDE, CALIF.

RALPH

219-033-008
W
92501

HD-000-003
MOORE
4543 ORANGE GROVE
RIVERSIDE, CALIF.

CHRISTOPHER A

219-033-009 HD-000-003
PRATT
4511 ORANGE GROVE
92501 RIVERSIDE, CALIF.

DUANE

219-033-010
L
92501

HD-000-003
BOYAN
3600 PROSPECT
RIVERSIDE, CALIF.

EDWIN

219-035-002 HD-000-003
A HAWKINS
3502 PROSPECT
92501 RIVERSIDE, CALIF.

WILLIAM

219-035-003
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____.

CITY OF RIVERSIDE

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.

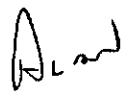
Thank you.

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

CITY OF

Riverside

HISTORIC RESOURCES DEPARTMENT

3720 Orange Street • Riverside, California 92501 • 714/787-7273

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

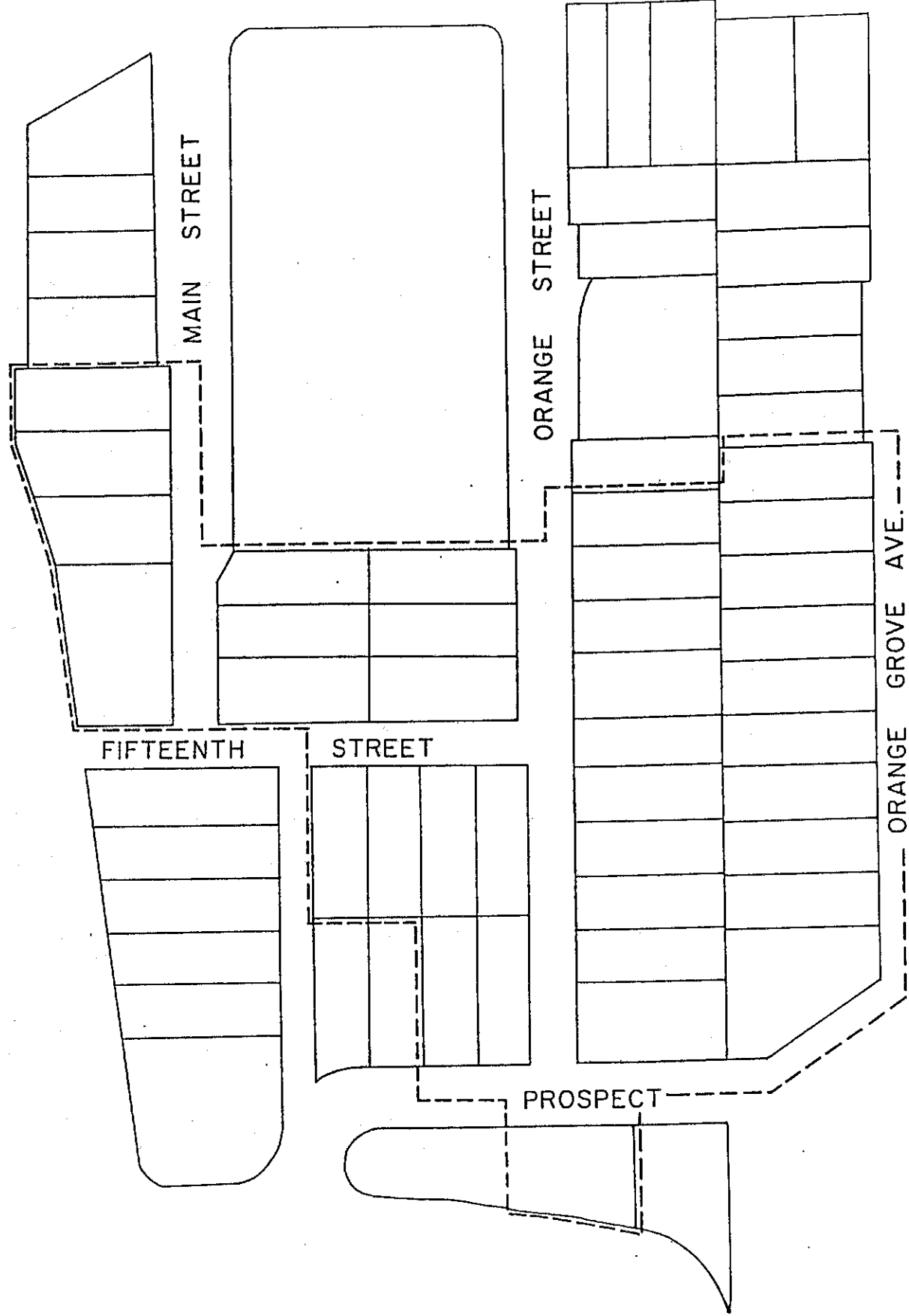
ORANGE STREET

ORANGE GROVE AVE.

