

JM Research and Consulting

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MEMORANDUM

DATE: October 12, 2017

TO: Nick Tavaglione *for*
Teaman, Ramirez & Smith, Inc.
4201 Brockton Avenue, #100
Riverside, CA 92501

FROM: Jennifer Mermilliod, M.A., Principal Historian/Architectural Historian

SUBJECT: The Van Kirk-Tate Residence – 4154 Twelfth Street, Riverside

At your request on behalf of Teaman, Ramirez & Smith, Inc., JM Research & Consulting (JMRC) conducted a California Environmental Quality Act (CEQA) Impacts Analysis Study for the proposed removal of 4154 Twelfth Street from the Evergreen Quarter Historic District through demolition or relocation and the construction of a surface parking lot. The Heritage Square Historic District has been identified as a potential host district, and if relocated, the property may later be rehabilitated as a commercial store as part of a separate project. This intensive-level study was completed in September 2017 in accordance with the Secretary of the Interior's Standards and applicable Guidelines to assist the City of Riverside Community and Economic Development Department (City), Planning Division's environmental review process in compliance with CEQA (PRC §21000, et seq.). The Scope of Work was developed in consultation with City staff and may be used by the Client and/or City to prepare related future planning case documents.

FIELD SURVEY

Field survey included the accessible exterior and interior of the single-family residence and was conducted by field personnel trained to recognize historic resources in order to record changes since the completion of previous surveys and update site records. Most of the exterior east elevation was inaccessible but was able to be sufficiently viewed from the common-owned, adjacent lot to the east. The residence and contextual views were digitally photographed, and architectural features and alterations were recorded.

Van Kirk-Tate Residence

This vacant one-story, single-family residence faces north from an elevated lot on the south side of Twelfth Street, two lots west of Brockton Avenue. The irregular plan is framed with wood and sheathed in stucco with half-timbering. The residence is topped with a varied-pitch, complex cross-gabled roof covered in gray composition shingles, and gable ends are vented with louvers on front and back gable ends of the main, front-facing mass. A decorative, radial wood gable vent

is extant on the east, and chicken wire vents the rear. Boxed eaves also vary and are found narrow on the right façade but moderate on the left, and eaves of the mid-mass are open with exposed rafters. Fenestration includes a mix of wood-framed double-hung, casement, and fixed sash with wood sills. Two tripartite assemblages are found on the façade with casement-fixed-casement on the right and casement-double-hung-fixed on the left, which appears to be an early modification. A window on the west elevation has been removed for an HVAC unit, a ribbon of five casement windows on the east elevation appears to be a modification, and multi-paned, double-hung windows on the rear elevation may indicate later construction as front windows are horizontally-divided, two-pane sash. The small off-centered entry stoop is sheltered by an added pent roof awning supported by one triangle brace. The early replacement front door features six vertical planks and a wrought iron view window. It appears that the residence has undergone extensive addition/modification circa 1930s-1950s to its plan, massing, roof, entries, windows, cladding, interior spaces, and architectural style, which now reads as a modest English Revival style residence. A modification to the right front foundation is visible, and it appears the original, full-façade front porch has been enclosed or removed, additions/alterations have been made to the middle of the residence beyond the front massing, the front, side, and rear entries have been changed, windows have been added and altered to accommodate modifications, and original wood cladding has been covered or replaced with stucco. On the interior, arched openings, barrel ceiling, built-ins, and early hardware indicate original work, but a wall was added to separate the front mass, a mid-century kitchen is found in the mid-mass section, the east enclosed porch is clearly evident, and the modified bath exhibits original exterior siding as interior back splash cladding. The elevated lot features an early-20th century concrete wall along the sidewalk and two mature sugar pine, and two mature cypress flanking a narrow asphalt drive. A garage added in 1925 is no longer extant.

RESEARCH

Previous cultural resources studies, reports, and nomination documentation were reviewed, and property-specific research was conducted to augment previous efforts and identify owner, use, and alteration history. Sources included building permits, city directories, Sanborn maps, historic newspapers, and aerial photographs housed at the Riverside Public Library, the City Community Development Department, online, and in the JMRC professional collection.

