



City of Arts & Innovation

City Council Memorandum

TO: HONORABLE MAYOR AND CITY COUNCIL DATE: January 17, 2012

FROM: COMMUNITY DEVELOPMENT DEPARTMENT ITEM NO: 3
PLANNING DIVISION

WARD: 5

SUBJECT: PLANNING CASE P11-0663 – TO DESIGNATE THE A.C.E. HAWTHORNE HOUSE WITH A RELATED EUCALYPTUS TREE LOCATED AT 3747 MONROE STREET AS A CITY LANDMARK AND TO AMEND THE MUNICIPAL CODE (TITLE 19 ZONING CODE MAP) WITH THE APPLICATION OF THE CR – CULTURAL RESOURCES OVERLAY ZONE

ISSUE:

This is a proposal by Jennifer Mermilliod, of JM Research & Consulting, on behalf of California Baptist University, to designate the A.C.E. Hawthorne House with a related Eucalyptus tree, located at 3747 Monroe Street as a City Landmark. In addition, if the proposed historic designation is approved by the City Council, the City of Riverside proposes to amend the Municipal Code (Title 19, Zoning Code Map) to rezone the subject .99-acres to add the CR – Cultural Resources Overlay Zone to the existing R-1-7000 - Single Family Residential Zone.

RECOMMENDATIONS:

That the City Council:

1. Determine that Planning Case P11-0663 is exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15061(b)(3) and 15308, as it can be seen with certainty that there is no possibility that the activity will have a significant effect on the environment, and said action is intended to preserve the historic character of the building and site, and to provide notice of the historic status;
2. Approve Planning Case P11-0663 subject to the findings in the attached staff report and, thereby, the designation of 3747 Monroe Street and related Eucalyptus tree, both the building and site, as a City Landmark;
3. Adopt the attached Resolution designating 3747 Monroe Street and related Eucalyptus tree as a City Landmark;
4. Approve the attached findings for the Zoning Code Map Amendment to apply the CR - Cultural Resources Overlay Zone to the property at 3747 Monroe Street and related Eucalyptus tree; and,

5. Introduce the attached Ordinance to rezone 3747 Monroe Street and related Eucalyptus tree from the R-1-7000 - Single Family Residential Zone to the R-1-7000-CR – Single Family Residential and Cultural Resource Overlay Zones.

STAFF/CULTURAL HERITAGE BOARD RECOMMENDATION:

Staff recommended approval subject to the recommended. On November 16, 2011, the Cultural Heritage Board recommended approval of Planning Case P11-0663 by a vote of 6 ayes, 0 noes and 0 abstentions, subject to staff's.

BACKGROUND:

Please refer to the November 16, 2011 Cultural Heritage Board staff report, recommended conditions and draft minutes.

FISCAL IMPACT:

All project costs are borne by the applicant.

Prepared by: Steve Hayes, AICP, Interim City Planner
Certified as to availability
of funds: Paul C. Sundeen, Assistant City Manager/CFO/Treasurer
Approved by: Deanna Lorson, Assistant City Manager
for Scott C. Barber, City Manager
Approved as to form: Gregory P. Priamos, City Attorney

Attachments:

1. Cultural Heritage Board Report - November 16, 2011
2. Cultural Heritage Board Minutes – November 16, 2011
3. Resolution
4. Ordinance

c: Public Works Department, Rob Van Zanten



Community Development Department
Planning Division
Cultural Heritage Board
Historic Designation (HD) Staff Report

AGENDA ITEM NO.: 5

MEETING DATE: November 16, 2011

WARD: 5

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. **Contact Planner:** Krystal Marquez (951) 826-2408 kmarquez@riversideca.gov

BACKGROUND:

The applicant is requesting to designate the A.C.E. Hawthorne House with a related Eucalyptus tree as a City Landmark. The tree appears eligible for designation as a related natural feature of the Landmark-eligible Hawthorne House. The applicant seeks to designate the residence and tree due to its reflection of the city's cultural and economic past, unique Swiss Chalet architectural style, significance as an A.C. Willard designed residence, and for their contribution to the understanding of settlement and growth in Riverside at the turn of the 19th Century. This staff report was created entirely from the landmark nomination form by JMRC.

Archibald C.E. Hawthorne, the original owner of this house, was a New York stockbroker who immigrated to the city in 1886. Hawthorne, his wife, Mary, and their 17-year-old daughter, Mae Meredith, arrived in the city and stayed at the Glenwood Hotel (today's Mission Inn). They enjoyed the climate and soon bought property fronting on Magnolia Avenue. Hawthorne commissioned A.C. Willard, a locally recognized architect, who is best known for the Universalist-Unitarian Church (3525 Mission Inn Avenue) and the Loring Building (3685 Main Street), to design this house constructed from 1889-1890. The house was designed as a modern Swiss Chalet cottage and is one of the few remaining examples of this architectural style left in Riverside. Most of the exterior and interior features of the house remain original to the period of construction.

The home was sold by Hawthorne in 1897 to Mrs. Christian Chalmers and again changed hands in 1908 being sold to a Greenwood Bell Fulton and his wife. Multiple lot splits in the early 20th century eradicated the grove and ended up separating the Eucalyptus tree from its former grove house. Greenwood Bell Fulton and his wife owned the home until 1937 where it changed hands many times before being purchased in 1959 by Edward J. Hewitt and his wife who lived in the home for over four decades and sold to California Baptist University. California Baptist University consolidated the surrounding lots to create parking lot 15 and acquired the nearby apartments to serve as dorms. The Hawthorne House is planned to be used as Administrative offices for the university after being refurbished. Subsequently, the applicant has requested the home and related Eucalyptus tree be designated as a City Historic Landmark.

ATTACHMENT 1

ARCHITECTURAL DESCRIPTION:

The Victorian-era single-family residence at 3747 Monroe Street is a two-story wood-framed building constructed on a cross-axial plan. Unlike the typical Victorian age “painted ladies,” its exterior design is characterized more by simplicity than intricacy, consistent with its former role as a “grove house” for a gentleman farmer instead of a mansion in an urban setting.

The northern side of the house facing Magnolia Avenue was the original primary façade and the grove originally included frontage along Magnolia Avenue. The main approach is now from Monroe Street on the southwest. The Hawthorne House and the Eucalyptus tree were originally part of Hawthorne’s 20-acre orange grove and the ca. 1890s Eucalyptus tree was likely planted as a windbreak tree primarily for environmental purposes, as well as serving as a highly-visible property line demarcation.

The medium-pitched roof of the Hawthorne House features three gable ends on the northwestern, southwestern, and northeastern facades and a hipped end on the southeastern side, originally the rear. The roof ends in very wide eaves on all sides, sporting exposed rafter ends, fascia boards, and a number of curved braces with a downward sunray design. The Swiss Chalet style is characterized by gabled roofs with wide eaves, decorative carvings and mouldings, bay windows and balconies.

In an effort to limit repetition, please refer to exhibit 3 (Designation Application) for a more detailed architectural description.

STATEMENT OF SIGNIFICANCE:

Based on the evaluation by JMRC, the Hawthorne House and Eucalyptus tree appear to be eligible for local listing as a City Landmark under criterion **A**, *Exemplifies or reflects special elements of the city’s cultural, social, economic, political, aesthetic, engineering, architectural, or natural history*; **C**, *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*; **D**, *Represents the work of a notable builder, designer or architect*; and **I**, *Reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning* of Title 20 of the Municipal Code as described below (excerpt from Designation Application). Detailed Statements of Significance are provided in the attached Designation Applications (Exhibit 3).

