



Southwest elevation



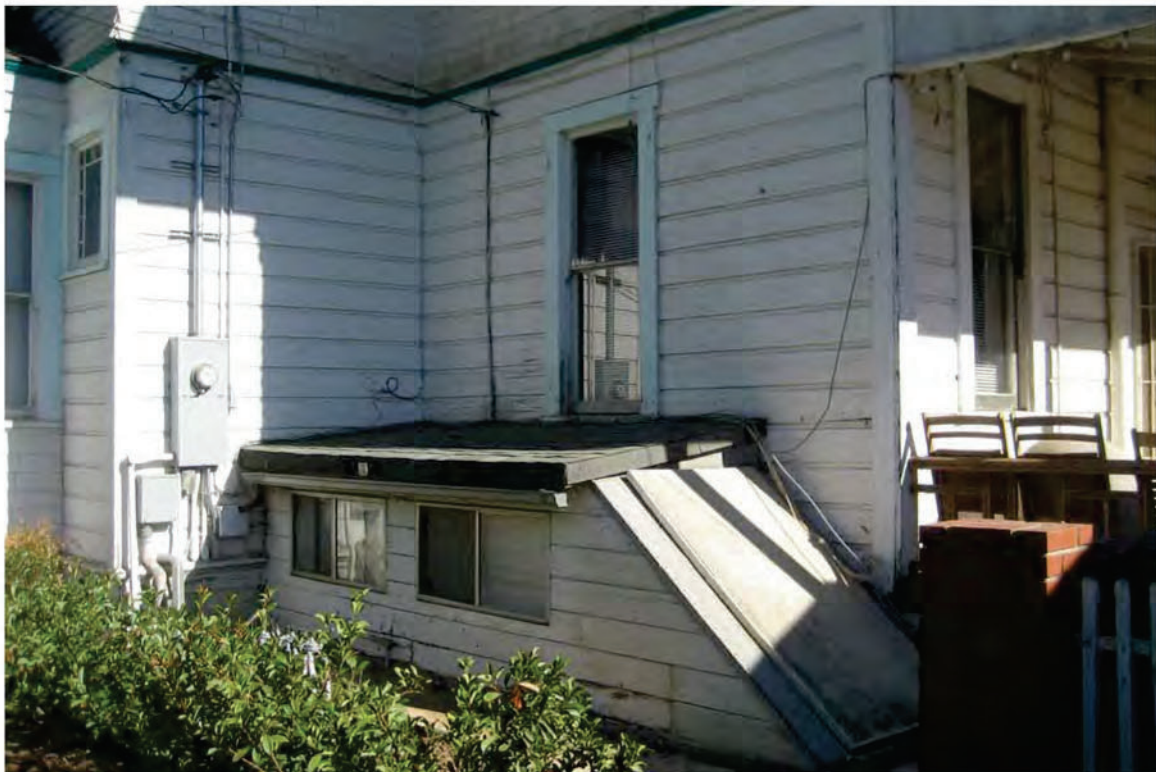
Rear porch

P11-0663, Exhibit 5  
Current Photos  
3-46





Rear porch detail



Rear porch detail

P11-0663, Exhibit 5  
Current Photos  
3-47



Hip gable detail



Gable end detail





Southwest elevation

P11-0663, Exhibit 5  
Current Photos  
3-49





Northeast gable end detail

P11-0663, Exhibit 5  
Current Photos  
3-50





Southwest side of porch



Northwest side of porch





Southwest side of porch

P11-0663, Exhibit 5  
Current Photos  
3-52





Northwest side of porch

P11-0663, Exhibit 5  
Current Photos  
3-53





Northeast side of porch

P11-0663, Exhibit 5  
Current Photos  
3-54





Porch detail

P11-0663, Exhibit 5  
Current Photos  
3-55





Shingle detail



## **Cultural Heritage Board Minutes – November 16, 2011**

1. **PLANNING CASE P11-0663:** Proposal by Jennifer Mermilliod on behalf of California Baptist University to designate the A.C.E. Hawthorne House with a related Eucalyptus tree located at 3747 Monroe Street situated on the easterly side of Monroe Street between Magnolia Avenue and Lancer Lane, as a City Landmark in Ward 5.

Krystal Marquez, Historic Preservation Intern, presented the staff report. She informed the Board that the eucalyptus tree and the residence are related historically. The tree is one of the few remaining trees that were once a part of the wind break on the property line of the original Hawthorne House's 20 acre grove.

Board Member Altamirano noted that although Eucalyptus trees live a long life, they are also very fragile when they are that big. She asked what the implications were to designating a live organism as a cultural resource.

Ms. Gettis replied that the City has various landmark trees already and the trees are located on the City's GIS system. She noted that similar to a historic designation, in order to demolish the tree a Certificate of Appropriateness would be required. If the tree dies a natural death or becomes diseased, staff would need a statement from a qualified arborist that it cannot be rehabilitated. At that point, another Certificate of Appropriateness would be required to remove it.

Board Member Field asked if CBU would be allowed to trim the tree.

Ms. Gettis replied that Title 20 would still apply although loosely interpreted for a tree. The tree should be maintained, just like you would a house. If the trimming causes damage to the tree which would require that it be removed, then no.

Steve Smith, Director of Facilities and Planning at California Baptist University, stated that they would expect to maintain the tree.

Board Member Gilleece stepped out of the room.

Chair Megna stated that he would trust that CBU is comfortable with this designation.