The Van Kirk-Tate Residence has been previously surveyed in 1977, 1992, and 2003. In 1977, the house essentially appeared as it does today but was in use as the "Twelfth Street School." The style was noted as Provincial Revival but the survey recommended further research to determine the original style, which, although not stated, appears to indicate an opinion that the residence had been altered. The final survey in 2003 by Myra L. Frank & Associates refined the architectural style as English Revival, and noted that the windows had been changed and security bars had been added. The survey also identified the Evergreen Quarter Historic District as eligible for listing in the National Register. The district was subsequently locally designated in 2004 with a period of significance from 1880s-1954 and included the residence at 4154 Twelfth Street as a Contributor. According to survey and designation records on file with the City of Riverside:

The Evergreen Quarter Historic District is bounded by University Avenue to the north, Evergreen Cemetery to the south, the east side of Redwood Drive to the West, and Locust Street to the east. It includes 336 properties of which 289 are contributors. The district features primarily one- and two-story, single-family residences and duplexes, but also includes apartment buildings, churches, and Evergreen Cemetery, the district's namesake. Residences within the proposed district represent a wide variety of residential architectural styles popular in southern California from the 1880s to the 1930s, including excellent examples of

Queen Anne, American Foursquare, Craftsman, Spanish Colonial Revival, Mission Revival, and Classical Revival. There are also some residences which reflect postwar architectural styles into the 1950's. The majority of the residences built within the proposed district during the early twentieth century were Craftsman Bungalow in style. Other residences constructed during this second wave of development represent Period Revival styles including Spanish Colonial, Mission, Classical, and Colonial. Some alterations have crept into the architectural fabric of the district in the form of aluminum sliding windows, stuccoing over original wood siding, and porch enclosures. However, the majority of the contributing properties display a high degree of architectural integrity.

The property was formerly addressed as 1154 W. Twelfth Street prior to the city-wide 1930 postal address change, and building permits show a house sewer connection in November 1912, which contradicts the current appearance and previously noted 1936 date of construction for the residence. Historic newspapers and city directories also document occupation of a house on the property far earlier than previously known. In 1913, the residence is associated with J.A. Van Kirk, who advertised a few hundred Eureka lemon trees for sale, and records through the 1940s show continuous occupation as well as many events held at the residence by Lawrence Irving. Tate, an auto operator for the Riverside Soda Works, and his wife Anna L., daughter of J.A. Van Kirk. During the early-1940s, city directories go on to document that the residence was occupied and leased annually to different tenants before the Tates returned to live in the home in 1947 through 1957 during which time L.I. Tate is listed as a driver and then equipment operator for the County Road Department. The last occupant of the historic period was noted as Arlen O. Black in the late-1950s to 1960s. Sanborn maps first show the existing residence house in 1908, 1951, and 1952 with the footprint unchanged; however, a 1948 historic aerial shows the footprint as it exists today, with an enlarged middle section, removed full-façade front porch, enclosed east elevation porch, and possible rear extension, among other alterations.

As the proposed project indicated the potential for relocating the residence to the Heritage Square Historic District, research was also conducted to understand its architectural fabric and period of significance. The Heritage Square Historic District was locally designated in 1988 with a period of significance of 1880s-1920s. It was surveyed again in 1992, and an Intensive-level Section 106 resurvey in 1996 by Caltrans determined a slightly smaller boundary as eligible for listing in the National Register with a more specific period of significance of 1880s-1918. According to survey and designation records on file with the City of Riverside:

The National Register-eligible Heritage Square Historic District is roughly defined by the area within 1st, 5th, and Orange streets, and both sides of Mulberry. This area is contained within the larger district boundary identified by the City of Riverside. The district consists of a large variety of residential architectural styles popular in southern California from the 1880s to the 1920s, including excellent examples of French Second Empire, Victorian Stick, Shingle, Queen Anne, Eastlake, Mission Revival, Classical Revival, and Craftsman. The scale of the district is predominantly two stories in height and each of the north-south arteries are well landscaped with mature trees. The district contains 150 contributing features and 42 non-contributing features and relatively few vacant parcels for a district of this age. Several notable structures have been moved into this district from other portions of Riverside, including the Victorian Stick style residence at 3255 Mulberry and the Shingle style residence at 3339 Mulberry. The vast majority of the contributing features display a high degree of artistic