FIFTEENTH

STREET

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

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 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 then 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

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 Curl

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.

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:

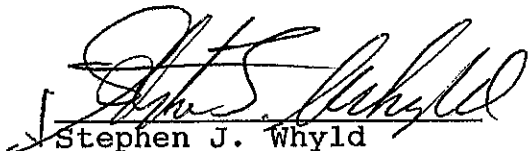
The alternatives are outlined in Exhibit A.

RECOMMENDATION:

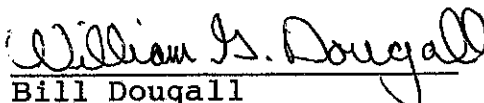
That the City Council:

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

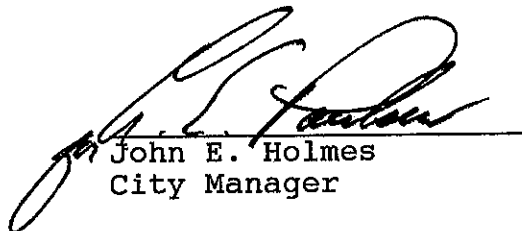
Concurs with,


Bill Dougall
Historic Resources Director

Concurs with,


Ralph Megna
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.

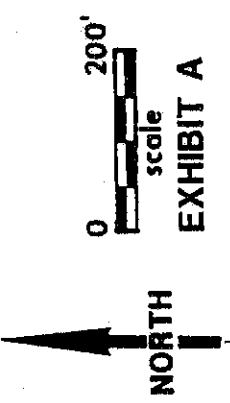
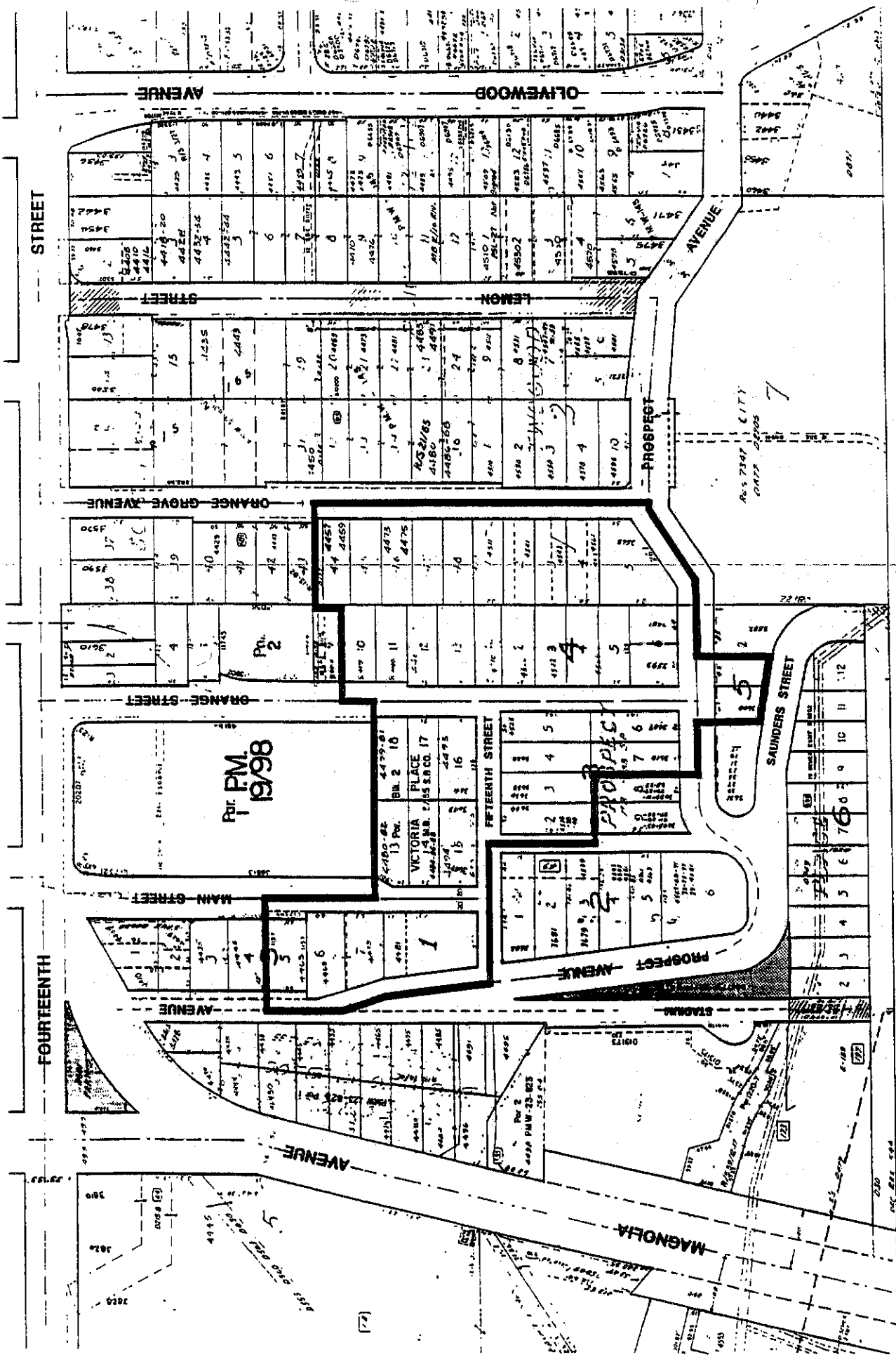
The Cultural Heritage Board, recognizing the importance of preserving the remaining Prospect Place residential properties, officially designated this area a historic district in 1986. Exhibit A shows the boundaries of this district. The Cultural Heritage Board's decision was subsequently appealed to 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