TITLE 20 EVALUATION:

FINDINGS: **Criterion A: Exemplifies or reflects special elements of the city’s cultural, social, economic, political, aesthetic, engineering, architectural, or natural history.**

FACTS: The proposed designation complies with this finding because the Hawthorne House and Eucalyptus tree are part of a former 20-acre orange grove of the late 1880s representing a vestige of what was once the norm in residential development along the Magnolia Avenue corridor and, indeed, throughout the outlying areas beyond the town centers of Riverside and Arlington during the heyday of the city’s citrus-dominated past.

Agricultural, especially citrus, windbreaks 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.

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

FINDINGS: Criterion C: 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 proposed designation complies with this finding because the Hawthorne House 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 4581 Indian Hill Road (formerly at 4220 Lemon Street), remains as well. The Hawthorne House is 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 windows on the southwestern and northeastern sides; these elements are features of the Swiss Chalet style cottages.

FINDINGS: Criterion D: Represents the work of a notable builder, designer or architect.

FACTS: The proposed designation complies with this finding because the house was designed by A.C. Willard, a noted local architect who was active in the 1880s and 1890s, and whose 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 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.

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

FACTS: The proposed designation complies with this finding because "...the overall 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 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 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 "endangered species," with many of them lost and others significantly altered over the years. The Hawthorne House and related Eucalyptus tree, overall, remain a relatively intact example and is one of the few remaining "grove houses" that once lined Magnolia Avenue at the turn of the century.

ENVIRONMENTAL ASSESSMENT:

Designations such as this are categorically exempt per the California Environmental Quality Act (CEQA) per Section 15308 of the CEQA Guidelines.

RECOMMENDATION:

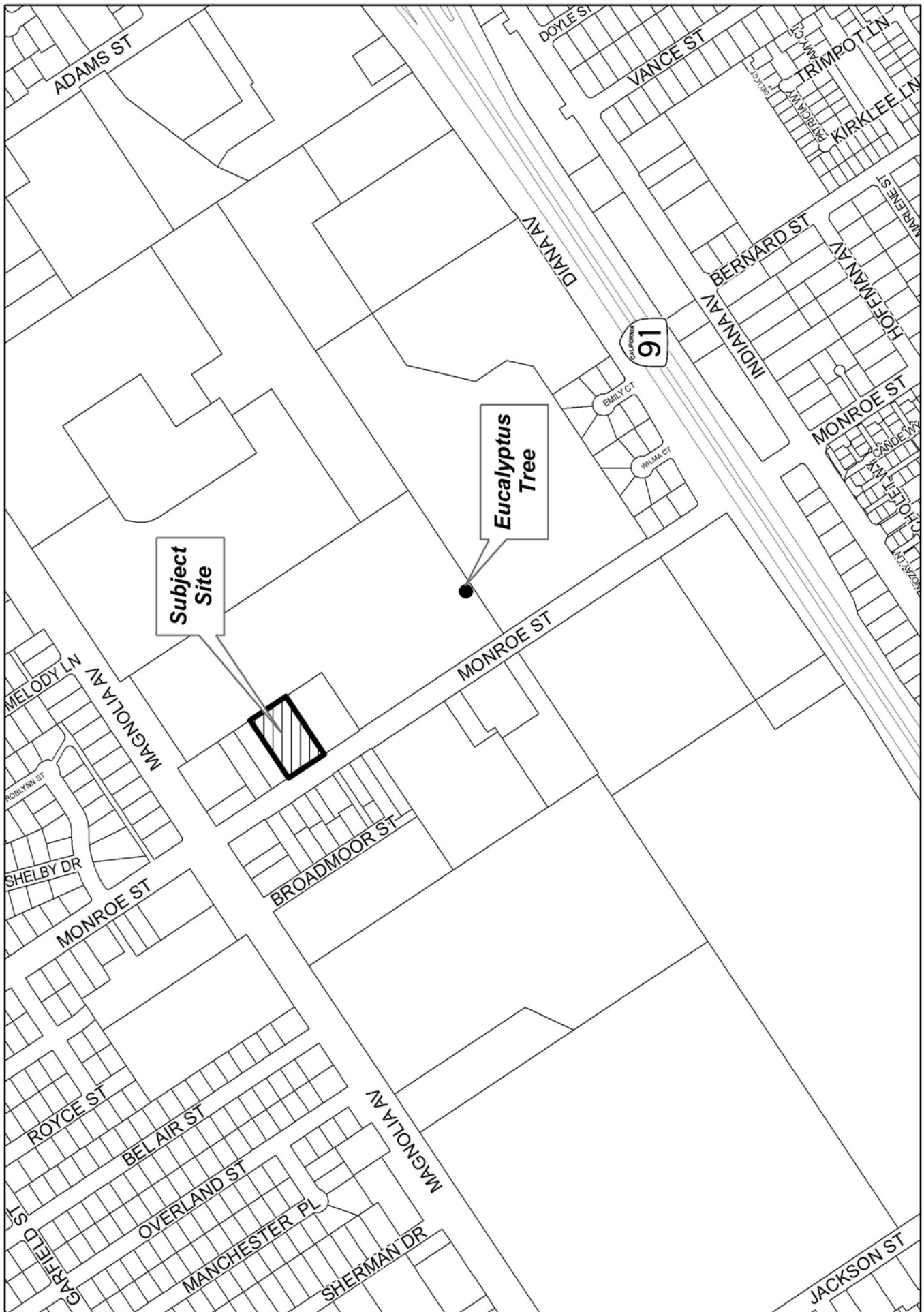
That the Cultural Heritage Board:

1. Recommend that the City Council Determine that P11-0663, City Landmark Designation is categorically exempt per the California Environmental Quality Act (CEQA) per Section 15308 of the CEQA Guidelines; and
2. Recommend Approval of Planning Case P11-0663 based on the facts for findings outlined in the staff report and thereby the designation of the Hawthorne House and related Eucalyptus tree as a City Landmark and add the CR – Cultural Resources Overlay Zone to the property.

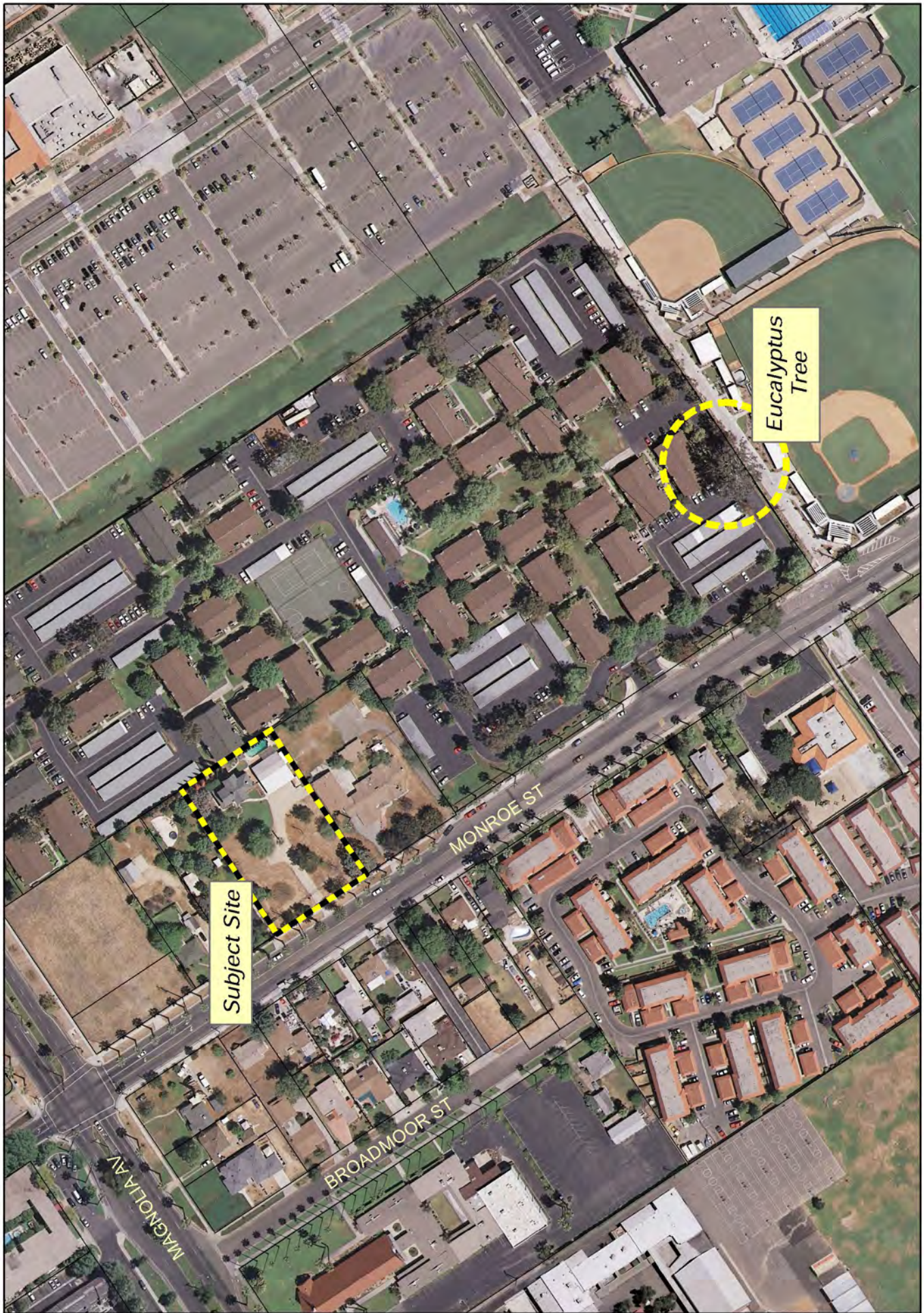
EXHIBITS:

1. Location map
2. Aerial Photograph
3. Designation Application – 3747 Monroe Street – Hawthorne House and related Eucalyptus tree
4. Historic Photograph
5. Current Photographs

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Krystal Marquez



P11-0663, Exhibit 1 - Location Map



P11-0663, Exhibit 2 - 2008 Aerial Photo

Cultural Resources Nomination Application

<input type="checkbox"/> City Landmark	<input checked="" type="checkbox"/> Structure of Merit
Please check the Designation for which you are applying	

IDENTIFICATION

1. Common name: Hawthorne House
2. Historic Name: Hawthorne House
3. Street address: 3747 Monroe Street
City Riverside State CA Zip 92504
4. Assessor Parcel number: 231-020-005 to -010; 231-020-026 (tree)
5. Present Legal Owner: California Baptist University
City Riverside State CA Zip 92504
6. Present Use: vacant pending rehabilitation (2012); grounds converted to CBU parking lot (2011)
7. Original Use: Single-family Property - Grove House

Date form prepared: September 6, 2011

Preparer: Jennifer Mermilliod

Sponsoring Organization (if any): JM Research and Consulting

Address: 5110 Magnolia Avenue

City, State and Zip: Riverside, CA 92506

Phone: (951) 233-6897

Cultural Resources Nomination Application

<input type="checkbox"/> City Landmark	<input checked="" type="checkbox"/> Structure of Merit
Please check the Designation for which you are applying	

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1. Common name: Hawthorne House
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Address: 5110 Magnolia Avenue

City, State and Zip: Riverside, CA 92506

Phone: (951) 233-6897

DESCRIPTION

8. Legal property description: A portion of Lot 4, Block 23 in Section 8, Township 3S, Range 5W

- Include approximate property size (in feet): Street Frontage 661' Depth 265'
9. Architectural Style: Swiss Chalet
10. Construction Date: Estimated ca. 1889 Factual _____
Source of Information: _____ Assessor's Records _____ Building Permit _____ Sanborn Map
 x Publications _____ Oral Interviews
11. Architect's Name: A.C. Willard Builder's Name: A.C.E. Hawthorne
12. Condition: x Excellent _____ Good _____ Fair _____ Deteriorated
 _____ No longer in existence
13. Alterations: Exterior basement entrance added ca. 1950s-1970s; front porch lattice replaced
some interior wall panels replaced, closet added, and shutters removed (dates unknown);
kitchen remodeled and matching rear porch railing added recently; reroof (2007); and 1973-4
garage and carport, small shed, playhouse, treehouse, and trees removed (2011).

14. Surroundings:

_____ Open Land _____ Scattered Buildings x Densely Built-Up (vicinity)
15. Use type:

x Residential _____ Industrial _____ Commercial _____ Civic
_____ Other _____
16. Is the structure on its original site?

x Yes _____ No _____ Unknown
If moved, approximate year _____
17. Related features and/or out-buildings: Ca. 1890s Eucalyptus tree, last of a former windbreak
system on the southern edge of Lot 5, Block 23, which was part of the original Hawthorne
property now in use as The Colony at CBU campus housing.

SIGNIFICANCE

18. Historical Attributes:

- | | | |
|---|---|--|
| <input type="checkbox"/> Unknown | <input type="checkbox"/> Government Building | <input type="checkbox"/> Folk Art |
| <input checked="" type="checkbox"/> Single Family | <input type="checkbox"/> Educational Building | <input type="checkbox"/> Street Furniture |
| <input type="checkbox"/> Multiple Family | <input type="checkbox"/> Religious Building | <input type="checkbox"/> Landscape Architecture |
| <input type="checkbox"/> Ancillary Building | <input type="checkbox"/> Railroad Depot | <input checked="" type="checkbox"/> Trees/Vegetation |
| <input type="checkbox"/> Hotel/Motel | <input type="checkbox"/> Train | <input type="checkbox"/> Urban Open Space |
| <input type="checkbox"/> Bridge | <input type="checkbox"/> Rural Open Space | <input type="checkbox"/> Canal/Aqueduct |
| <input checked="" type="checkbox"/> Farm/Ranch | <input type="checkbox"/> Industrial Building | <input type="checkbox"/> Dam |
| <input type="checkbox"/> Military Property | <input type="checkbox"/> Public Utility Building | <input type="checkbox"/> Lake/River/Reservoir |
| <input type="checkbox"/> CCC/WPA Structure | <input type="checkbox"/> Theater | <input type="checkbox"/> Ethnic Minority Prop. |
| <input type="checkbox"/> Engineering Structure | <input type="checkbox"/> Highway/Trail | <input type="checkbox"/> Civic Auditorium |
| <input type="checkbox"/> Amusement Park | <input type="checkbox"/> Woman's Property | <input type="checkbox"/> Monument/Mural/Gravestone |
| <input type="checkbox"/> Cemetery | <input type="checkbox"/> Hospital | <input type="checkbox"/> Stadium |
| <input type="checkbox"/> Mine | <input type="checkbox"/> Community Center/Social Hall | |
| <input type="checkbox"/> Commercial Building, 1-3 stories | | <input type="checkbox"/> Commercial Building, over 3 stories |
| <input type="checkbox"/> Other: _____ | | |

19. Architectural Description (see attached)

20. Statement of Significance (see attached)

21. Bibliography (see attached)

22. Photographs (see enclosed CD; Photographer: Tony Massaro, MARS HILL STUDIO, INC.)

23. Letter from property owner (if other than applicant) N/A

Additional Attachments:

Plat Map of Lot Merger P11-0188 by RICK Engineering

DPR Forms from JMRC 2011 (see Bibliography)

Grand Deeds

19. Architectural Description

The following Architectural Description is a compilation of reproduced excerpts taken primarily from Tang & Hogan 2011 and secondarily from JMRC 2011 (see Bibliography), upon which this designation application is based:

Tang & Hogan 2011:

The Victorian-era single-family residence at 3747 Monroe Street, known today in association with its first owner and occupant, Archibald C.E. Hawthorne, is a two-story wood-framed building constructed on a cross-axial plan. Unlike the typical Victorian age "painted ladies," its exterior design is characterized more by simplicity than intricacy, consistent with its former role as a "grove house" for a gentleman farmer instead of a mansion in an urban setting. In terms of design orientation, the northern side of the house facing Magnolia Avenue was eventually the original primary façade, but the main approach is now from Monroe Street on the southwest.