Mr. Smith replied affirmatively. The tree is one of a kind, there is no other that era, size or massing.

Jennifer Mermilliod, JMRC, stated that she was the one to identify the tree. The Board is correct, being concerned about the longevity and safety of the tree, any mature tree, would be a question mark. She would interpret Title 20 to apply in the repair and maintenance of the tree. She is under contract with CBU to work on their Specific Plan. As part of the recommendations and mitigations in the draft Specific Plan, CBU is to

employ a qualified consulting arborist to assess the tree, to determine its health, long term longevity and any recommendations for its maintenance.

**MOTION MADE** by Board Member Leach, **SECONDED** by Board Member Field, **TO DETERMINE** that the proposed project is categorically exempt per the California Environmental Quality Act (CEQA) per Section 15308 of the CEQA Guidelines, **TO RECOMMEND APPROVAL** of Planning Case P11-0663 subject to staff's findings and recommendations.

**MOTION CARRIED** unanimously.

|               |  |
|---------------|--|
| AYES:         | Altamirano, Field, Leach, Megna, Murrieta, Treen |
| NOES:         | None   |
| DISQUALIFIED: | None   |
| ABSTAINED:    | None   |
| ABSENT:       | Garafalo, Gilleece, Preston-Chavez               |

Chair Megna advised the applicant of the appeal process.

Board Member Gilleece reentered the room.



1 RESOLUTION NO.

2 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERSIDE,  
3 CALIFORNIA, APPROVING THE APPLICATION UNDER PLANNING CASE  
4 NUMBER P11-0663 DESIGNATING THE STRUCTURE AT 3747 MONROE  
5 STREET, AS A CITY HISTORIC LANDMARK, APN: 231-020-009.

6 WHEREAS, in Planning Case No. P11-0663 Jennifer Mermilliod on behalf of California  
7 Baptist University filed an application to designate a two story residence (A.C.E. Hawthorne House  
8 with a related Eucalyptus tree) located at 3747 Monroe Street, located on the easterly side of Monroe  
9 Street between Magnolia Avenue and Lancer Lane, within the City of Riverside, California,  
10 Assessor's Parcel Number 231-020-009, as more particularly described in Exhibit "A" attached  
11 hereto incorporated herein by reference, as a City of Riverside City Historic Landmark; and

12 WHEREAS, on November 16, 2011, the Cultural Heritage Board of the City of Riverside  
13 conducted a duly noticed public hearing on said application and recommended the approval of the  
14 designation of a City of Riverside City Historic Landmark for the structure described above; and

15 WHEREAS, this process is exempt from review under the California Environmental Quality  
16 Act (CEQA) pursuant to Sections 15061(b)(3) and 15308 of the CEQA Guidelines as set forth in  
17 Title 14 of the California Code of Regulations; and

18 WHEREAS, all legal prerequisites to the adoption of this application have been met.

19 NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Riverside,  
20 California that based on substantial evidence presented to the Cultural Heritage Board during the  
21 above-referenced public hearing and thereafter to the City Council, including written and oral staff  
22 reports, together with public testimony pursuant to the provisions of Title 20 of the Riverside  
23 Municipal Code pertaining to the designation of a Historic Landmark, the City Council hereby finds  
24 that the two story residence (A.C.E. Hawthorne House with a related Eucalyptus tree) located at  
25 3747 Monroe Street, located on the easterly side of Monroe Street between Magnolia Avenue and  
26 Lancer Lane, within the City of Riverside, California, Assessor's Parcel Number 231-020-009, as  
27 more particularly described in Exhibit "A" attached hereto incorporated herein by reference, a  
28 Historic Landmark eligible for designation under criteria set forth in the Riverside Municipal Code  
Chapter 20.50 and based on the following facts and findings:

1 FINDINGS: Criterion 1: Exemplifies or reflects special elements of the city's cultural,  
2 social, economic, political, aesthetic, engineering, architectural, or natural history.

3 FACTS: The proposed designation complies with this finding because the Hawthorne House  
4 and Eucalyptus tree are part of a former 20-acre orange grove of the late 1880s representing a  
5 vestige of what was once the norm in residential development along the Magnolia Avenue corridor  
6 and, indeed, throughout the outlying areas beyond the town centers of Riverside and Arlington  
7 during the heyday of the city's citrus-dominated past. Agricultural, especially citrus, windbreaks  
8 were commonly used for disease management... and reduction of windscar. One of the favored  
windbreak trees, Eucalyptus... was used as a foundation tree able to provide upper story canopy and  
baffled wind protection. Aerial photos show that the extant tree was likely one of many planted in  
multiple rows along the southern boundary of the larger Hawthorne grove property. The size,  
maturity and location of the tree... indicate the tree is likely the last extant specimen of a windbreak  
system associated with the earliest development of the site as a grove.

9 Such elegant homes, each surrounded by extensive acres of citrus groves, were a large part of the  
10 popular image of Riverside, along with other southern California communities such as Redlands and  
Pasadena.

11 FINDINGS: Criterion 3: Embodies distinctive characteristics of a style, type, period or  
12 method of construction, or is a valuable example of the use of indigenous materials or craftsmanship.

13 FACTS: The proposed designation complies with this finding because the Hawthorne House  
14 is one of the few known examples in Riverside that incorporated design elements of the Swiss Chalet  
cottage, although a more pronounced specimen, the landmark Benjamin Rockhold Family House at  
15 4581 Indian Hill Road (formerly at 4220 Lemon Street), remains as well. The Hawthorne House is  
16 characterized by very wide eaves on all sides, sporting exposed rafter ends, fascia boards, and a  
number of curved braces with a downward sunray design as well as small hip roofs over two bay  
17 windows on the southwestern and northeastern sides; these elements are features of the Swiss Chalet  
style cottages.