EXHIBIT A

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.

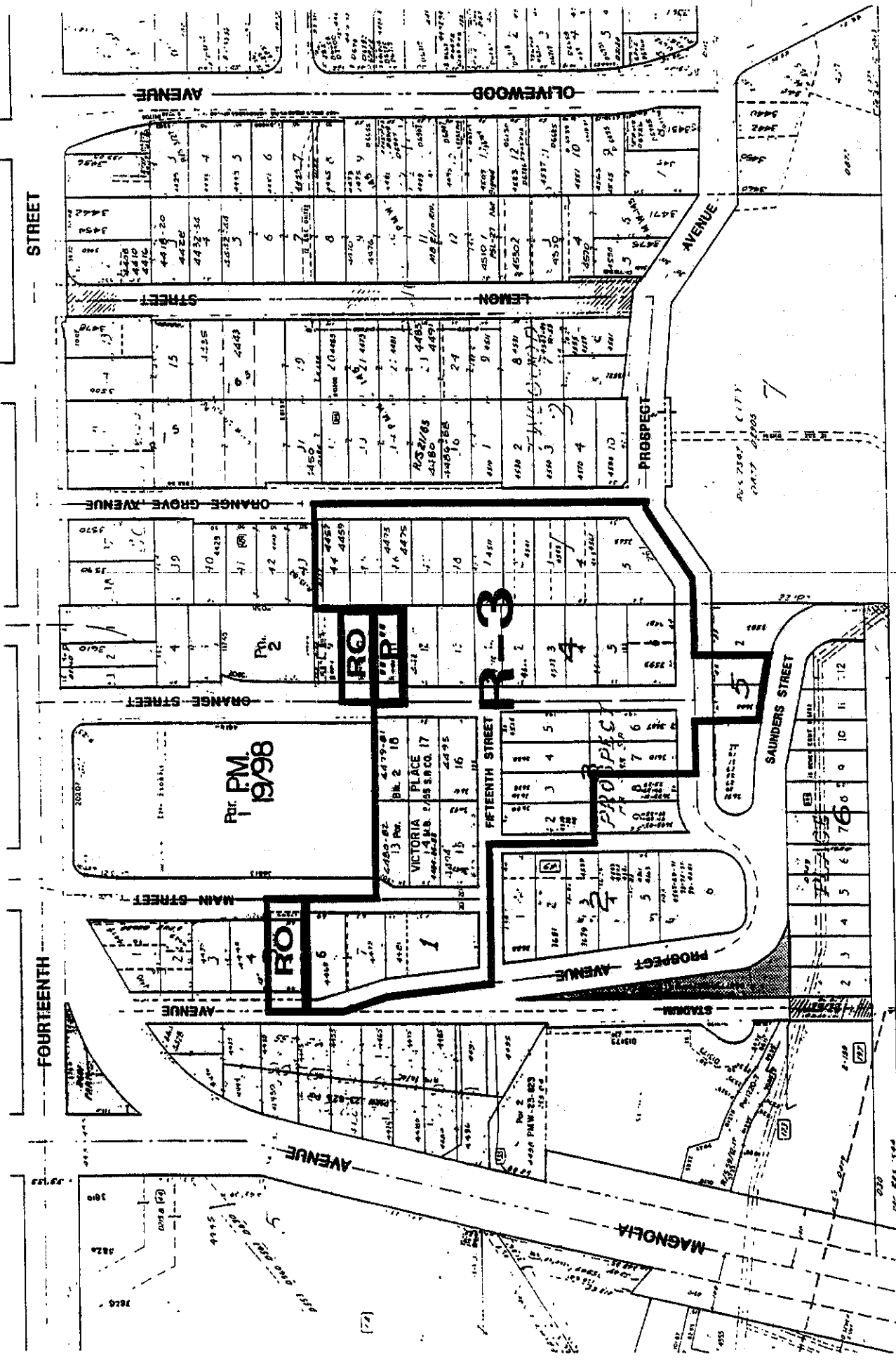
At its maximum development potential, R-3 zoning would allow up to two story apartments developed at a density of one dwelling unit per 1500 square feet of site area. RO zoning would allow professional offices in structures up to 40 feet in height. The "P" zone restricts land to off-street parking purposes 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:

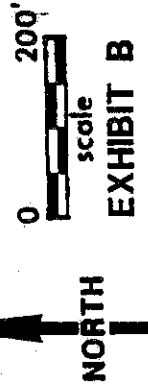
- Mid-Rise Office uses west of Main Street and in the north portion of the District between Orange Street and Orange Grove Avenue. This designation provides for four to six story professional offices.
- Public Facilities and Institutional uses for the RCC owned property south of Prospect Avenue. This 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.

