



Community & Economic Development Department
3900 Main Street, Riverside, CA 92522 | Phone: (951) 826-5371 | RiversideCA.gov

Planning Division

CULTURAL HERITAGE BOARD MEETING DATE: JUNE 17, 2026
AGENDA ITEM NO.: 6

PROPOSED PROJECT

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|-----------------------------|---|--|
| Case Numbers | PC-2026-00397 (Historic Designation) | |
| Request | To consider a Historic Designation request for designation of Havens Residence as a City Landmark | |
| Applicant | Nyle Kanda & David Manning | |
| Project Location | 2139 Archdale Street, situated on the northwest corner of Archdale Street and Fielding Avenue | |
| APN | 222091004 | |
| Ward | 3 | |
| Neighborhood | Victoria | |
| Historic District | Not Applicable | |
| Historic Designation | Not Applicable | |
| Staff Planner | Scott Watson, Historic Preservation Officer 951-826-5507 swatson@riversideca.gov | |

RECOMMENDATIONS

Staff recommends that the Cultural Heritage Board (CHB):

1. **DETERMINE** whether the proposed request meets high degree of integrity required for City Landmark designation as specified in Section 20.50.010 of the Riverside Municipal Code.

If the Cultural Heritage Board determines the request meets the required high degree of integrity, Staff recommends that the CHB recommend that the City Council:

2. **DETERMINE** that Planning Case PC-2026-00397 (Historic Designation) for the designation of the Havens Residence as a City Landmark is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15061(b)(3) (Common Sense Rule) and 15308 (Actions by Regulatory Agencies for Protection of the Environment), as the proposal will have no significant effect on

the environment, identifies the structure as a cultural resource, and preserves the historic character of a cultural resource; and

3. **APPROVE** Planning Case PC-2026-00397 (Historic Designation), based on the facts of findings, and designate the Havens Residence as a City Landmark.

BACKGROUND

Havens Residence

The Havens Residence is located at 2139 Archdale Street in the Victoria Groves neighborhood of Riverside. Constructed in 1960, the property was designed by the local architectural firm Cowan & Bussey for Dr. Fred Z. Havens, Jr. and Mrs. Barbara Havens and built by William Don Bell of Rowalt, Inc. The residence is a custom two-story post-and-beam Mid-Century Modern single-family home prominently situated on the northwest corner of Archdale Street and Fielding Road.

Dr. Fred Z. Havens, Jr. and Barbara Havens

Dr. Fred Z. Havens, Jr. was a longtime Riverside physician and member of the Riverside Medical Clinic. He joined the practice in 1953 and served the community for more than five decades. In 1984, he helped establish the nonprofit Riverside Medical Clinic Charitable Foundation, which focuses on improving healthcare and quality of life throughout the Inland Empire.

Barbara Havens was active in numerous civic and charitable organizations, including the Riverside Art Association, where she chaired the annual art show. The residence hosted a variety of charitable and social events over the years, including Junior League functions and Riverside Panhellenic home tours.

Cowan & Bussey, AIA Architects

Cowan & Bussey was a prominent Riverside-based architectural firm active throughout Riverside and the Inland Empire from approximately 1958 to 1972. The firm designed a wide range of residential, civic, educational, religious, industrial, commercial, and medical buildings that contributed significantly to Riverside's postwar development. Notable projects include the Bourns headquarters building at 1200 Columbia Avenue, the office building at 6905 Brockton Avenue, Castle View Elementary School, and the residence at 5451 Glenhaven Avenue.

The firm became closely associated with Mid-Century Modern and Desert Modern architecture in Riverside through its use of post-and-beam construction, low-pitched roofs, expansive glass walls, clerestory windows, deep overhangs, natural materials, and strong indoor-outdoor relationships responsive to Southern California's climate.

The Havens Residence is among the firm's most intact custom residential designs and represents an excellent example of Cowan & Bussey's residential work within the Victoria Groves neighborhood.

ANALYSIS

The applicant is requesting approval of a Historic Designation to designate the Havens Residence as a City Landmark. The applicant has provided an architectural description, statement of significance, photographs documenting the architecture and site setting,

and primary and secondary source documentation supporting the nomination (Exhibits 2, 3, and 4).

Architectural Description

The Havens Residence occupies a prominent corner lot at Archdale Street and Fielding Road within the original Victoria Grove tract. Designed in the Mid-Century Modern style, the two-story residence utilizes post-and-beam construction and features an L-shaped floor plan oriented toward both street-facing elevations.