merit and level of craftsmanship. Even most of the non-contributing features are not intrusive, as they are altered examples from the same period or compatible Craftsman and wood frame English Revival residences from the 1920s. The Heritage Square Historic District appears eligible for inclusion in the National Register of Historic Places under Criterion A for its association with the earliest residential development of Riverside. It also appears eligible under Criterion B for its association with several pioneer families and significant individuals. Its buildings exhibit the highest degree of nineteenth century residential architecture of any neighborhood in Riverside. The district is, therefore, also eligible under Criterion C, because it typifies the residential building types found in early architectural development of a major California city from early Anglo settlement through minority infusion, essentially the period from 1880 to 1918. Some of the individual features of this district exemplify the highest quality of architecture found in the City of Riverside during the Victorian and Craftsman eras. Although the Heritage Square neighborhood has had few intrusions since the architectural revival-style era of the late 1920s, its period of significance needs to be defined somewhat more narrowly in order to ensure the quality of resources necessary for National Register consideration. The quality of residential architecture in this neighborhood dating from the 1920s is not as high as that found here prior to 1906. Therefore, the late Craftsman style and wood frame English Revival style homes built during the late 1920s are not considered contributing features to the district for its evaluation under Criterion C, even though they are not intrusive. Because the significance of the district is closely tied to the early historical development of the City of Riverside, the period of significance of the district is more appropriately based on key historical events directly related to the neighborhood. Also the basis on the period of significance on historical events is more precisely dated than an interpretation of local acceptance of general residential architectural trends.

RESULTS

Although the property has been previously surveyed in 1977, 1992, and 2003, as new information was brought to light by this intensive-level survey, the property was formally reevaluated in accordance with criteria established for listing in the National Register of Historic Places and the California Register of Historical Resources, and under Title 20, the Cultural Resources Ordinance of the City of Riverside (Title 20; Ord. 7108 §1, 2010).

Van Kirk-Tate Residence

The City of Riverside has listed the single-family residence as a Contributor to the Evergreen Quarter Historic District based on previous survey efforts in 1977, 1992, and most notably in 2003, which was completed by Myra L. Frank & Associates just prior to the designation of the district in 2004. These previous surveys included hundreds of properties and necessitated a reduced level of effort such that most properties were studied at the reconnaissance-level. The intensive-level research and fieldwork conducted under this current survey has brought to light property-specific information not known or well understood in previous surveys. The Van Kirk-Tate Residence was constructed by 1908 and historic Sanborn Maps, newspapers, and city directories all indicate that the residence was not replaced with what appears to be the extant circa 1930s, modest English Revival style residence. Rather, the early-20th century residence has sustained extensive alteration, likely from 1930s-1950s, including the enclosure/removal of the original, full-façade front porch, additions/alterations to the mid-mass, the alteration of the front, side, and rear entries, possible rear enlargement, the addition and modification of windows, and the replacement or covering of original wood cladding with stucco. These alterations have left

variations in roof pitch, eave width and closure, and fenestration type throughout as well as interior modifications, and the property is now unable to convey its original time and place. The residence is first known to be associated with the Van Kirk family and soon the Tate family by marriage through the 1940s. Lawrence Irving Tate was employed as an auto operator for the Riverside Soda Works and then the County Road Department, and his wife, Anna L., held many family events at the home. However, exhaustive research has not yielded any known important historic associations with previous owners and occupants, or established that the residence is associated with anyone important in history. Although the residence was constructed in the first decade of the 20th century, it is not identifiable as being from that period. Alterations have significantly compromised its integrity and redefined its design, the quality of which lacks architectural distinction. As such, the altered ca. 1908 vernacular residence does not appear individually eligible under any criteria for listing in the National Register of Historic Places (NR), the California Register of Historical Resources (CR), or for local designation either individually or collectively as part of the Evergreen Quarter Historic District. As such, the property has been assigned a California Historical Resource (CHR) Status Code of **6Z – found ineligible for NR, CR, or Local designation through survey evaluation.**

In accordance with State of California requirements, the property was documented on state-approved Department of Parks and Recreation (DPR) 523C (Continuation Sheet/Update Form (see attached).

CEQA ANALYSIS

As a property that is ineligible for individual designation, the Van Kirk-Tate Residence at 4154 Twelfth Street does not qualify as a “historic resource” as defined by the California Environmental Quality Act (CEQA). Therefore, potential impacts to the residence itself through demolition, relocation, or possibly rehabilitation as a commercial store are not subject to CEQA analysis.

The Evergreen Quarter Historic District, which is a National Register-eligible but locally designated district, is considered a historic resource under CEQA. As a Non-Contributor, the removal of this property through demolition or relocation has no affect or impact on the district and, therefore, cannot be considered a significant impact under CEQA. The Evergreen Quarter Historic District contains 336 properties of which 289, or 86%, are Contributors. Should the City of Riverside maintain the property’s current status as a Contributor to the Evergreen Quarter Historic District, the material loss of one contributing property within a district of this size results in a .3% reduction of that percentage to 85.7%, an effect that would not unduly compromise the integrity of the district or cause a significant shift in the material make-up of the Evergreen Quarter Historic District such that eligibility would be endangered. Similarly, no known recent projects or future proposed projects would cause the loss of a single Contributor to constitute a foreseeable significant cumulative impact. Lastly, the proposed project is located within the crenelated eastern edge of the district, where a mix of residences, altered properties, surface parking, and adjacent commercial and professional development exists now and already existed at the time of designation. The removal of this residence and the construction of a surface parking lot would not visually or materially alter the nature of this peripheral area of the district such that it would result in a significant impact under CEQA.