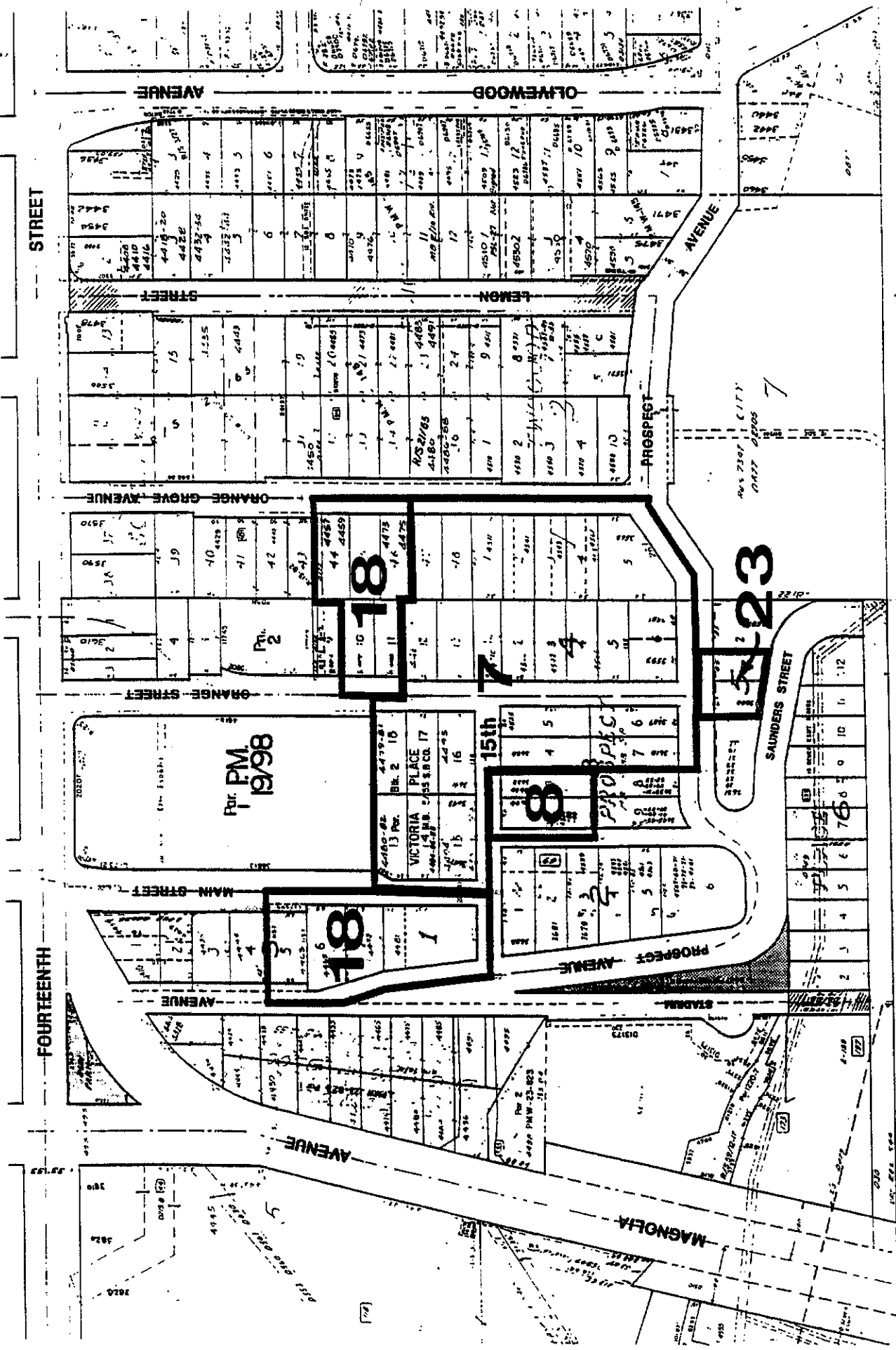


**PROSPECT PLACE
HISTORIC DISTRICT**

Zoning

R-3 - Multi-Family Residential
 RO - Restricted Office
 "P" - Parking

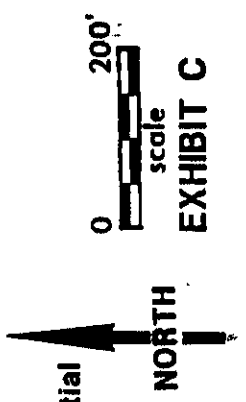




**PROSPECT PLACE
HISTORIC DISTRICT**

7 - Medium Density Residential
 8 - Medium High Density Residential
 18 - Mid-Rise Office
 23 - Public Facilities & Institutions