The medium-pitched roof of the house features three gable ends on the northwestern, southwestern, and northeastern facades and a hipped end on the southeastern side, originally the rear. The roof ends in very wide eaves on all sides, sporting exposed rafter ends, fascia boards, and a number of curved braces with a downward sunray design. It is sheathed with dark green composition shingles, as are the roofs of the front and rear porches and the small hip roofs over two bay windows on the southwestern and northeastern sides. Two red brick chimneys protrude from the roof near the center of the house and at the southeastern end.

The exterior walls of the house are mostly clad with horizontal drop-boards on the lower level and wood shingles on the upper level, with scalloped shingles in the gable ends adding a touch of the delicate flair of typical Victorian architecture. Wood-framed double-hung windows with broad, flat trim, most of them tall and relatively narrow and some arranged in pairs, provide most of the fenestration, although some smaller windows are also observed, including a fixed window on the southwestern side with larger pane surrounded on the three sides by rows of smaller panes.

The house rests mostly on elevated concrete footings, while the southeastern portion sits upon a small basement. The exterior entrance to the basement is housed in a low-lying shed-roof structure added to the southerly corner of the house. With horizontal flush-board siding and aluminum-framed sliding windows, this addition is markedly different in age and in character with the rest of the house.

The front porch, on the northwestern side of the house, is built upon an elevated wooden deck, and wraps around both flanks to approach two entrances at the ends, both facing the northwest. Its low-pitched roof is supported by a partially turned, thin wooden post, each ornamented with two pairs of triangular braces of different pitches that cross each other. The porch is surrounded by wooden railings featuring random rectangular patterns, a design element that is echoed on the upper level in the railings of two small balconies perched on the porch roof that, curiously, are connected to the interior space by windows instead of doors.

A secondary entrance to the house opens on the southeastern side onto a small back porch. This porch is built on a concrete platform lined with wooden boards, and the low-pitched shed

roof is supported by three square wooden posts. The unpainted wooden railings around the back porch appear to be modern in origin, but they also echoed the same design them around the porch.

Other than some replaced wall panels and at least one added closet, the interior of the house appears to be largely unaltered, with many of the original elements still intact. Among these are the Eastlake-style door and window trim with groove and concentric circle designs, dark wooden ceiling boards and wainscotings on the first floor, and balustraded wooden staircase railing with robust newel posts. A notable exception to this is the kitchen at the southeastern end of the first floor, which is completely modern in origin.

JMRC 2011:

A mature Eucalyptus tree (ca. 1890s), possibly *E. amplifolia* or *E. globulus*, is a related feature of the Hawthorne House located within the southern boundary of the adjacent student housing, The Colony at CBU, formerly Parkside Village Apartments, in the middle of an asphalt drive. The woodland species is massive in height (over 100 feet) and breadth with a well developed, multibranched canopy and a thick trunk approximately 8 feet in diameter. The trunk is mottled and swirled with peeling bark leaving smooth light-colored patches on the gray-brown branches, and small lancelet leaves are a dull gray-green. The tree is contained by a four-course oval painted concrete brick planter (ca. 1984) filled with ground cover, which is distressed along the eastern edge and showing minor joint cracks throughout. The tree is near a two-story, multi-family apartment building, carports and surface parking, and a concrete block wall with young Eucalyptus in a narrow planter borders the drive.

Modern ancillary structures documented by Tang and Hogan 2011, including a large 1973-4 stuccoed garage with a full-width carport, a small shed, an open-roofed playhouse, and a simple wooden trellis, as well as a group of mature domestic trees, one of which supported a partially built treehouse, have all been removed (2011). An approved rehabilitation project that is anticipated to be begun in late-2011 and completed in 2012 will include the removal and reconstruction of an inappropriate 1950s-1970s exterior basement entrance on the southerly corner, the construction of an accessible concrete path of less than 5% slope to the rear (southeast) porch entrance, the conversion of the existing remodeled kitchen in the southeastern portion of the ground floor into a hallway and accessible bathroom, the relocation and reconfiguration of exterior utility lines, and limited interior and exterior repair and maintenance such as a new roof and repairs to wood siding. The property is in excellent condition and retains a high level of integrity of location, design, materials, workmanship. The deep setback contributes to integrity of setting, feeling, and association, which has been compromised by the reduction in parcel size, and removal of the citrus grove, and development of surrounding properties.

20. Statement of Significance

The following Statement of Significance is a compilation of reproduced excerpts taken primarily from Tang & Hogan 2011 and secondarily from JMRC 2011 (see Bibliography), upon which this designation application is based:

Tang & Hogan 2011:

The A.C.E. Hawthorne House at 3747 Monroe Street, a former grove house of late 1880s vintage, represents a vestige of what was once the norm in residential development along the Magnolia Avenue corridor and, indeed, throughout the outlying areas beyond the town centers of Riverside and Arlington during the heyday of the city's citrus-dominated past. Such elegant homes, each surrounded by extensive acres of citrus groves, were a large part of the popular image of Riverside, along with other southern California communities such as Redlands and Pasadena, as the realm of the cultured and affluent "gentleman farmers" in the 19th and 20th centuries.

In their landmark study of historic homes in Riverside, Klotz and Hall (2005:72-74) summarize the history of this house as follows:

This tall, two-storied house with deep overhanging eaves stands back from Magnolia Avenue, with access from Monroe Street. Archibald C.E. Hawthorne built the home in the fall of 1889 and the spring of 1890. Architect A.C. Willard, who drew the plans, described it as a modern Swiss-Chalet cottage. The house was constructed on a 20-acre site planted to citrus trees and grapevines.

Hawthorne was born in England in 1838 and became an elegant, wealthy, New York stockbroker. Like many other immigrants, he came to Riverside because he was ill. Hawthorne suffered from asthma and a heart condition. In 1886, Hawthorne, his wife, Mary, and their 17-year-old daughter, Mae Meredith, arrived in the city and stayed at the Glenwood Hotel. He enjoyed the climate, and, before long, Hawthorne bought Lots 4 & 5 in Block 23 fronting on Magnolia Avenue.

The house was built in an unusual shape of a large cross with a 38-foot frontage and a 58-foot depth. Downstairs were four rooms and upstairs were four bedrooms, forming the arms of a cross. The living room, which faced Magnolia Avenue, opened into a large front porch. The entrance hall on the Monroe Street side had a stairway to the second floor. On the main floor, a distinctive triangular fireplace in the center of the four rooms supplied the heat.

Since an 1890 indexed map of Riverside shows two structures on the lots, there may also have been a carriage house. There is believed to have been a long curved driveway from Magnolia Avenue to the house. Until 1927, the address was 492 Magnolia Avenue.

The years of 1890-1897 were difficult for Riverside citrus ranchers. There were severe freezes, a financial panic in 1893, and little profit producing citrus fruits.

In May 1897, Hawthorne sold his grove and home to Mrs. Christian Chalmers for \$9,000 and returned to New York. Later, he moved to San Diego, where he died in 1914, aged 76. Before Hawthorne left Riverside, his daughter married Percy Heard in All Saints Episcopal Church. Hawthorne's children grew up in Riverside.