The Heritage Square Historic District, which is a National Register-eligible but locally designated district, is also considered a historic resource under CEQA and has been identified as a possible host district for the relocation of the Van Kirk-Tate Residence, which would be relocated to a lot within the main National-register eligible portion of the district and may later be rehabilitated as a neighborhood commercial store under a separate project. The Heritage Square Historic District is

a much smaller district than Evergreen Quarter Historic District with primarily two-story construction, and a more narrow period of significance of 1880s-1918. The 1996 Intensive-level survey specifically identifies 1920s-era period residences in revival styles such as English Revival as tolerable compatible Non-Contributors of comparatively lower architectural quality. outside the period of significance of the National Register-eligible district. Although the Van Kirk-Tate Residence was constructed by 1908, its modified, current design is English Revival (ca. 1930s-1950s) would make it a compatible Non-Contributor to the host district. The Heritage Square Historic District contains 192 properties of which 150, or 78%, are Contributors. While outside the period of significance, the introduction of the Van Kirk-Tate residence as a Non-Contributor onto a currently Non-Contributing vacant lot would not alter the material fabric of the district or constitute a significant impact under CEQA.

RECOMMENDATIONS

JMRC provides the following recommendations:

- The proposed removal of the altered Van Kirk-Tate residence through demolition or relocation is acceptable as neither its loss from the Evergreen Quarter Historic District nor its introduction into the Heritage Square Historic District would significantly impact the material composition of either National Register-eligible, locally designated district.
- The design quality of the surface parking lot provides an opportunity for a sensitive transition to the neighborhood. The original concrete wall along the northern property line at the public sidewalk should be retained, reused in the project, or provide inspiration for new wall construction, and the landscaping in keeping with the historic character of the district should be employed to soften and shield the parking lot within a neighborhood context.
- The property is located along the disjointed eastern edge of the Evergreen Quarter Historic District, and the Van Kirk-Tate Residence is one among several on this and adjacent blocks that appear to be too altered, or altered after the district was designated, and many no longer qualify as Contributors. While the removal of the Van Kirk-Tate Residence would not necessitate a change in district boundary, the proposed project does provide an opportunity to reassess the integrity of the eastern edge and the need for a buffer between historic neighborhood and the modern commercial and professional property along Brockton Avenue.

Building Permits:

**Application for Permission to Connect to the
PUBLIC SEWER**

Riverside, Cal. 11/18 1912

CITY ENGINEER

Ex-Officio Inspector of Sewers:

Dear Sir:— Please give Hande Adewi Co., regular licensed plumbers in the City of Riverside the location of the sewer connection for house No. 11574 on the South side of 12th St between Walnut and Imperial; located on lot No. _____, block No. _____ of the _____ { Sub. _____ } to connect the work granted in plumbing permit No. 1544 { Tract _____ } { Place _____ }

E. M. Gifford
BUILDING INSPECTOR

The ∇ desired is _____ feet { N. _____ } of the { manhole in } { E. _____ } { S. _____ } { center of } { W. _____ } and _____ { alley. } Permit No. 2079 ; book 2 , page 145.

Historic Newspapers:

Erickson. ~~was~~ not injured.

For Sale
A few hundred Eureka lemon trees at a bargain. J. A. Van Kirk, 1154 West Twelfth street.—Advertisement.

City Will Have to Build Line
General Manager A. B. West of the

Riverside Daily Press, June 18, 1913

PINK ROSES FORM WEDDING DECORATIONS

Beautiful pink roses combined with greenery formed the pretty background for a simple home wedding on Saturday afternoon last, when Miss Anna L. Van Kirk became the bride of Lawrence Irving Tate of this city. The wedding was solemnized at the home of the bride's mother, Mrs. Hannah Van Kirk, of 1154 West Twelfth street, and the ceremony was witnessed by only the immediate relatives of the two young people.

