



Community & Economic Development Department
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Planning Division

CULTURAL HERITAGE BOARD MEETING DATE: MARCH 15, 2023
AGENDA ITEM NO.: 6

PROPOSED PROJECT

Case Numbers	DP-2022-01381 (Historic Designation)	
Request	To consider a Historic Designation request to designate the Old Martin Hoover House as a City Structure of Merit	
Applicant	Jana Cheney	
Project Location	3642 Hoover Street, on the west side of Hoover Street between Magnolia Avenue and Orchard Street	
APN	230-132-020	
Ward	3	
Neighborhood	Magnolia Center	
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 recommend that the City Council:

- DETERMINE** that Planning Case DP-2022-01381 (Historic Designation) for the designation of the Old Martin Hoover House as a City Structure of Merit 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
- APPROVE** Planning Case DP-2022-01381 (Historic Designation), based on the facts of findings, and designate the Old Martin Hoover House as a City Structure of Merit.

BACKGROUND

Old Martin Hoover House

The Old Martin Hoover House is located at 3642 Hoover Street (Exhibit 1). The Folk Victorian style residence was constructed in 1881 at 162 Magnolia Avenue and was one of the first residences along Magnolia Avenue. The residence, which originally fronted onto Magnolia Avenue, was constructed as a grove house for Hoover's 20-acre citrus groves. In 1908, Hoover retired and constructed a residence at 3381 Mission Inn Avenue (then Seventh Street), which was relocated to its present location at 3858 Redwood Drive.

The 20-acre citrus grove and residence, commonly known as the Old Hoover Homestead was sold to Mr. Tealander in 1908 and later sold in 1913 to P.T. Evans, brother to S.C. Evans. In 1914, Evans subdivided the property, creating the High Palm Tract, and the residence was moved from its original location toward the rear the property circa 1914 (Exhibit 2). The original residence was purchased by Ella M. Shadrach in 1915. Per a 1915 article, the residence was to be remodeled into a "modern bungalow." Records do not indicate the nature of the alteration. Following an inspection by staff, it is unclear which alteration were made to the residence as part of the 1915 remodel by Mrs. Shadrach. Based on the site inspection and a 1931 aerial, staff determined a large rear addition had been constructed at a prior date, which approximately doubled the size of the residence. Additionally, portions of the siding and window trim were replaced by modern materials at an unknown date. The windows were changed by the previous owners to be clad windows with wood interior and vinyl exterior construction.

Martin Hoover

Martin Hoover was born in Franklin County Pennsylvania in 1830. Hoover sought fortune as part of the California Gold rush and was miner in Placer and Plumas Counties between 1850 and 1865. He then returned to his parent's home in Galesburg Illinois. By 1870, Hoover was living in Winfield Iowa, where he met and married his wife Kate E. Craven. The two moved first to Leavenworth Kansas and then to Riverside in 1880, along with Kate's family, including – her father C.V. Craven; brother, Dr. Charles Wallace Craven, and wife and child; and sister, Mrs. O. T. Johnson, and her husband.

In 1883, Hoover was among the petitioners to the San Bernardino County Board of Supervisors for incorporation of the City of Riverside and served as one of the first trustees of the City, until 1892. During this timeframe Hoover also served as on the board of directors for the Riverside Water Company. In 1893, Hoover was elected as the first superintendent for District 2 of the Riverside County Board of Supervisors.

ANALYSIS

The applicant is requesting approval of a Historic Designation to designate the Old Martin Hoover House as a City Structure of Merit.

The applicant has provided an architectural description, statement of significance, photographs documenting the architecture and building setting, and copies of primary and secondary sources as summarized below (Exhibit 3).

Architectural Description

The Old Martin Hoover House is situated on west side of Hoover Street between Magnolia Avenue and Orchard Street in the Magnolia Center neighborhood of the City. The residence is set back from street with a lawn. The two-story residence features a rectangular shaped ground plan with a raised foundation and a symmetrical facade. The residence is capped with an asphalt shingle-topped, moderately pitched crossed-gable roof with closed eaves and fascia boards. Dutch-lap wood siding wraps the residence. A partial-width projecting porch is enclosed with spindle works

and covered by a gable roof, supported by turned post with ginger-breading. The residence features a variety of windows including vertically hung windows, some paired, with wood trim.

Statement of Significance

The Old Martin Hoover House was constructed by Martin Hoover as his first residence in Riverside; therefore, it is historically significant for its association with Martin Hoover, who is identified as a person of significance in local history. Due to the relocation of the residence, numerous alterations, and alterations to the setting, the residence no longer retains the high degree of integrity required for Landmark designation but appears to retain sufficient integrity for City Structure of Merit designation.