In 1897, Mrs. Chalmers sold a third of the property to her daughter Isabella. She was married to Benjamin Wright and they lived on Indiana Avenue near Adams Street. Wright surrounded their home in a variety of unusually trees and scrubs.

Greenwood Bell Fulton and his wife purchased the 20 acres with its two storied cottage in December 1908, and lived there for many years. In 1920, they leased the property to people who used the house as a "brewery" during the prohibition years. The Fultons learned of the business when the Riverside County Sheriff raided the place. The Fultons reoccupied the home until 1937 when they sold it to Paul and Nina Elliot [*sic.*].

In 1959, Edward J. Hewitt and his family purchased the house, and an acre of land, from Robert White for \$13,000. Ed Hewitt, a native Riversider, had graduated from the University of California, Riverside, with a degree in Physics. He worked as an electronic engineer for Motorola, then located on the corner of Adams and Indiana Avenue. He and his wife, Eileen, remodeled the four-bedroom house without drastically changing its appearance. The unusual shape of the house made it almost impossible to enlarge. ...Hawthorne's interesting cross-gabled house with deep eaves and a wrap-around porch has been home to the Hewitt family for more than four decades.

It is worth noting that archival records consulted for this study produced a somewhat different account of the property's ownership history between 1937 and 1959. According to Riverside County real property records, by 1938 Greenwood Fulton retained just eight acres of the original 20, which he split evenly at that time between Laura M. Fulton and J.E. and Edwina Hawkins, with the southwestern four acres, which contained the Hawthorne House, going to the former (County Assessor 1933-1942). The new owners further subdivided the properties around 1946-1947, and what is now APN 231-020-009 was subsequently acquired by A.F. Winters (County Assessor 1943-1948)....Between 1939 and 1948, four additional buildings appeared along Monroe Street...During the 1950s, the parcel went through the hands of a flurry of owners, including J.R. and Dorothy M. Sherlock (1951-1953), Esmond L. and Laura V. Roberts (1953-1957), Lester T. and Victoria Groves (1957), and Robert S. White and John Plassmeyer (1958; County Assessor 1949-1963). After Edward Hewitt became the property owner in 1959, he remained so through at least 2007 (City of Riverside 2007).

Despite this clear influence of the post-WWII boom,...the overall character of the surrounding area remained predominantly rural in 1948, although some suburban housing development activities were evident nearby over the next five years. During the rest of the 1950s and the early 1960s, the urbanization of the surrounding area greatly accelerated, until much of the former farmland, including orchards, in the vicinity was transformed into densely packed residential tracts....As suburban housing tracts 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 "endangered species," with many of them lost

and others significantly altered over the years. The Hawthorne House, overall, is a relatively intact example. Other than a few intrusive elements that are less significant or can be easily reversed, such as the composition roof cover, the modern entrance to the basement, and the new kitchen and closet inside, most of the exterior and interior features of the house remain original to the period of construction, at least in style and material...

In terms of architectural merits, the Hawthorne House is one of the few known examples in Riverside that incorporated design elements of the Swiss Chalet cottage, although a more pronounced specimen, the Benjamin Rockhold House at 4581 Indian Hill Road (formerly at 4220 Lemon Street), remains extant. The house was designed by A.C. Willard, a noted local architect who was active in the 1880s and 1890s, and whose legacy in Riverside includes the Universalist-Unitarian Church at 3525 Mission Inn Avenue and the Loring Building at 2673-3699 Main Street (City of Riverside n.d.). ...Building records indicate that the succession of owners and occupants made few changes to the house....In the absence of any known substantial alterations, the exterior of the Hawthorne House remains remarkably intact and original. ...[T]he only notable changes in the appearance of the two most prominent façades on the northwestern and southwestern sides, appear to be the removal of shutters that once accompanied the windows, the replacement of latticework around the base of the front porch, and the application of a lighter-colored coat of paint.

JMRC 2011:

Located on the southern edge of Lot 5, Block 23 of the land once owned by the Riverside Land and Irrigating Company, the property on which the Eucalyptus tree is situated was first developed under the ownership and occupancy of A.C.E. Hawthorne, who also owned Lot 4 to the northwest. New York stockbroker turned horticulturist, the English-born Hawthorne arrived in Riverside in 1886 in search of a more healthful climate. In 1889-90, Hawthorne constructed a still extant Victorian-era Swiss Chalet grove home designed by architect A.C. Willard to face Magnolia Avenue on Lot 4, near the middle of the 20-acre citrus grove, which was also planted with grapevines. The financial panic of 1893 and several debilitating freezes in the 1890s weakened the citrus market and may have led to Hawthorne's sale of the combined Lot 4-5 property to Mrs. Christian Chalmers (Klotz & Hall 2005:72-74). A horticulturist herself, Mrs. Chalmers owned the property through the turn of the century jointly with her daughter, Elizabeth C. Wright, wife of Benjamin Bakewell. The Wright Brothers, pioneer J. Harrison and Benjamin Bakewell, were well-known Arlington horticulturists and inventors and part of the English-born, late-19th century polo crowd who constructed separate houses on Lots 9 and 16, two nearby adjoining 10-acre parcels (Barry 1965:117; Patterson 1984) among the several parcels on the block and in the vicinity owned by members of the extended Wright family (Riverside County 1892-95:4/30). A world recognized authority on palms, J. Harrison's famous Victorian-era adobe grove home and planted palm oasis near Adams and Indiana provided many of seed-grown specimens to public city parks (Halsted 1961, Dec. 9; Patterson 1984). Among many accomplishments, the Wright brothers became widely known for their patented fruit washing machines, which were manufactured at El Adobe and used by approximately two-thirds of all packinghouses in Riverside and shipped overseas (Klotz 1989:3; Halsted 1961, Dec. 2; Wright Brothers ca. 1899). The two-lot Monroe Street property was deeded to Justus Wright (1905), and rancher Greenwood Bell Fulton (1906) before multiple lot splits in the early 20th century eradicated the grove. Rancher Cyrus W. Cole, became one of three owners of Lot 5 when he purchased the southern 2 ½ acres in 1912. With his wife Carrie, Cole immediately constructed a residence (148, later 3615, S. Monroe Street) and operated a poultry ranch until

1922, and rancher William G. Nethery owned and occupied the property from 1929 to 1963 when it went vacant.

The Parkside Village Apartments (3697 Monroe Street) were constructed on Lot 5 and a large portion of Lot 4 in 1984. This combined property was purchased by California Baptist University in 2011 and is in the process of being converted to student housing and incorporated into the adjacent campus as "The Colony at CBU." No evidence of its earlier use, occupants, or construction remains within the complex except for the massive eucalyptus tree along the southern boundary of the former Hawthorne property, which was likely planted as a windbreak tree primarily for environmental purposes (USDA-NRCS 1997) as well as serving as a highly-visible property line demarcation. Agricultural, especially citrus, windbreaks were commonly used for disease management, particularly against citrus canker in grapefruit and early oranges, and reduction of windscar. One of the favored windbreak trees, Eucalyptus is rapidly established and was used as a foundation tree able to provide upper story canopy and baffled wind protection in single or multiple rows of the same or other species (UFCREC 2011). 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 and later shaded the Cole homesite on the reduced ranch property (USDA 1948 & 1967). The size, maturity and location of the tree as well as archival evidence and current field study indicates the tree is likely the last extant specimen of a windbreak system associated with the earliest development of the site as a grove and the A.C.E. Hawthorne property. As such, the eucalyptus tree appears eligible for designation as a related natural feature of the Landmark-eligible Hawthorne House as it supports and strengthens the property's ability to reflect special elements of the City's cultural and economic history and significant geographical patterns of settlement and growth.