18 FINDINGS: Criterion 4: Represents the work of a notable builder, designer or architect, or  
important creative individual.

19 FACTS: The proposed designation complies with this finding because the house was  
20 designed by A.C. Willard, a noted local architect who was active in the 1880s and 1890s, and whose  
21 legacy in Riverside includes two locally designated landmarks, the Universalist-Unitarian Church at  
3525 Mission Inn Avenue and the Loring Building at 2673-3699 Main Street (City of Riverside  
22 n.d.). Therefore, the Hawthorne House is one of the few remaining examples of Willard's intact  
residential architecture and appears to qualify for local designation.

23 FINDINGS: Criterion 6: Reflects significant geographical patterns, including those  
24 associated with different eras of settlement and growth, particular transportation modes, or  
distinctive examples of park or community planning, or cultural landscape.

25 FACTS: The proposed designation complies with this finding because "...the overall  
26 character of the surrounding area remained predominantly rural through 1948, although some  
suburban housing development activities were evident nearby. During the rest of the 1950s and the  
27 early 1960s, the urbanization of the surrounding area greatly accelerated, until much of the former  
farmland... was transformed into densely packed residential tracts. As suburban housing tracts  
28 gradually assumed a dominant role in residential development in the Riverside-Arlington area since  
then..." (Tang et al. 2003:19-21), the once common grove houses increasingly became an



1 “endangered species,” with many of them lost and others significantly altered over the years. The  
2 Hawthorne House and related Eucalyptus tree, overall, remain a relatively intact example and is one  
3 of the few remaining “grove houses” that once lined Magnolia Avenue at the turn of the century.

4 BE IT FURTHER RESOLVED THAT pursuant to Title 20 of the Riverside Municipal Code,  
5 the City Council hereby approves the above-referenced application and designates the two story  
6 residence (A.C.E. Hawthorne House with a related Eucalyptus tree) located on the easterly side of  
7 Monroe Street between Magnolia Avenue and Lancer Lane, within the City of Riverside, California  
8 Assessor’s Parcel Number 231-020-009, as a City Historic Landmark.

9 BE IT FURTHER RESOLVED the proposed historic landmark designation is exempt from  
10 the provisions of the California Environmental Quality Act pursuant to Sections 15061(b)(3) and  
11 15308 of the Guidelines for Implementation of the California Environmental Quality Act (Title 14,  
12 California Code of Regulations, commencing with Section 15000 as it can be seen with certainty that  
13 there is no possibility that the activity will have a significant effect on the environment, and said  
14 action is intended to preserve the historic character of the building.

15 BE IT FURTHER RESOLVED THAT the City Clerk of the City of Riverside shall cause a  
16 certified copy of this resolution to be recorded in the Office of the County Recorder of Riverside  
17 County, California.

18 ADOPTED by the City Council this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

19 \_\_\_\_\_  
20 RONALD O. LOVERIDGE  
21 Mayor of the City of Riverside

22 ATTEST:

23 \_\_\_\_\_  
24 COLLEEN J. NICOL  
25 City Clerk of the City of Riverside  
26  
27  
28

1 I, Colleen J. Nicol, City Clerk of the City of Riverside, California, hereby certify that the  
2 foregoing resolution was duly and regularly adopted at a meeting of the City Council of said City at  
3 its meeting held on the \_\_\_\_\_ day of \_\_\_\_\_, 2012 by the following vote, to wit:

4 Ayes:

5 Noes:

6 Absent:

7 Abstain:

8  
9 IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the  
10 City of Riverside, California, this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

11  
12 \_\_\_\_\_  
13 COLLEEN J. NICOL  
14 City Clerk of the City of Riverside  
15

16 O:\Cycom\Wpdocs\D028\P014\00106246.DOC  
17 CA: 11-2855  
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**EXHIBIT "A"**

**PARCEL 1:** (APN: 231-020-005)

THAT PORTION OF LOT 4 IN BLOCK 23 OF THE LANDS OF THE RIVERSIDE LAND AND IRRIGATING COMPANY, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1, PAGE 70, OF MAPS, IN THE OFFICE OF THE RECORDER OF SAN BERNARDINO COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF SAID LOT 4;

THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF MONROE STREET, 182.00 FEET;

THENCE AT RIGHT ANGLES NORTHEASTERLY AND PARALLEL WITH THE SOUTHEASTERLY LINE OF MAGNOLIA AVENUE, 264.8 FEET, MORE OR LESS, TO A POINT ON THE SOUTHWESTERLY LINE OF TRACT 18586, AS SHOWN BY MAP ON FILE IN BOOK 139, PAGES 80 AND 81, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE NORTH 33° 59' 31" WEST, ALONG SAID SOUTHWESTERLY LINE AND ITS NORTHWESTERLY PROLONGATION, A DISTANCE OF 182 FEET, TO THE NORTHWESTERLY LINE OF SAID LOT 4;

THENCE SOUTH 56° 00' 00" WEST, ALONG THE NORTHWESTERLY LINE, 265.20 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE SOUTHWESTERLY 66 FEET THEREOF.