General Plan



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%

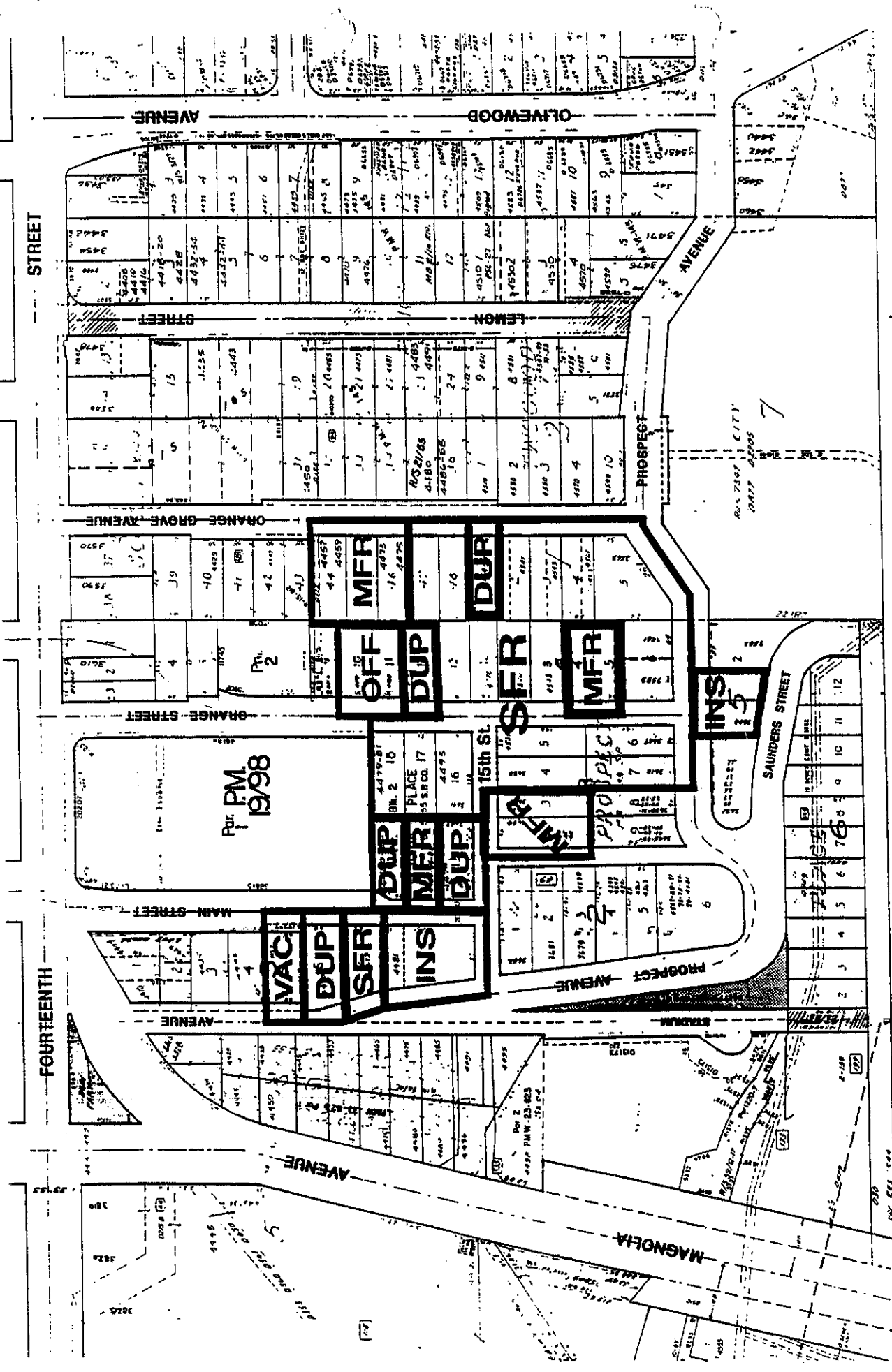
The staff also noted the presence of one vacant parcel on the west side of Main Street, at the north border of the Historic District. Exhibit D shows how these uses are distributed throughout the District.

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

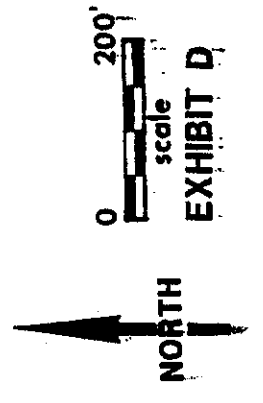
A recent study which was referred to several times during the Committee's proceedings is the A.C. Martin Study. This study, completed in the late 1980's, is a detailed analysis of several Downtown related planning and redevelopment concerns. The report was adopted by the Redevelopment Agency in concept and the staff was directed to incorporate the relevant portions of the report into the updated General Plan, now in the public hearing process.