The A.C.E. Hawthorne House property appears eligible for designation by the City of Riverside as a "Landmark" as it is an exceptional example of the historical, cultural, architectural, and aesthetic heritage of the City, retains a high degree of integrity, and exemplifies or reflects special elements of the City's cultural, economic, aesthetic, and architectural history (Criterion 1); embodies distinctive characteristics of a style, type, and period (Criterion 3); represents the work of a notable architect (Criterion 4); and reflects significant geographical patterns, including those associated with different eras of settlement through growth (Criterion 6).

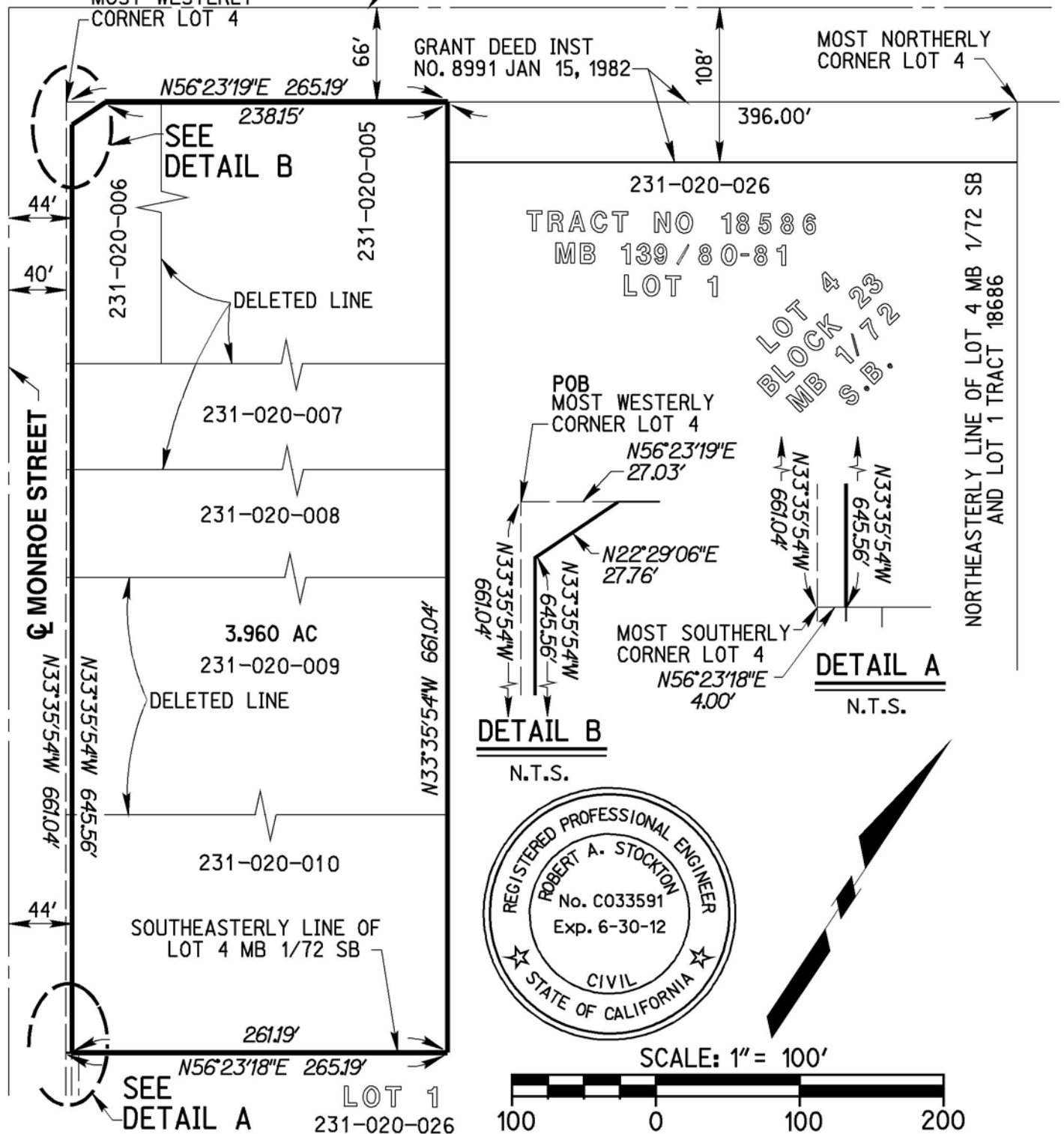
21. Bibliography

The following Bibliography is compiled from Tang & Hogan 2011 and JMRC 2011 (see below), upon which this designation application is based:

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- 1931 Photograph No. 221. Riverside-Corona, September 24.
 - 1948 Photograph No. 62. March Air Force Base to Corona, January 19.
 - 1962 File No. 24244 3-439. Riverside.
 - 1974 Photograph No. 155. Riverside, May 24.
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- City of Riverside. 1946-2007. Building and Safety Records, 3747 Monroe Street. On file, Building and Safety Division, Community Development Department, City of Riverside.
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- UFCREC 2011. University of Florida Citrus Research and Education Center. Information and plant species table. Electronic document available online at www.crec.ifas.ufl.edu/extension/windbreaks/design.shtml.
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 - 1942 Riverside, CA (15', 1:62,500); aerial photo taken in 1939.
 - 1953 Riverside West, CA (7.5', 1:24,000); 1948 & 1951 aerial photo fieldchecked 1953.
 - 1969 San Bernardino, CA (1:250,000); 1958 edition revised.
 - 1979 Santa Ana, CA (1:250,000); 1959 edition revised.
 - 1980 Riverside West, CA (7.5', 1:24,000); 1967 edition photorevised 1978.
- Wright Brothers, ca. 1899. *Tangent Fruit Brushers. Patented March 8, 1898 and April 11, 1899.* Riverside Metropolitan Museum, Tom Patterson Collection, "Wright Family" folder.

SHEET 1 OF 1 SHEET



CITY OF RIVERSIDE

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



1770 IOWA AVENUE - SUITE 100
RIVERSIDE, CA 92507
951.782.0707
(FAX) 951.782.0723

rickengineering.com

San Diego - Orange - San Luis Obispo - Bakersfield - Sacramento - Phoenix - Tucson

LOT MERGER
P11-0188

SCALE: 1"=100'	DATE: AUG. 11, 2011
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State of California--The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # (Pending)
HRI # _____
Trinomial _____
NRHP Status Code 5S2
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 7 *Resource Name or # (Assigned by recorder) CRM TECH 2496C-3

- P1. Other Identifier: A.C.E. Hawthorne House
- *P2. Location: Not for Publication ☒ Unrestricted *a. County Riverside
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad Riverside West, Calif. Date 1980
T3S; R5W; SW 1/4 of NE 1/4 of NW 1/4 of Sec 8 ; S.B. B.M.
Elevation: Approximately 787 feet above mean sea level
c. Address 3747 Monroe Street City Riverside Zip 92504
d. UTM: (Give more than one for large and/or linear resources) Zone 11; 460242 mE/ 3754271 mN
UTM Derivation: USGS Quad GPS ☒ Google Earth
e. Other Locational Data: (e.g., parcel #, directions to resource, etc., as appropriate) APN 231-020-009;
northeast side of Monroe Street near the intersection of Magnolia Avenue
- *P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) The Victorian-era single-family residence at 3747 Monroe Street, known today in association with its first owner and occupant, Archibald C. E. Hawthorne, is a two-story wood-frame building constructed on
(Continued on p. 3)
- *P3b. Resource Attributes: (List attributes and codes) HP2: Single-family property
- *P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District
Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: (view, date, accession #) Photo taken on December 15, 2010; view to the northeast; additional photos on p. 6

*P6. Date Constructed/Age of Sources: ☒ Historic ☐ Prehistoric ☐ Both
Ca. 1889 (see Items B6 and B12 for details)

*P7. Owner and Address: California Baptist University,
8432 Magnolia Avenue,
Riverside, CA 92504

*P8. Recorded by (Name, affiliation, and address): Bai "Tom" Tang, CRM
TECH, 1016 East Cooley Drive,
Suite A/B, Colton, CA 92324

*P9. Date Recorded: April 2011

*P10. Survey Type: Intensive-
level survey for CEQA-
compliance purposes

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Bai "Tom" Tang, Terri Jacquemain, and Daniel Ballester (2011): Historical/Archaeological Resources Survey Report: California Baptist University Parking Lot 15 Project, Assessor's Parcel Nos. 231-020-005 to -010, City of Riverside, Riverside County, California. On file, Eastern Information Center, University of California, Riverside.