The service was read by Rev. G. F. Holt of the First Baptist church, and the bride and groom were unattended. The bride wore a pretty gown of pale blue silk, with an overdress of soft lace, and her flowers were pink and white carnations with fern. After the wedding luncheon Mr. and Mrs. Tate departed on a brief honeymoon, to be passed in Los Angeles and elsewhere, and the bride's traveling suit was a becoming tailored costume of dark blue corded silk, with which she wore a blue hat.

The bride is a native daughter of Riverside, and received her education in the city's schools, while the lucky groom, while not a native son, has lived here several years. He is connected with the Riverside Soda Works.

On their return Mr. and Mrs. Tate will reside on West Twelfth street.

△△△

Teacher—Why did the Allies and Germans fight at Arras? Pupil—Because that's where they met.—Philadelphia Ledger.

CLOAKS AND SUITS
784 MAIN STREET

Garments Josephine Benick
ORY. Dainty Dress at MacEwen's THE YARD. Glenwood Bldg.

Riverside Daily Press, November 30, 1914

WANTED—Strong boy to assist on press. Apply Riverside Enterprise.

WANTED—At once, capable woman for housework. Family of three. Good wages. Call at 1154 West Twelfth street.

WANTED—First-class all-round me-

Riverside Enterprise, January 16, 1919

BUILDING BEYOND \$150,000 MARK

\$164,000!

Not so bad for building in Riverside in March.

Albert Johnson was today granted authority to construct a six-room dwelling at 170 Rosewood, costing \$4000. H. A. Usher, 356 Bandini, proposes the erection of a six room dwelling to cost \$4000. L. J. Tate, 1154 Twelfth, will erect a garage, \$100.

This is a Studebaker year. tf.

Riverside Daily Press, March 27, 1925

TATES ARE HOSTS AT BRIDGE PARTY

Mr. and Mrs. Lawrence I. Tate entertained Thursday evening at their home, 1154 West Twelfth street, with a bridge party. A pastel motif was carried out in the flower decorations and in the serving of refreshments.

At the conclusion of bridge play prize for high scores was awarded to Mr. and Mrs. James M. Craig.

Guests were Mr. and Mrs. Will Davis, Mr. and Mrs. Will Jarvis, Mr. and Mrs. George Chase, Mrs. E. R. Waite, Mrs. John Huberty, Mr. and Mrs. James M. Craig and Miss Maizie Tate.

Riverside Daily Press, July 28, 1928

TATE-LANE TROTH REVEALED AT PARTY

Miss Maizie Tate and Walter L. Lane Plan October Wedding

Mrs. Lawrence I. Tate of Twelfth street announced the engagement of her daughter, Miss Maizie Tate, to Walter L. Lane of Los Angeles, at a delightful party given Wednesday evening. The home was attractively decorated with roses and candles in pastel shades.

Games were the diversion of the evening, prizes being awarded to Mrs. William Jarvis and Mrs. Mabel Huberty.

The engagement was revealed during a late supper served at two charmingly appointed tables. Dainty pastel baskets at each place were found to have the names of the betrothed concealed inside. The wedding is planned for October.

Invited guests were Mrs. Luther A. Lane, Miss Betty Lane, Mrs. K. Caylor and Mrs. Fred Lane, all of Los Angeles; Mrs. Hugh Opperman of Honolulu; Miss June Elliott of Whittier, Mrs. H. E. Schnur, Mrs. Roy Helmer, Mrs. William Jarvis, Mrs. Stanley Morgan, Mrs. Mabel Huberty, Mrs. Donald Hobbs, Miss Pauline Van Orsdel, Miss Jeanette McKenzie, Miss Luella Miller and Miss Alice Jones.

Riverside Daily Press, July 10, 1936

**PLIGHT TROTH IN
ST. FRANCIS CHAPEL**

**Miss Maizie Frances Tate
Weds Walter L. Lane of
Los Angeles**

The St. Francis chapel of the Mission Inn was the setting last night for the marriage of Miss Mazie Frances Tate, daughter of Mr. and Mrs. Lawrence I. Tate of 4154 Twelfth street, and Walter L. Lane, son of Mr. and Mrs. Luther Lane of Los Angeles.

Dr. Ezra James Egly, pastor of Calvary Presbyterian church, read the service at 9 o'clock in the presence of about 50 guests. Palms and many tapers decorated the chapel for the ceremony.

Before the entrance of the bridal party Kermit Holven sang "Because" and "I Love You Truly." The wedding music was played by Newell Parker.

Wearing a princess gown of white satin, the bride was given in marriage by her father. Her long tulle veil, lace trimmed, was caught to her head in a cap adorned with orange blossoms. She carried a bridal bouquet of white roses and Bouvardia blossoms, centered with a corsage of gardenias.