**PARCEL 2:** (APN: 231-020-06)

THE SOUTHWESTERLY 66 FEET OF THE NORTHWESTERLY 182 FEET OF LOT 4, BLOCK 23 OF LANDS OF THE RIVERSIDE LAND AND IRRIGATING COMPANY, IN BOOK 1, PAGE 70, OF MAPS, OF SAN BERNARDINO COUNTY RECORDS.

**PARCEL 3:** (APN: 231-020-007)

THAT PORTION OF LOT 4, BLOCK 23, OF RIVERSIDE LAND AND IRRIGATING COMPANY, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1, PAGE 70, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWESTERLY CORNER OF SAID LOT 4;

THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF MONROE STREET, 182 FEET TO THE TO THE TRUE POINT OF BEGINNING;

THENCE A RIGHT ANGLE NORTHEASTERLY PARALLEL WITH THE SOUTHEASTERLY LINE OF MAGNOLIA AVENUE, 264.8 FEET, MORE OR LESS, TO A POINT 396 FEET FROM THE NORTHEASTERLY LINE OF SAID LOT 4;

THENCE SOUTHEASTERLY AT RIGHT ANGLES AND PARALLEL WITH THE SOUTHWESTERLY LINE OF SAID LOT 4, 73.5 FEET;

THENCE AT RIGHT ANGLES SOUTHWESTERLY PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT 4, 264.8 FEET, MORE OR LESS, TO THE NORTHEASTERLY LINE OF MONROE STREET;

THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF MONROE STREET, 73.5 FEET TO THE TO THE TRUE POINT OF BEGINNING.

**PARCEL 4:** (APN: 231-020-008)

THAT PORTION OF LOT 4 IN BLOCK 23 AS SHOWN ON MAP OF THE RIVERSIDE LAND AND IRRIGATION COMPANY, IN THE CITY OF RIVERSIDE, ON FILE IN BOOK 1, PAGE 70, OF MAPS, SAN BERNARDINO COUNTY RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHWESTERLY LINE OF SAID LOT 4, WHICH BEARS SOUTHEASTERLY, A DISTANCE OF 255.5 FEET FROM THE NORTHWESTERLY CORNER OF SAID LOT 4;

THENCE NORTHEASTERLY AND PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT 4, A DISTANCE OF 264.8 FEET;

THENCE SOUTHEASTERLY AND PARALLEL WITH THE SOUTHWESTERLY LINE OF LOT 4, A DISTANCE OF 75 FEET;

THENCE SOUTHWESTERLY AND PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT, A DISTANCE OF 264.8 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF SAID LOT 4;

THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOT 4, A DISTANCE OF 75 FEET TO THE POINT OF BEGINNING.

**PARCEL 5:** (APN: 231-020-009)

THAT PORTION OF LOT 4 IN BLOCK 23 OF THE LANDS OF RIVERSIDE LAND AND IRRIGATING COMPANY, AS SHOWN BY MAP ON FILE IN BOOK 1, PAGE 70, OF MAPS, SAN BERNARDINO COUNTY RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHWESTERLY LINE OF SAID LOT, 330.5 FEET SOUTHEASTERLY FROM THE MOST WESTERLY CORNER THEREOF;

THENCE NORTHEASTERLY, PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT, 264.8 FEET, TO A POINT 396 FEET SOUTHWESTERLY FROM THE NORTHEASTERLY LINE OF SAID LOT 4;



THENCE SOUTHEASTERLY, PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT, 165 FEET;

THENCE SOUTHWESTERLY, PARALLEL WITH THE SOUTHEASTERLY LINE OF SAID LOT, 264.8 FEET, TO THE SOUTHWESTERLY LINE OF SAID LOT;

THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE, 165 FEET, TO THE POINT OF BEGINNING.

**PARCEL 6:** (APN: 231-020-010)

THAT PORTION OF LOT 4 IN BLOCK 23 OF THE LANDS OF RIVERSIDE LAND AND IRRIGATING COMPANY, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 1, PAGE 70, OF MAPS, SAN BERNARDINO COUNTY RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHWESTERLY LINE OF SAID LOT, 495.5 FEET SOUTHEASTERLY FROM THE MOST WESTERLY CORNER THEREOF;

THENCE NORTHEASTERLY AND PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT, 264.8 FEET TO A POINT 396 FEET SOUTHWESTERLY FROM THE NORTHEASTERLY LINE OF SAID LOT 4;

THENCE SOUTHEASTERLY AND PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT, 165.5 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF SAID LOT;

THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT, 264.8 FEET TO THE MOST SOUTHERLY CORNER THEREOF;

THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOT, 165.5 FEET TO THE POINT OF BEGINNING.

**PARCEL 7:** (APN: 231-020-026)

LOT 1 OF TRACT 18586 AS SHOWN BY MAP ON FILE IN BOOK 139 OF  
MAPS AT PAGES 80 AND 81 THEREOF, RECORDS OF RIVERSIDE  
COUNTY, CALIFORNIA.