*Attachments: ☐ None ☒ Location Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Resource Record ☐ Milling Station Record
☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 7

*NRHP Status Code 5S2

*Resource Name or # (Assigned by recorder) CRM TECH 2496C-3

B1. Historic Name: A.C.E. Hawthorne House

B2. Common Name: _____

B3. Original Use: Residential

B4. Present Use: Residential

*B5. Architectural Style: Swiss Chalet cottage

*B6. Construction History: (Construction date, alterations, and date of alterations) In their landmark study of historic homes in Riverside, Klotz and Hall summarize the history of this house as follows:

This tall, two-storied house with deep overhanging eaves stands back from Magnolia Avenue, with access from Monroe Street. Archibald C. E. Hawthorne built the home in the fall of 1889 and the spring of 1890.

(Continued on p. 4)

*B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date: _____ Original Location: _____

*B8. Related Features: See Item P3a.

B9a. Architect: A. C. Willard

b. Builder: Unknown

*B10. Significance: Theme Late 19th century residential architecture

Area Riverside

Period of Significance 1870-1900

Property Type Single-family residence

Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.) The A.C.E. Hawthorne House at 3747 Monroe Street, a former grove house of late 1880s vintage, represents a vestige of what was once the norm in residential development along the Magnolia Avenue corridor and, indeed, throughout the outlying areas beyond the town centers of Riverside
(Continued on p. 6)

B11. Additional Resource Attributes: (List attributes and codes) HP4: Ancillary buildings

*B12. References: Riverside County Assessor's real property tax assessment records; City of Riverside building safety records; Esther H. Klotz and Joan H. Hall (2005): Adobes, Bungalows, and Mansions of Riverside, California Revisited, Highgrove Press, Riverside.

B13. Remarks: _____

*B14. Evaluator: Bai "Tom" Tang

*Date of Evaluation: April 2011

(Sketch Map with north arrow required.)

See p. 7 for location map

(This space reserved for official comments.)

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

Primary # (Pending)
HRI # _____
Trinomial _____

Page 3 of 7

Resource name or # (Assigned by recorder) CRM TECH 2496C-3

Recorded by: Bai "Tom" Tang

*Date: April 2011

☒ Continuation ☐ Update

*P3a. **Description** (continued): a cross-axial plan. Unlike the typical Victorian-age "painted ladies," its exterior design is characterized more by simplicity than intricacy, consistent to its former role as a "grove house" for a gentleman farmer instead of a mansion in urban setting. In terms of design orientation, the northwestern side of the house, facing Magnolia Avenue, was evidently the original primary façade, but the main approach to the house is now from Monroe Street on the southwest.

The medium-pitched roof of the house features three gable ends on the northwestern, southwestern, and northeastern façades and a hipped end on the southeastern side, originally the rear. The roof ends in very wide eaves on all sides, sporting exposed rafter ends, fascia boards, and a number of curved braces with a downward sunray design. It is sheathed with dark green composition shingles, as are the roofs of the front and rear porches and the small hip roofs over two bay windows on the southwestern and northeastern sides. Two red brick chimneys protrude from the roof near the center of the house and at the southeastern end.

The exterior walls of the house are mostly clad with horizontal drop-boards on the lower level and wood shingles on the upper level, with scalloped shingles in the gable ends adding a touch of the delicate flair of typical Victorian architecture. Wood-framed double-hung windows with broad, flat trim, most of them tall and relatively narrow and some arranged in pairs, provide most of the fenestration, although some smaller windows are also observed, including a fixed window on the southwestern side with a larger pane surrounded on three sides by rows of smaller panes. The exterior wall surface is painted white, with pale blue trim.

The house rests mostly on elevated concrete footings, while the southeastern portion sits upon a small basement. The exterior entrance to the basement is housed in a low-lying structure added to the southerly corner of the house. With horizontal flush-board siding and aluminum-framed sliding windows, this addition is markedly different in age and in character with the rest of the house.

The front porch, on the northwestern side of the house, is built upon an elevated wooden deck, and wraps around both flanks to approach two entrances at the ends, both facing the northwest. Its low-pitched roof is supported by partially turned, thin wooden posts, each ornamented with two pairs of triangular braces of different pitches that cross each other. The porch is surrounded by wooden railings featuring random rectangular patterns, a design element that is echoed on the upper level in the railings of two small balconies perched on the porch roof that, curiously, are connected to the interior space by windows instead of doors.

A secondary entrance to the house opens on the southeastern side onto a small back porch. This porch is built on a concrete platform lined with wooden boards, and the low-pitched shed roof is supported by three square wooden posts. The unpainted wooden railings around the back porch appear to be modern in origin, but they also echoed the same design theme of those around the front porch.

Other than some replaced wall panels and at least one added closet, the interior of the house appears to be largely unaltered, with many of the original elements still intact. Among these are the Eastlake-style door and
(Continued on p. 4)

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

Primary # (Pending)
HRI # _____
Trinomial _____

Page 4 of 7

Resource name or # (Assigned by recorder) CRM TECH 2496C-3

Recorded by: Bai "Tom" Tang

*Date: April 2011

☒ Continuation ☐ Update

*P3a. **Description** (continued): window trim with groove and concentric circle designs, dark wooden ceiling boards and wainscotings on the first floor, and balustraded wooden staircase railing with robust newel posts. A notable exception is the kitchen, which is completely modern.

The house is accompanied on its southeastern side by a large garage with stucco walls and a low-pitched side-gable roof covered with composition shingles. A full-width carport with a nearly flat corrugated metal roof is added to the front, or southwestern side, of the garage. Also present near the house are a small shed, an open-roofed playhouse, a simple wooden trellis, and a group of mature domestic trees, one of which supports what appears to be a partially built treehouse. All of these ancillary structures are evidently modern in age.

*B6. **Construction History** (continued): Architect A. C. Willard, who drew the plans, described it as a modern Swiss-Chalet cottage. The house was constructed on a 20-acre site planted to citrus trees and grapevines.

Hawthorne was born in England in 1838 and became an elegant, wealthy, New York stockbroker. Like many other emigrants, he came to Riverside because he was ill. Hawthorne suffered from asthma and a heart condition. In 1886, Hawthorne, his wife, Mary, and their 17-year-old daughter, Mae Meredith, arrived in the city and stayed at the Glenwood Hotel. They enjoyed the climate, and, before long, Hawthorne bought lots 4 and 5 in Block 23 fronting on Magnolia Avenue.

The house was built in the unusual shape of a large cross with a 38-foot frontage and a 58-foot depth. Downstairs were four rooms, and upstairs were four bedrooms forming the arms of a cross. The living room, which faced Magnolia Avenue, opened onto a large front porch. The entrance hall on the Monroe Street side had a stairway to the second floor. On the main floor, a distinctive triangular fireplace in the center of the four rooms supplied the heat.

Since an 1890 indexed map of Riverside shows two structures on the lots, there may also have been a carriage house. There is believed to have been a long curved driveway from Magnolia Avenue to the house. Until 1927, the address was 492 Magnolia Avenue.