The residence is clad in vertical redwood siding with desert rock flagstone veneer accenting the chimney and entry walls. Low-pitched gravel roofs feature integrated gutters and wide overhanging eaves framed by substantial wood fascia boards. Clerestory windows and expansive fixed-pane glass walls emphasize the building's horizontal character while creating strong visual and physical connections between interior and exterior spaces.

The principal entry is located at the intersection of the two primary building masses and is accented with stone veneer and covered by projecting roof planes, including a second-story roof element with exposed redwood framing. Fenestration consists primarily of large wood-framed fixed windows, horizontal sliding windows (originally aluminum), aluminum sliding glass doors, and wood framed clerestory windows. Some of the original wood windowsills remain.

Interior spaces reflect Mid-Century Modern design principles emphasizing openness, spatial flow, and integration with the outdoors. Character-defining interior features include exposed plank-and-beam ceilings, walnut paneling, built-in shelving and cabinetry, quarry tile hearths, original wood doors and hardware, pocket doors, and built-in desks.

Statement of Significance

The Havens Residence is historically and architecturally significant as an excellent example of Mid-Century Modern and Desert Modern residential architecture in Riverside. Constructed in 1960, the property embodies the distinctive characteristics of the style through its post-and-beam construction, low-pitched roof forms, extensive glazing, clerestory windows, horizontal massing, integration of indoor and outdoor living spaces, and use of natural materials including redwood siding and stone veneer.

The property is also significant as the work of Cowan & Bussey, a notable Riverside architectural firm whose projects contributed substantially to the architectural development of Riverside and the Inland Empire during the postwar period. The residence demonstrates the firm's mastery of Mid-Century Modern residential design and climate-responsive architecture.

Integrity Analysis

1. *Location* – The residence remains in its original location.
2. *Design* – The overall design remains largely intact. However, the replacement of original windows with vinyl-framed windows, particularly on the street-facing elevations, has diminished the property's design integrity.

3. *Setting* – The residence retains its original setting within a single-family residential neighborhood.
4. *Materials* – The replacement of most operable windows and several fixed windows with vinyl-framed windows has altered original building materials. These replacements would not be considered appropriate under the Citywide Residential Historic District Design Guidelines, which prohibit vinyl-framed windows on historic structures. In addition, many original wood windowsills shown on the original building plans were removed during the window replacement process. As a result, the integrity of materials has been somewhat diminished.
5. *Workmanship* – The loss of original windows and associated details has reduced the integrity of workmanship.
6. *Feeling* – The residence continues to convey its historic character as a Mid-Century Modern single-family residence.
7. *Association* – Despite minor alterations, the residence retains its ability to convey its association with the architectural work of Cowan & Bussey.

Based on this analysis, the residence retains most aspects of integrity, although some have been diminished by the replacement of original windows and related features. City Landmark designation requires a "high degree of integrity." The Cultural Heritage Board may determine that, despite these alterations, the residence retains the required level of integrity to qualify for City Landmark designation. Alternatively, if the Board finds that the property no longer possesses the high degree of integrity required for City Landmark designation, it may determine that the residence retains sufficient integrity to qualify as a Structure of Merit.

TITLE 20 EVALUATION

Under Title 20 (Cultural Resources), "Landmark" means: "Any improvement or natural feature that is an exceptional example of a historical, archaeological, cultural, architectural, community, aesthetic or artistic heritage of the City, that retains a high degree of integrity." Based on the applicable criteria from Chapter 20.50 of Title 20, 2139 Archdale Street qualifies for Landmark Designation as follows:

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

FACTS: The property embodies the distinctive characteristics of Mid-Century Modern and Desert Modern residential architecture and represents an excellent example of high-style postwar residential design within Riverside's Victoria neighborhood. Constructed in 1960, the residence displays defining characteristics of the style through its long horizontal massing, post-and-beam construction, low-pitched rock gravel roofs, broad overhanging eaves, clerestory windows, large fixed-pane glazing systems, sliding glass doors, integrated indoor-outdoor living spaces, and use of natural materials including redwood siding and desert rock veneer.

The residence further reflects the climate-responsive and site-specific design principles associated with Mid-Century Modern and Desert Modern architecture through its passive cooling features, shaded patios and porticos, carefully oriented glazing systems, extensive use of natural light, and strong visual connections to the surrounding mountain and valley landscape. The property demonstrates a sophisticated integration of architecture and site planning intended to maximize views, airflow, and indoor-outdoor living. Additionally, original interior character-defining features that remain extant and contribute to the architectural significance of the residence include exposed natural wood plank-and-beam ceilings, walnut wall paneling, built-in shelving and cabinetry, original wood doors and hardware, oversized pocket doors, quarry tile hearths, and built-in desks and storage features, and original bathroom fixtures and cabinetry.