Integrity Analysis

Integrity is defined in Section 20.50.010 of the Riverside Municipal Code as the ability of a cultural resource to convey its significance. Title 20 also states, to retain integrity a cultural resource must retain most of the aspects that closely relate to the resource's significance including location, design, setting, materials, workmanship, feeling, and association. The integrity of the residence has been analyzed by staff as follows:

1. *Location* – The residence was originally located on and fronted onto Magnolia Avenue, a major thoroughfare. It was moved, circa 1914, to its current location on a secondary street. While the residence is still within the boundary of the original 20-acre homestead of Martin Hoover, the residence's integrity of location has been compromised due to the relocation.
2. *Design* – Despite the rear additions, the overall design of the residence still intact as viewed from the street. However, the vinyl clad windows diminish the integrity of design.
3. *Setting* – The original setting of the residence was within a citrus grove and fronting on Magnolia Avenue. The residence is now situated within a suburban neighborhood comprised of 1920s Craftsman and Minimal Traditional style residences; therefore, the residence no longer retains integrity of setting.
4. *Materials* – Some of the original building material has been replaced with modern material, including but not limited to windows, window trim, and siding. The current windows on the residence would not be considered appropriate for a historic structure as they are vinyl on the exterior. The siding replacement is similar to the cladding type and width, but has a faux wood texture, which would not appropriate for a historic structure. Therefore, the integrity of materials has been compromised.
5. *Workmanship* – With changes to the materials as previously discussed, the integrity of workmanship has been compromised.
6. *Feeling* – As the large rear addition is behind the original footprint of the residence, the feeling of a small Folk Victorian residence is still visible when viewed from the street. However, the feeling as a grove house fronting on a major street is no longer extant.
7. *Association* – The association with Martin Hoover, as his original residence in Riverside, has been compromised due to alteration, and relocation from Magnolia Avenue to Hoover Street. The residence does retain some integrity of association as it is situated within the original boundary of the 20-acre Hoover Homestead.

Based on this integrity analysis, the residence retains sufficient integrity for Structure of Merit designation because the residence is still situated on Hoover's original property and the overall form of original residence is still visible from the street.

TITLE 20 EVALUATION

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. Based on the applicable criteria from Chapter 20.50 of Title 20, the Old Martin Hoover House qualifies. Criterion 6 applies to the proposal based on the following facts:

FINDING: Criterion 6: An improvement or resource that no longer exhibits the high degree of integrity sufficient for landmark designation, yet still retains sufficient integrity under one or more of the landmark criteria to convey cultural resource significance as a structure or resource of merit.

FACTS: The residence at 3642 Hoover Street was constructed for Martin Hoover in 1881 on his original homestead in Riverside. Martin Hoover, was a prominent citrus growing, served as one of the first trustees of the City, was a member of the board of the Riverside Water company, and served as the first County Supervisor for District 2; therefore, Hoover is recognized as a person of significance in local history. The residence was relocated from Magnolia Avenue to Hoover Street (then Robusta Street) in circa 1914, within the original boundary of the original 20-acre parcel. Due to the relocation and various alterations, the residence does not retain the high degree of integrity required for City Landmark designation. As the residence is still situated with the original parcel boundary owned by Hoover and exhibits the overall character of a Folk Victoria grove house, the residence retains sufficient integrity of Structure of Merit designation.

STRATEGIC PLAN

This item contributes to the Envision Riverside 2025 City Council Strategic Priority 2 – Community Well Being (Goal 2.3 – Strengthen neighborhood identities and improve community health and the physical environment through amenities and programs that foster an increased sense of community and enhanced feelings of pride and belonging citywide).

This item aligns with the following Cross-Cutting Threads:

1. Community Trust: This Structure of Merit Designation request is being reviewed during a Public Hearing before the Cultural Heritage Board and the public is able to provide comments.
2. Equity: Historic property information associated with this designation will be added to the City's Historic Resources Inventory, which will be available to the public. This will allow information about the historic property to be available to all residents.
3. Fiscal Responsibility: No City General Funds are being allocated as part of this Structure of Merit Designation.
4. Innovation: This Structure of Merit Designation request made use of current research practices and looks at historic integrity based on best practices approaches.
5. Sustainability and Resiliency: This Structure of Merit Designation will help to preserve the City's collective history for future generations.

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 Land Use, Sustainability and Resilience Committee within ten calendar days after the decision. Appeal filing and processing information may be obtained from the Planning Division by calling 951-826-5371.

EXHIBITS LIST

1. Aerial/Location Map
2. Relocation Map
3. Historic Designation Application
4. Current Photos
5. Presentation

Prepared by: Scott Watson, Historic Preservation Officer
Approved by: Matthew Taylor, Principal Planner