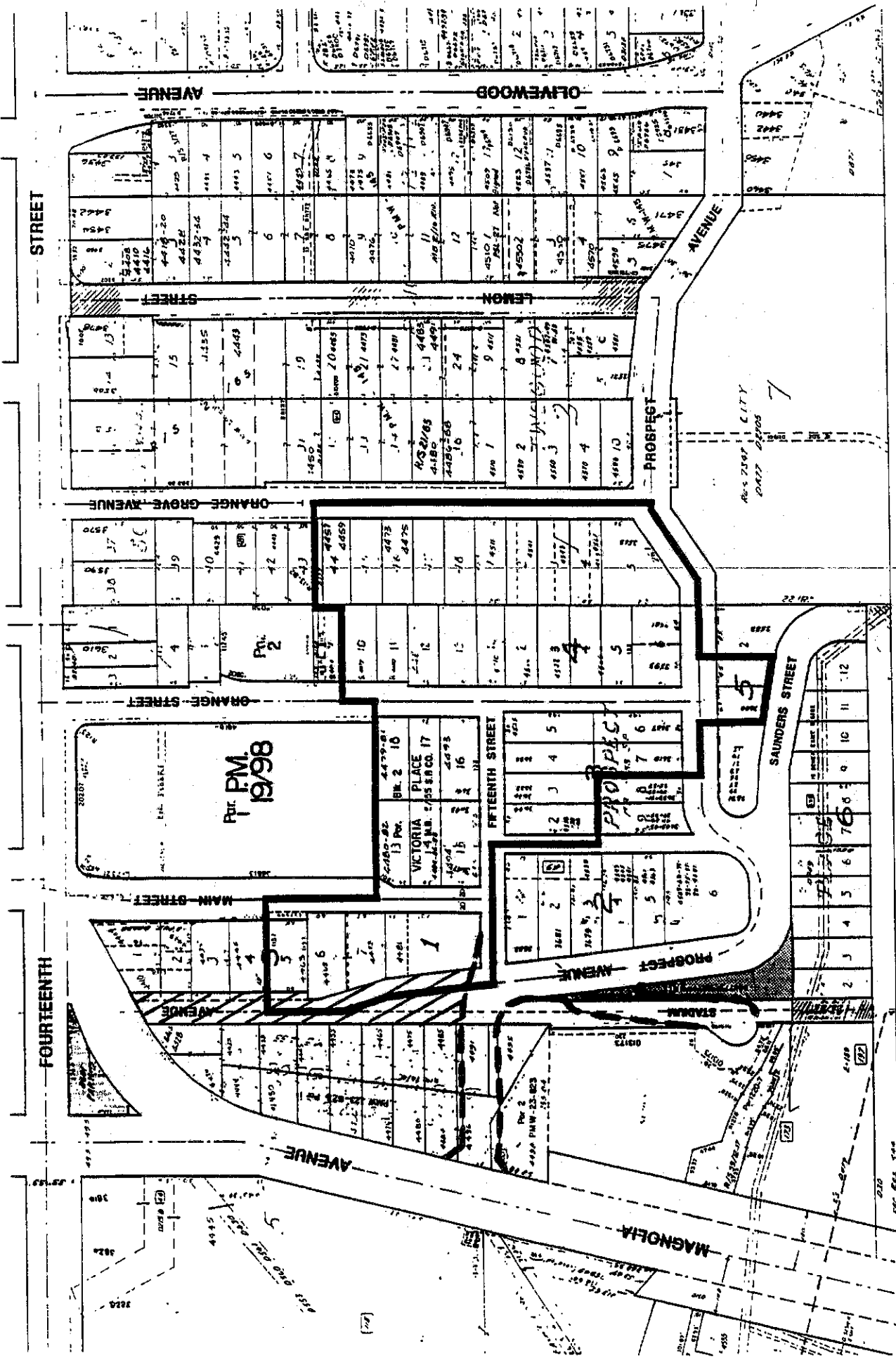


PROSPECT PLACE HISTORIC DISTRICT

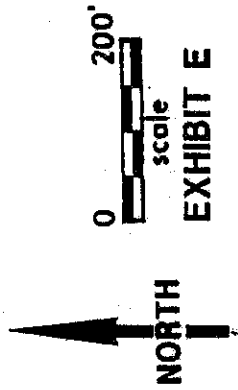
Land Use

- VAC - Vacant
- SFR - Single Family Residence
- DUP - Duplex
- MFR - Multi-Family Residence
- INS - Institutional
- OFF - Office





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.