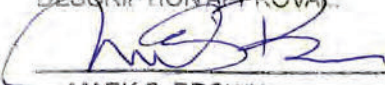
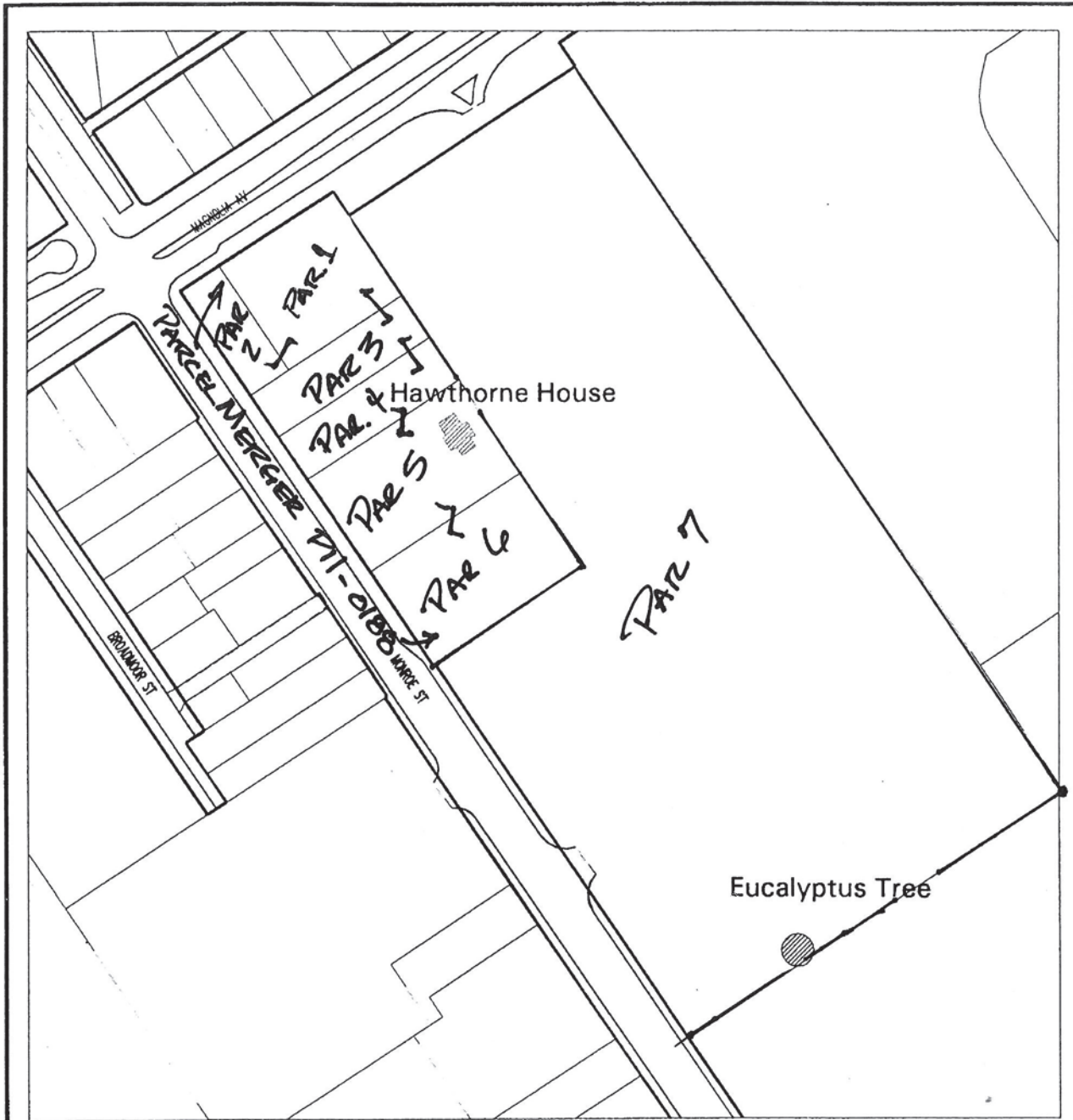
DESCRIPTION APPROVAL  
  
MARK S. BROWN  
CITY SURVEYOR  
1/11/2012  
DATE



Exhibit "B"



◆ CITY OF RIVERSIDE, CALIFORNIA ◆

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

Subject: Hawthorne House

Sheet 1 of 1



Scale: 1" = 200'

Drawn by: trandel

Date: 11/22/11

The foregoing instrument is certified,  
under penalty of perjury, to be a  
correct copy of the original on file  
in this office.

Colleen J. Nicol, City Clerk  
City of Riverside, California.

Executed on \_\_\_\_\_, 20\_\_ at  
Riverside, California.

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF RIVERSIDE, CALIFORNIA, AMENDING THE ZONING MAP OF THE CITY OF RIVERSIDE PURSUANT TO CHAPTER 19.090 OF THE RIVERSIDE MUNICIPAL CODE APPLYING THE CULTURAL RESOURCES OVERLAY ("CR") ZONE TO CITY LANDMARK NO. 123, THE A.C.E. HAWTHORNE HOUSE.

The City Council of the City of Riverside, California, does ordain as follows:

Section 1: Pursuant to Chapter 19.090 of the Riverside Municipal Code, the Zoning Map of the City of Riverside is amended by applying the Cultural Resource Overlay ("CR") Zone to the already existing Single Family Residential ("R-1-7000") Zone to City Landmark No. 123, the A.C.E. Hawthorne House with a related Eucalyptus tree the property described in Exhibit "A" and depicted in Exhibit "B", attached hereto and incorporated herein by reference, subject to all of the conditions, restrictions and covenants imposed under Planning Case Number P11-0663, which conditions, restrictions and covenants are incorporated herein by reference.

Section 2: The City Clerk shall certify to the adoption of this ordinance and cause publication once in a newspaper of general circulation in accordance with Section 414 of the Charter of the City of Riverside. This ordinance shall become effective on the 30th day after the date of its adoption.