Miss Alice Jones attended her as maid of honor, wearing a gown of rose taffeta, trimmed in blue, and carrying a sheaf of Joanna Hill roses. Bridesmaids were Miss Jeannette McKenzie, in blue taffeta, and Mrs. Kenneth Caylor of Los Angeles, in yellow. Miss McKenzie carried yellow roses and Mrs. Caylor's bouquet was fashioned of delphinium blossoms. Rosemary Chase was flower girl, wearing yellow taffeta trimmed in blue velvet, and carrying a nosegay of bouvardia blossoms.

Fred Lane served his brother as best man, while the ushers were Kenneth Caylor, Marvin Johnson, Ralph Yelli and Ernest Terrell, all of Los Angeles.

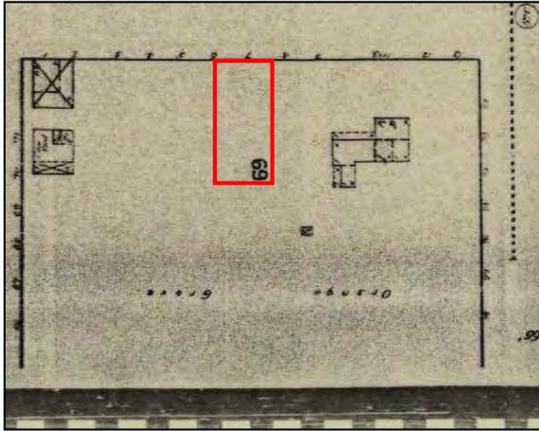
A reception followed at the home of the bride's parents, where roses had been used in decorating. There the bride cut her wedding cake. Assisting in serving were the Misses Marjorie Braman, Clara Tribel, Pauline Van Osdol and Betty Lane and Mrs. Don Hobbs.

Mrs. Tate received her guests in a wine colored lace gown and the bridegroom's mother wore blue lace. Both had corsages of gardenias and bouvardia.

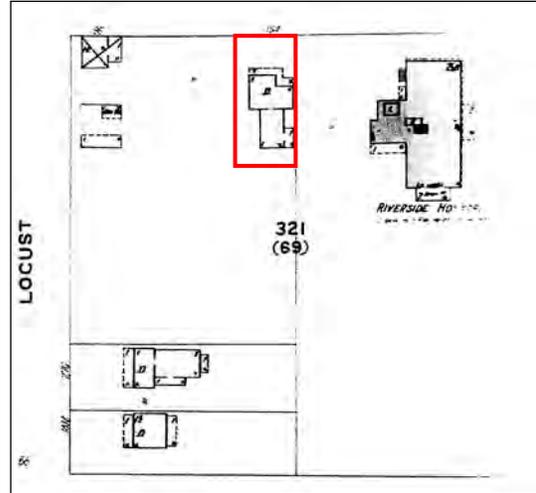
Later the couple left on a honeymoon trip to the Grand canyon, Hoover dam and other Arizona points. After Nov. 1 they will make their home in Los Angeles, where the bridegroom is in the dry cleaning business. To go away Mrs. Lane chose a two-piece brown suit, fur trimmed, wearing spruce-green accessories with it. A native daughter of Riverside, she is a graduate of the high school and junior college.

Riverside Daily Press, October 16, 1936

Sanborn Maps & Aerials:



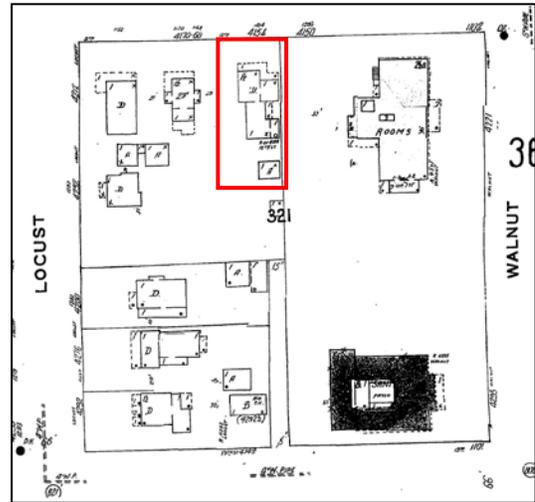
1895



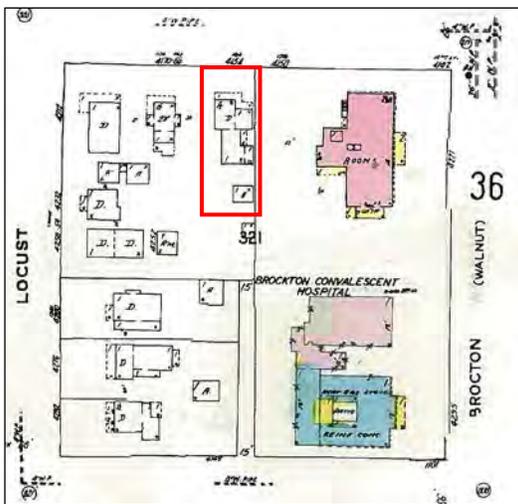
1908



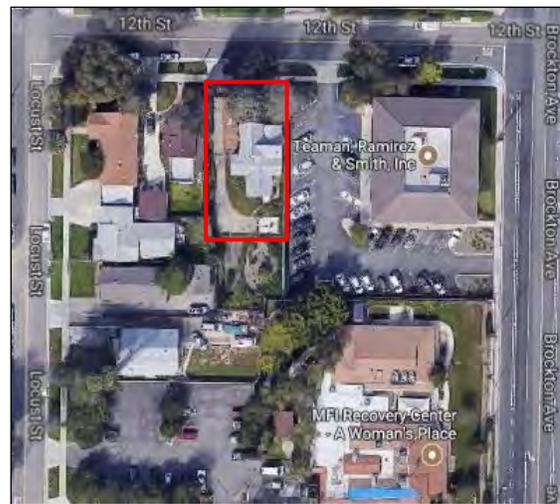
1948 (NETR 2017)



1951



1952



2017

Page 1 of 5 *Resource Name or # (Assigned by recorder)

Van Kirk-Tate Residence

* Recorded by Jennifer Mermilliod

*Date October 12, 2017

Continuation

Update

P3a. Description:

This vacant one-story, single-family residence faces north from an elevated lot on the south side of Twelfth Street, two lots west of Brockton Avenue. The irregular plan is framed with wood and sheathed in stucco with half-timbering. The residence is topped with a varied-pitch, complex cross-gabled roof covered in gray composition shingles, and gable ends are vented with louvers on front and back gable ends of the main, front-facing mass. A decorative, radial wood gable vent is extant on the east, and chicken wire vents the rear. Boxed eaves also vary and are found narrow on the right façade but moderate on the left, and eaves of the mid-mass are open with exposed rafters. Fenestration includes a mix of wood-framed double-hung, casement, and fixed sash with wood sills. Two tripartite assemblages are found on the façade with casement-fixed-casement on the right and casement-double-hung-fixed on the left, which appears to be an early modification. A window on the west elevation has been removed for an HVAC unit, a ribbon of five casement windows on the east elevation appears to be a modification, and multi-paned, double-hung windows on the rear elevation may indicate later construction as front windows are horizontally-divided, two-pane sash. The small off-centered entry stoop is sheltered by an added pent roof awning supported by one triangle brace. The early replacement front door features six vertical planks and a wrought iron view window. It appears that the residence has undergone extensive addition/modification circa 1930s-1950s to its plan, massing, roof, entries, windows, cladding, interior spaces, and architectural style, which now reads as a modest English Revival style residence. A modification to the right front foundation is visible, and it appears the original, full-façade front porch has been enclosed or removed, additions/alterations have been made to the middle of the residence beyond the front massing, the front, side, and rear entries have been changed, windows have been added and altered to accommodate modifications, and original wood cladding has been covered or replaced with stucco. On the interior, arched openings, barrel ceiling, built-ins, and early hardware indicate original work, but a wall was added to separate the front mass, a circa mid-century kitchen is found in the mid-mass section, the east enclosed porch is clearly evident, and the modified bath exhibits original exterior siding as interior back splash cladding. The elevated lot features an early-20th century concrete wall along the sidewalk, two mature sugar pine, and two mature cypress flanking a narrow asphalt drive. A garage added in 1925 is no longer extant.