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

FACTS: The proposed designation meet Criterion 4 because the property represents the work of notable Riverside architectural firm Cowan & Bussey, AIA Architects, a design firm that contributed significantly to the architectural development of Riverside and the Inland Empire during the postwar period. Between approximately 1958 and 1972, the firm completed numerous residential, commercial, civic, religious, educational, industrial, and medical commissions that helped shape Riverside's expanding suburban landscape.

The Havens Residence is one of the firm's most intact custom residential projects and is highly representative of Cowan & Bussey's distinctive Mid-Century Modern and Desert Modern architectural vocabulary. The residence demonstrates the firm's mastery of post-and-beam construction, climate-responsive planning, and integration of architecture with the surrounding landscape. The residence further reflects the architectural design principles consistently employed throughout Cowan & Bussey's body of work, including long horizontal forms, broad overhanging eaves, clerestory windows, natural materials, passive cooling strategies, and carefully framed views of the surrounding environment. As a highly intact and architecturally distinguished example of the firm's residential work, the property retains the ability to convey the architects' original design intent and artistic vision.

Under Title 20 (Cultural Resources), "Structure of Merit" means any improvement or natural feature, which contributes to the broader understanding of the historical, archeological, cultural, architectural, community, aesthetic, or artistic heritage of the City, retains sufficient integrity. If CHB find that the Havens Residence does not retain the high degree of integrity required for City Landmark designation, they may find the Haven Residence qualifies for Structure of Merit, based on the applicable criteria from Chapter 20.50 of Title 20, as follows:

FINDING: Criterion 5: Represents an improvement or Cultural Resource that no longer exhibits the high degree of integrity sufficient for landmark designation, yet still retains necessary integrity under one or more of the landmark criteria to convey cultural resource significance as a structure or resource of merit.

FACTS: The Havens Residence retains sufficient integrity to convey its architectural significance as an important example of Mid-Century Modern and Desert Modern residential architecture in Riverside, despite alterations that have diminished aspects of design, materials, and workmanship. While replacement of many original windows with vinyl-framed units has compromised some historic materials and details, the residence continues to retain the majority of its character-defining features and remains readily identifiable as a custom-designed Mid-Century Modern residence.

The property continues to exhibit the essential characteristics that convey its significance under Landmark Criterion 3, including its post-and-beam construction, low-pitched roof forms, broad overhanging eaves, clerestory windows, expansive glazing systems, horizontal massing, integrated indoor-outdoor living spaces, and use of natural materials such as redwood siding and desert rock veneer. Significant original interior features also remain extant, including exposed wood plane-and-beam ceilings, walnut paneling, built-in cabinetry and shelving, original wood doors and hardware, quarry tile hearths, original sliding glass doors, and other built-in architectural elements that reflect the original design intent and craftsmanship of the residence. The property also retains sufficient integrity to convey its significance under Landmark Criterion 4 as a representative work of the Riverside architectural firm Cowan & Bussey. Although some original materials have been replaced, the overall design, massing, spatial organization, site orientation, and architectural expression remain substantially intact and continue to reflect the firm's distinctive approach to Mid-Century Modern residential design. The residence remains one of the more intact examples of Cowan & Bussey's custom residential work and continues to illustrate the architectural principles and design vocabulary for which the firm is recognized. Because the residence retains integrity of location, setting, feeling, and association, along with substantial aspects of design and materials, it continues to effectively convey its architectural significance and contributes to the broader understanding of Riverside's postwar residential development and Mid-Century Modern architectural heritage.

PUBLIC NOTICE AND COMMENTS

A public hearing notice was mailed to property owners within 300 feet of the site. As of the writing of this report, no responses have been received by Staff regarding this proposal.

APPEAL INFORMATION

Actions by the Cultural Heritage Board, including any environmental finding, may be appealed to the City Council within ten calendar days after the decision. Appeal filing

and processing information may be obtained from the Planning Division by calling 951-826-5800.

EXHIBITS LIST

1. Aerial/Location Map
2. Historic Designation Application
3. Current Photos
4. Original Plans

Prepared by: Scott Watson, Historic Preservation Officer
Approved by: Laurel Reimer, City Planner