\_\_\_\_\_  
RONALD O. LOVERIDGE  
Mayor of the City of Riverside

Attest:

\_\_\_\_\_  
COLLEEN J. NICOL  
City Clerk of the City of Riverside



1 I, Colleen J. Nicol, City Clerk of the City of Riverside, California, hereby certify that the  
2 foregoing ordinance was duly and regularly introduced at a meeting of the City Council on the  
3 \_\_\_\_ day of \_\_\_\_\_, 2012, and that thereafter the said ordinance was duly and regularly  
4 adopted at a meeting of the City Council on the \_\_\_\_ day of \_\_\_\_\_, 2012, by the  
5 following vote, to wit:

6  
7 Ayes:

8  
9 Noes:

10 Absent:

11 Abstain:

12  
13 IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the  
14 City of Riverside, California, this \_\_\_\_ day of \_\_\_\_\_, 2012.

15  
16  
17 \_\_\_\_\_  
18 COLLEEN J. NICOL  
19 City Clerk of the City of Riverside

20 O:\Cyc\com\WPD\docs\D028\p014\00106258.DOC  
21 CA: 11-2855

**EXHIBIT "A"**

**PARCEL 1:** (APN: 231-020-005)

THAT PORTION OF LOT 4 IN BLOCK 23 OF THE LANDS OF THE RIVERSIDE LAND AND IRRIGATING COMPANY, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1, PAGE 70, OF MAPS, IN THE OFFICE OF THE RECORDER OF SAN BERNARDINO COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF SAID LOT 4;

THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF MONROE STREET, 182.00 FEET;

THENCE AT RIGHT ANGLES NORTHEASTERLY AND PARALLEL WITH THE SOUTHEASTERLY LINE OF MAGNOLIA AVENUE, 264.8 FEET, MORE OR LESS, TO A POINT ON THE SOUTHWESTERLY LINE OF TRACT 18586, AS SHOWN BY MAP ON FILE IN BOOK 139, PAGES 80 AND 81, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE NORTH 33° 59' 31" WEST, ALONG SAID SOUTHWESTERLY LINE AND ITS NORTHWESTERLY PROLONGATION, A DISTANCE OF 182 FEET, TO THE NORTHWESTERLY LINE OF SAID LOT 4;

THENCE SOUTH 56° 00' 00" WEST, ALONG THE NORTHWESTERLY LINE, 265.20 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE SOUTHWESTERLY 66 FEET THEREOF.

**PARCEL 2:** (APN: 231-020-06)

THE SOUTHWESTERLY 66 FEET OF THE NORTHWESTERLY 182 FEET OF LOT 4, BLOCK 23 OF LANDS OF THE RIVERSIDE LAND AND IRRIGATING COMPANY, IN BOOK 1, PAGE 70, OF MAPS, OF SAN BERNARDINO COUNTY RECORDS.

**PARCEL 3:** (APN: 231-020-007)

THAT PORTION OF LOT 4, BLOCK 23, OF RIVERSIDE LAND AND IRRIGATING COMPANY, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1, PAGE 70, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWESTERLY CORNER OF SAID LOT 4;

THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF MONROE STREET, 182 FEET TO THE TO THE TRUE POINT OF BEGINNING;



THENCE A RIGHT ANGLE NORTHEASTERLY PARALLEL WITH THE SOUTHEASTERLY LINE OF MAGNOLIA AVENUE, 264.8 FEET, MORE OR LESS, TO A POINT 396 FEET FROM THE NORTHEASTERLY LINE OF SAID LOT 4;

THENCE SOUTHEASTERLY AT RIGHT ANGLES AND PARALLEL WITH THE SOUTHWESTERLY LINE OF SAID LOT 4, 73.5 FEET;

THENCE AT RIGHT ANGLES SOUTHWESTERLY PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT 4, 264.8 FEET, MORE OR LESS, TO THE NORTHEASTERLY LINE OF MONROE STREET;

THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF MONROE STREET, 73.5 FEET TO THE TO THE TRUE POINT OF BEGINNING.

**PARCEL 4:** (APN: 231-020-008)

THAT PORTION OF LOT 4 IN BLOCK 23 AS SHOWN ON MAP OF THE RIVERSIDE LAND AND IRRIGATION COMPANY, IN THE CITY OF RIVERSIDE, ON FILE IN BOOK 1, PAGE 70, OF MAPS, SAN BERNARDINO COUNTY RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHWESTERLY LINE OF SAID LOT 4, WHICH BEARS SOUTHEASTERLY, A DISTANCE OF 255.5 FEET FROM THE NORTHWESTERLY CORNER OF SAID LOT 4;

THENCE NORTHEASTERLY AND PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT 4, A DISTANCE OF 264.8 FEET;

THENCE SOUTHEASTERLY AND PARALLEL WITH THE SOUTHWESTERLY LINE OF LOT 4, A DISTANCE OF 75 FEET;

THENCE SOUTHWESTERLY AND PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT, A DISTANCE OF 264.8 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF SAID LOT 4;

THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOT 4, A DISTANCE OF 75 FEET TO THE POINT OF BEGINNING.