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

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

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 the 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:

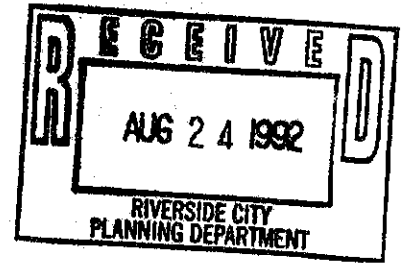
Name	Address	Phone	Resident/Owner	Signature
CAROL PICKARD	4087 Hare	684-8805	owner	Carol Pickard
SANDY BROWN	3620 15 TH ST.	683-5851	res/owner	Sandra Brown
Jina ORR	3636 15 TH ST.	781-2928	Res	Jina Orr
Pete Wolgemuth	3632 15 TH ST	686-6936	Res	Pete Wolgemuth
Jeanne Wolgemuth	3632 15 TH ST.	686-6936	resident	Jeanne Wolgemuth
Lynn Hysaj	3641 15 TH ST	788-5054	RESIDENT	Lynn Hysaj
Eric Shoemaker	3641 15 TH ST	788-5054	RESIDENT	Eric Shoemaker
Christa Sears	3643 15 TH ST.	684-1226	Resident	Christa Sears
Jeff Woolsey	3643 15 TH ST.	694-1226	Res.	Jeff Woolsey
LORIE M. WISEMAN	3644 15 TH ST.	787-8046	RES.	Lorie M. Wiseman
Mark Pickard	3636 15 TH ST	781-2928	Res	Mark Pickard
Amelia E. Rust	4510 Orange St		Riverside, Ca	
James W. Paterson	4525 Orange [#] 2		Riverside Ca.	
H. L. Robb	4481 orange ST		Riverside ca 92501	
E. B. Williams	" " "		" " "	E. B. Williams
E. M. Martinez	3607 Prospect Ave		Riv. Ca. 92501	
Dorothy B. Harvey	4488 MAIN		RUSD CA 92501	Dorothy B. Harvey

Name	Address	Phone	Resident/Owner	Signature
Calvin H. Flee	3563 Prospect Ave.	369-3562	owner	Calvin H. Flee
Jon Pickard	4087 Hare Ave	684880	owner	Jon Pickard
Dominic A. Budicin	3581 Prospect av.	686-7140	Res/owner	Dominic A. Bu.
Nelle Lethers	4561 Orange Grove	683 3246	owner	Nelle Lethers
Patrick Tiso	4543 ORANGE GROVE	781-4885	PATRICK TISO	Patrick Tiso
Deborah Tiso	4543 Orange Grove		Resident	Deborah Tiso
Yvonne Elsaaga	4511 Orange Grove		Resident	Yvonne Elsaaga
Quene L Pratt	4489 Orange Grove		owner	Quene L Pratt
Maureen Pratt	4489 Orange Grove		owner	Maureen Pratt
Ellen Rochelle Johnson	4481 Orange Grove		Resident	Ellen Rochelle Johnson
Marie Haylip	4475 Orange Grove		Resident	Marie Haylip
John K. Larson	3563 Prospect Ave.	369-3562	Resident	John K. Larson
Walter Budicin	3581 PROSPECT AVE	788-9223	RESIDENT	Walter Budicin

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	yes	Elizabeth Prince
Pete Moss	4473 MIAMI ST.	369 3084	Resident NO	Pete Moss
Carl Vukobos	4525 Orange	(Resident)	Resident	Carl Vukobos
Rita C. Coronado	3619 Prospect	Resident	Resident	Rita C. Coronado
Sharon O'Brien	3619 Prospect A	Resident	Resident	Sharon O'Brien

Econo Fence Company

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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

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

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 build 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 most 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

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

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

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

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.

Maldonado, Matthew

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

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

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

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> 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

 (951) 312-0572

 WWW.RIVERSIDECA.GOV

From: Charlene McKinley-Powell <charlene.powell@gmail.com>
Sent: Tuesday, May 20, 2025 10:32 AM
To: Ward1 <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

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

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](#)

 Angela Edwards

 13     [Share](#)

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

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

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

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

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

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

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

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
 (951) 312-0572
 WWW.RIVERSIDECA.GOV

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.

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

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

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

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

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)
sandrasadams@gmail.com
2002 Iowa Ave #110, Riverside, CA 92507

Maldonado, Matthew

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.

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

From: Chris r + o <chris@romero-obeji-interiordesign.com>
Sent: Tuesday, May 20, 2025 3:00 PM
To: Ward1
Subject: [EXTERNAL] Re: our citiy'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.

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Preserve our history!!