P5b. Photograph:



View to southwest; photo taken on September 7, 2017

***P6. Date Constructed/Age and Sources:**

By 1908 Historic (Sanborn Map)

***B6. Construction History:**

By 1908 One-and-a-half-story SFR (Sanborn map)

1925 Add garage (no longer extant)

Ca. 1930s-1950s Extensive addition/modification to plan, massing, roof, entries, windows, cladding, foundation, porch, interior, and style

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI# _____
Trinomial _____

Page 2 of 5 *Resource Name or # (Assigned by recorder) Van Kirk-Tate Residence

* Recorded by Jennifer Mermilliod *Date October 12, 2017 Continuation Update

***B10. Significance:**

The City of Riverside has listed the single-family residence as a Contributor to the Evergreen Quarter Historic District based on previous survey efforts in 1977, 1992, and most notably in 2003, which was completed by Myra L. Frank & Associates just prior to the designation of the district in 2004. These previous surveys included hundreds of properties and necessitated a reduced level of effort such that most properties were studied at the reconnaissance-level. The intensive-level research and fieldwork conducted under this current survey has brought to light property-specific information not known or well understood in previous surveys. The Van Kirk-Tate Residence was constructed by 1908 and historic Sanborn Maps, newspapers, and city directories all indicate that the residence was not replaced with what appears to be the extant circa 1930s, modest English Revival style residence. Rather, the early-20th century residence has sustained extensive alteration, likely from 1930s-1950s, including the enclosure/removal of the original, full-façade front porch, additions/alterations to the mid-mass, the alteration of the front, side, and rear entries, possible rear enlargement, the addition and modification of windows, and the replacement or covering of original wood cladding with stucco. These alterations have left variations in roof pitch, eave width and closure, and fenestration type throughout as well as interior modifications, and the property is now unable to convey its original time and place. The residence is first known to be associated with the Van Kirk family and soon the Tate family by marriage through the 1940s. Lawrence Irving Tate was employed as an auto operator for the Riverside Soda Works and then the County Road Department, and his wife, Anna L., held many family events at the home. However, exhaustive research has not yielded any known important historic associations with previous owners and occupants, or established that the residence is associated with anyone important in history. Although the residence was constructed in the first decade of the 20th century, it is not identifiable as being from that period. Alterations have significantly compromised its integrity and redefined it's design, the quality of which lacks architectural distinction. As such, the altered ca. 1908 vernacular residence does not appear individually eligible under any criteria for listing in the National Register of Historic Places (NR), the California Register of Historical Resources (CR), or for local designation either individually or collectively as part of the Evergreen Quarter Historic District. As such, the property has been assigned a California Historical Resource (CHR) Status Code of *6Z – found ineligible for NR, CR, or Local designation through survey evaluation.*

***B12. References:**

MFA (Myra L. Frank & Associates). 2003. City of Riverside Downtown Specific Plan and West Side Update/Reconnaissance Surveys on file with the City of Riverside, Community and Economic Development Department.

NETR (Nationwide National Environmental Title Research). Project Area Topographical Maps (1942-1984) and Aerial Photographs (1948-2012), accessed online at: <http://www.historicaerials.com/>.

Riverside, City of. 2016.
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Vertical Files, Community Development Department, Planning Division

Riverside Daily Press (RDP)
1913 "For Sale" 18 June 1913.
1914 "Pink Roses Form Wedding Decorations," 30 November 1914.
1925 "Building Beyond \$150,000 Mark" 27 March 1925.
1926 "Entertains Club at Evening Party" 1 November 1926.
1928a "Theater Party Honors Birthday," 7 May 1928.
1928b "Tate's are Hosts at Bridge Party," 28 July 1928.
1936a "Tate-Lane Troth Revealed at Party," 10 July 1936.
1936b "Plight Troth in St. Francis Chapel," 16 October 1936.

Riverside Enterprise
1919 "Wanted," 16 January 1919.

Sanborn Maps. 1895, 1908, rev. 1951, republished 1952.

Page 3 of 5 *Resource Name or # (Assigned by recorder) Van Kirk-Tate Residence

* Recorded by Jennifer Mermilliod *Date October 12, 2017 Continuation Update

Additional Photographs:



Façade and west elevation, view south



Right façade narrow eave & slab foundation, view west



Left façade moderate eave and pier foundation, view south



Early-20th century low wall along sidewalk, view west



East elevation, view west



East elevation vent detail, view west

Page 4 of 5 *Resource Name or # (Assigned by recorder) Van Kirk-Tate Residence

* Recorded by Jennifer Mermilliod *Date October 12, 2017 Continuation Update



West elevation with added/modified mid mass, view south



East elevation eave difference detail, view south



Rear of west west elevation, view east



Modified rear elevation and ca. 1925 garage pad, view east



Modified rear elevation with added/modified mid mass, view north



Rear-mid mass detail showing fenestration and eave mix, view north



Interior living room, view south



Interior front rooms from approx. mid mass, view north



Interior early-20th century five-panel door, view west



Interior added mid-mass bath with exterior siding, view north