**PARCEL 5:** (APN: 231-020-009)

THAT PORTION OF LOT 4 IN BLOCK 23 OF THE LANDS OF RIVERSIDE LAND AND IRRIGATING COMPANY, AS SHOWN BY MAP ON FILE IN BOOK 1, PAGE 70, OF MAPS, SAN BERNARDINO COUNTY RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHWESTERLY LINE OF SAID LOT, 330.5 FEET SOUTHEASTERLY FROM THE MOST WESTERLY CORNER THEREOF;

THENCE NORTHEASTERLY, PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT, 264.8 FEET, TO A POINT 396 FEET SOUTHWESTERLY FROM THE NORTHEASTERLY LINE OF SAID LOT 4;

THENCE SOUTHEASTERLY, PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT, 165 FEET;

THENCE SOUTHWESTERLY, PARALLEL WITH THE SOUTHEASTERLY LINE OF SAID LOT, 264.8 FEET, TO THE SOUTHWESTERLY LINE OF SAID LOT;

THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE, 165 FEET, TO THE POINT OF BEGINNING.

**PARCEL 6:** (APN: 231-020-010)

THAT PORTION OF LOT 4 IN BLOCK 23 OF THE LANDS OF RIVERSIDE LAND AND IRRIGATING COMPANY, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 1, PAGE 70, OF MAPS, SAN BERNARDINO COUNTY RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHWESTERLY LINE OF SAID LOT, 495.5 FEET SOUTHEASTERLY FROM THE MOST WESTERLY CORNER THEREOF;

THENCE NORTHEASTERLY AND PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT, 264.8 FEET TO A POINT 396 FEET SOUTHWESTERLY FROM THE NORTHEASTERLY LINE OF SAID LOT 4;

THENCE SOUTHEASTERLY AND PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT, 165.5 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF SAID LOT;

THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT, 264.8 FEET TO THE MOST SOUTHERLY CORNER THEREOF;

THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOT, 165.5 FEET TO THE POINT OF BEGINNING.



**PARCEL 7:** (APN: 231-020-026)

LOT 1 OF TRACT 18586 AS SHOWN BY MAP ON FILE IN BOOK 139 OF  
MAPS AT PAGES 80 AND 81 THEREOF, RECORDS OF RIVERSIDE  
COUNTY, CALIFORNIA.

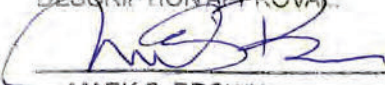
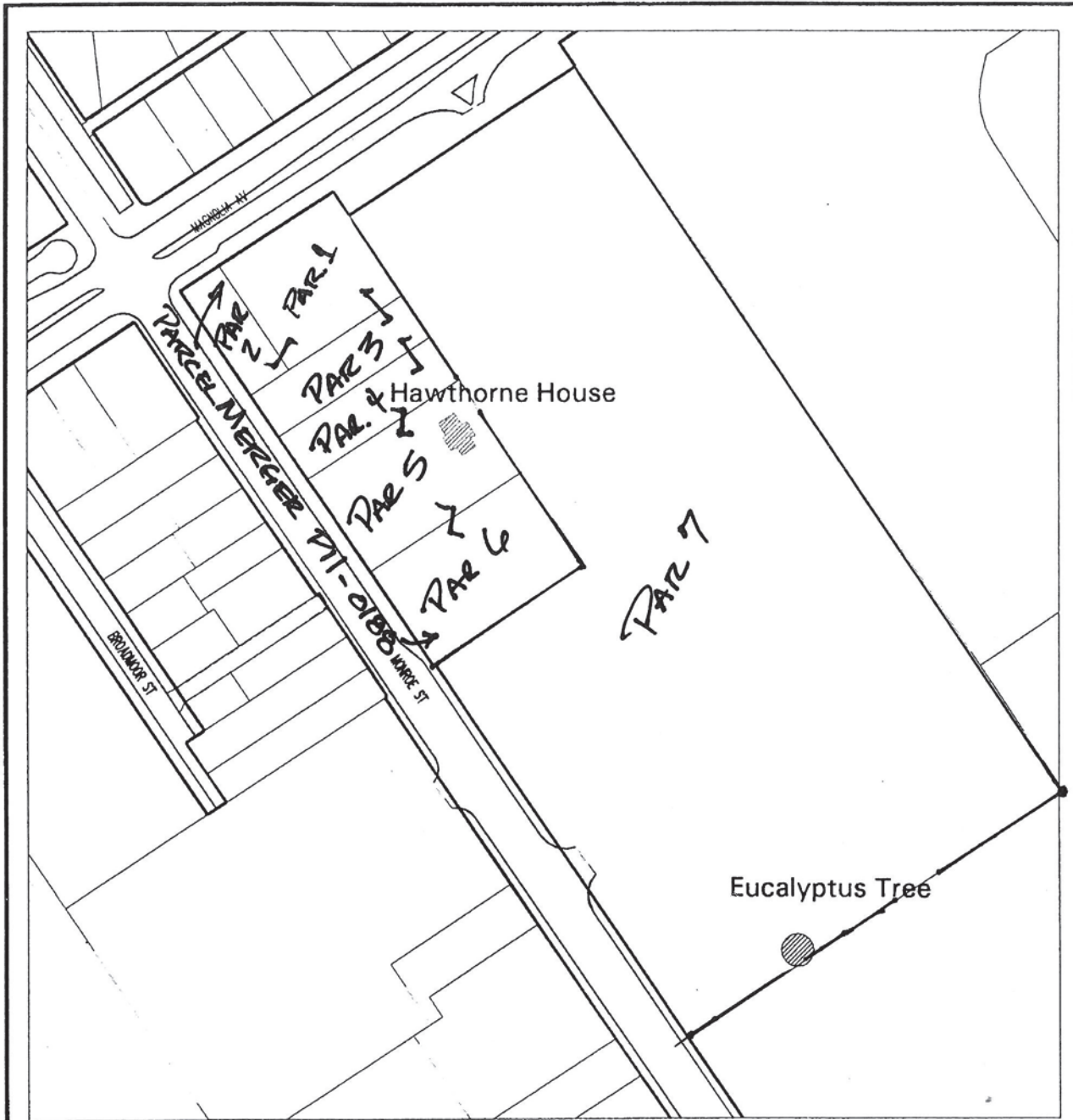
DESCRIPTION APPROVAL  
  
MARK S. BROWN  
CITY SURVEYOR  
1/11/2012  
DATE

Exhibit "B"



◆ CITY OF RIVERSIDE, CALIFORNIA ◆

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

Subject: Hawthorne House

Sheet 1 of 1



Scale: 1" = 200'

Drawn by: trandel

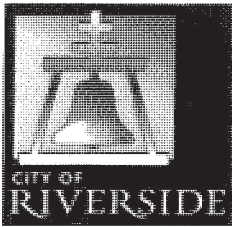
Date: 11/22/11

The foregoing instrument is certified,  
under penalty of perjury, to be a  
correct copy of the original on file  
in this office.

Colleen J. Nicol, City Clerk  
City of Riverside, California.

Executed on \_\_\_\_\_, 20\_\_ at  
Riverside, California.





## CITY OF RIVERSIDE NOTICE OF PUBLIC HEARING

YOU ARE INVITED TO ATTEND a Public Hearing before the City Council of the City of Riverside regarding the following item:

**CASE NUMBER:** P11-0663

**APPLICANT:** Jennifer Mermilliod, JM Research & Consulting, on behalf of California Baptist University

**LOCATION:** 3747 Monroe Street

**PROPOSAL:** Designate the A.C.E. Hawthorne House and related Eucalyptus tree located on .99 acre at 3747 Monroe Street, as City Landmark and approve findings to add CR-Cultural Resources Overlay Zone to existing R-1-7000 - Single Family Residential Zone.

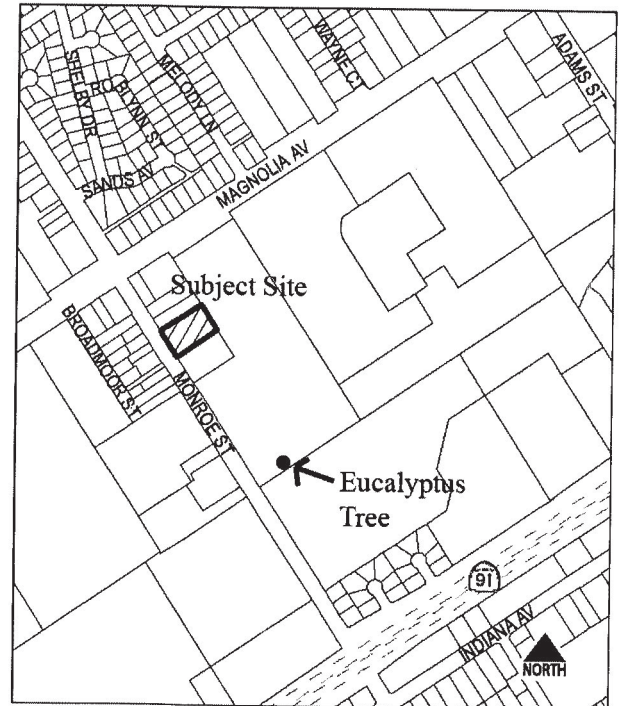
**ENVIRONMENTAL DETERMINATION:** The Cultural Heritage Board has determined that the proposed project is exempt from California Environmental Quality Act (CEQA) review pursuant to Section 15061(b)(3) and 15308.

Mail written statements to City Clerk, City Hall, 3900 Main Street, Riverside, CA 92522.

If you challenge the above proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Clerk of the City of Riverside at, or prior to, the public hearing.

Dated: January 6, 2012

Published and mailed: January 6, 2012



### CITY COUNCIL HEARING

Art Pick Council Chamber, City Hall  
3900 Main Street  
Riverside, CA 92522

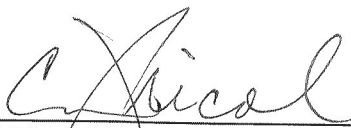
**MEETING DATE:** January 17, 2012

**MEETING TIME:** 3 p.m.

**CONTACT PLANNER:** Krystal Marquez

**PHONE:** (951) 826-2408

**E-MAIL:** [Kmarquez@riversideca.gov](mailto:Kmarquez@riversideca.gov)

  
COLLEEN J. NICOL, MMC  
City Clerk of the City of Riverside

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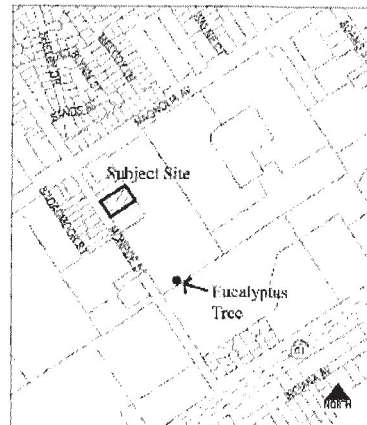
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CITY COUNCIL HEARING  
Art Pick Council Chamber, City Hall  
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COLLEEN J. NICOL, MMC  
City Clerk of the City of Riverside

Dated: January 6, 2012

Published and mailed: January 6, 2012

1/6

1/6/12  
DB