The years of 1890 to 1897 were difficult for Riverside citrus ranchers. There were severe freezes, a financial panic in 1893, and little profit from producing citrus fruits. In May 1897, Hawthorne sold his grove and home to Mrs. Christian Chalmers for \$9,000 and returned to New York. Later, he moved to San Diego, where he died in 1914, aged 76. Before Hawthorne left Riverside, his daughter married Percy Heard in the All Saints Episcopal Church. Hawthorne's grandchildren grew up in Riverside. In 1897, Mrs. Chalmers sold a third of the property to her daughter, Elizabeth. She was married to Benjamin Wright and they lived on Indiana Avenue near Adams Street. Wright surrounded their home in a variety of unusual trees and scrubs.

Greenwood Bell Fulton and his wife purchased the 20 acres with its two storied cottage in December 1908, and lived there for many years. In 1920, they leased the property to people who used the house as a "brewery" during the prohibition years. The Fultons learned of the business when
(Continued on p. 5)

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

Primary # (Pending)
HRI # _____
Trinomial _____

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Resource name or # (Assigned by recorder) CRM TECH 2496C-3

Recorded by: Bai "Tom" Tang

*Date: April 2011

☒ Continuation ☐ Update

***B6. Construction History (continued):** the Riverside County Sheriff raided the place. The Fultons reoccupied the home until 1937 when they sold it to Paul and Nina Elliott [sic].

In 1959, Edward J. Hewitt and his family purchased the house, and an acre of land, from Robert White for \$13,000. Ed Hewitt, a native Riversider, had graduated from the University of California, Riverside, with a degree in Physics. He worked as an electronic engineer for Motorola, then located on the corner of Adams and Indiana Avenue. He and his wife, Eileen, remodeled the four-bedroom house without drastically changing its appearance. The unusual shape of the house made it almost impossible to enlarge. ... Hawthorne's interesting cross-gabled house with deep eaves and a wrap-around porch has been home to the Hewitt family for more than four decades.

Archival records produced a somewhat different account of the property's ownership history between 1937 and 1959. According to Riverside County real property records, by 1938 Greenwood Fulton retained just eight acres of the original 20, which he split evenly at that time between Laura M. Fulton and J.E. and Edwina Hawkins, with the southwestern four acres, which contained the Hawthorne House, going to the former. The new owners further subdivided the properties around 1946-1947, and what is now APN 231-020-009 was subsequently acquired by A.F. Winters.

During the 1950s, the parcel went through the hands of flurry of owners, including J.R. and Dorothy M. Sherlock (1951-1953), Esmond L. and Laura V. Roberts (1953-1957), Lester T. and Victoria Groves (1957), and Robert S. White and John Plassmeyer (1958. After Edward Hewitt became the property owner in 1959, he remained so through at least 2007.

Building permit records indicate that the succession of owner and occupants made few changes to the house. In 1959, Hewitt secured a permit to replaster the kitchen. In 1973, he obtained City approval for the construction of a 520-square-foot detached garage, to which hobby rooms and a washroom were added the following year. More recently, permits were issued by the City for a pool in 1978-1979 and a new roof in 2007. In addition to these documented additions and minor alterations, the current residents of the house state that the kitchen was completely remodeled during the past few years.

In the absence of any known substantial alterations, the exterior of the Hawthorne House remains remarkably intact and original. In comparing a historic photograph of the house from around 1895 (see p. 6), the only notable changes in the current exterior appearance of the two most prominent façades of the house, on the northwestern and southwestern sides, appear to be the removal of shutters that once accompanied the windows, the replacement of latticework around the base of the front porch, and the application of a lighter-colored coat of paint.

***B10. Significance (continued):** and Arlington during the heyday of the city's citrus-dominated past. Such elegant homes, each surrounded by extensive acres of citrus groves, were a large part of the popular image of Riverside, along with other southern California communities such as Redlands and Pasadena, as the realm of the cultured and affluent "gentleman farmers" in the 19th and early 20th centuries. (*Continued on p. 6*)

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

Primary # (Pending)
HRI # _____
Trinomial _____

Page 6 of 7

Resource name or # (Assigned by recorder) CRM TECH 2496C-3

Recorded by: Bai "Tom" Tang

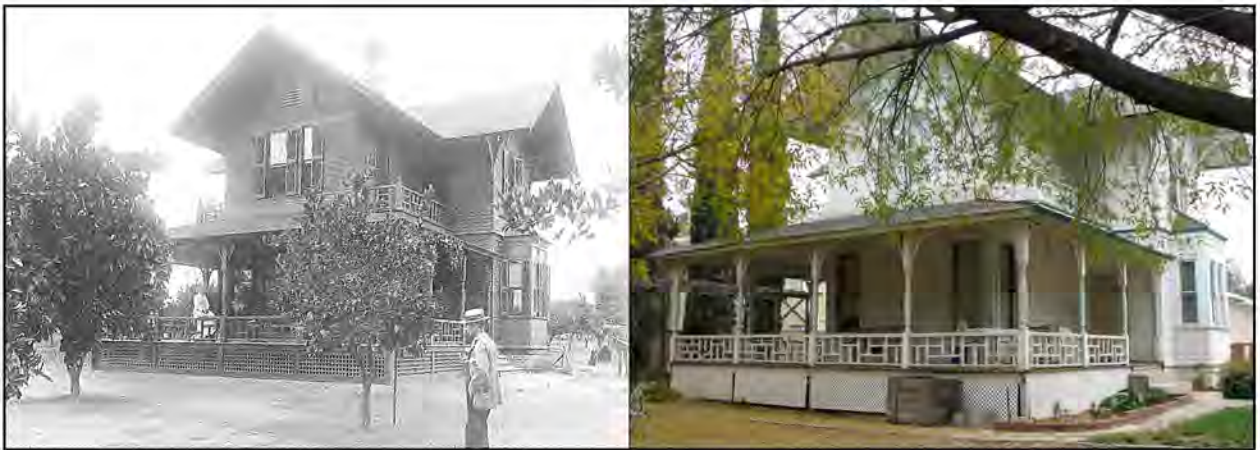
*Date: April 2011

☒ Continuation ☐ Update

***B10. Significance (continued):** As suburban housing tracts gradually assumed a dominant role in residential development in the Riverside-Arlington area since the early 20th century, especially during the post-WWII era, the once-common grove houses increasingly became an "endangered species," with many of them lost and others significantly altered over the year. The Hawthorne House, overall, is a relatively intact example. Other than a few intrusive elements that are less significant or can be easily reversed, such as the composition roof cover, the modern entrance to the basement, and the new kitchen and closet inside, most of the exterior and interior features of the house remain original to the period of construction, at least in style and material. The physical setting of the house, surrounded by a grove of mature domestic trees, further contributes to the historic character of the property.

In terms of architectural merits, the Hawthorne House is one of the few known examples in Riverside that incorporated design elements of the Swiss Chalet cottage. However, it does not qualify as an important example of the style, or of its type, period, region, or method of construction. The house was designed by A.C. Willard, a local architect who was active in the 1880s and 1890s. Willard is among the architects who remain well-known locally but do not appear to be of wider renown, and several more prominent examples of his work are known to survive in Riverside today. None of the other persons most closely associated with the residence during the historic period, namely the owner-occupants, appears to have attained recognized significance in national, state, or local history, nor have any events of importance been identified in association with its history.

Based on these considerations, the A.C.E. Hawthorne House appears to retain sufficient local historic value to be eligible for local designation by the City of Riverside under the City's Cultural Resources Ordinance, but its level of significance does not rise to the level required for listing in the National Register of Historic Places or the California Register of Historical Resources.



Hawthorne House ca. 1895 and its current appearance, view to the southeast.

LOCATION MAP

Page 7 of 7

Primary # (Pending)

HRI #

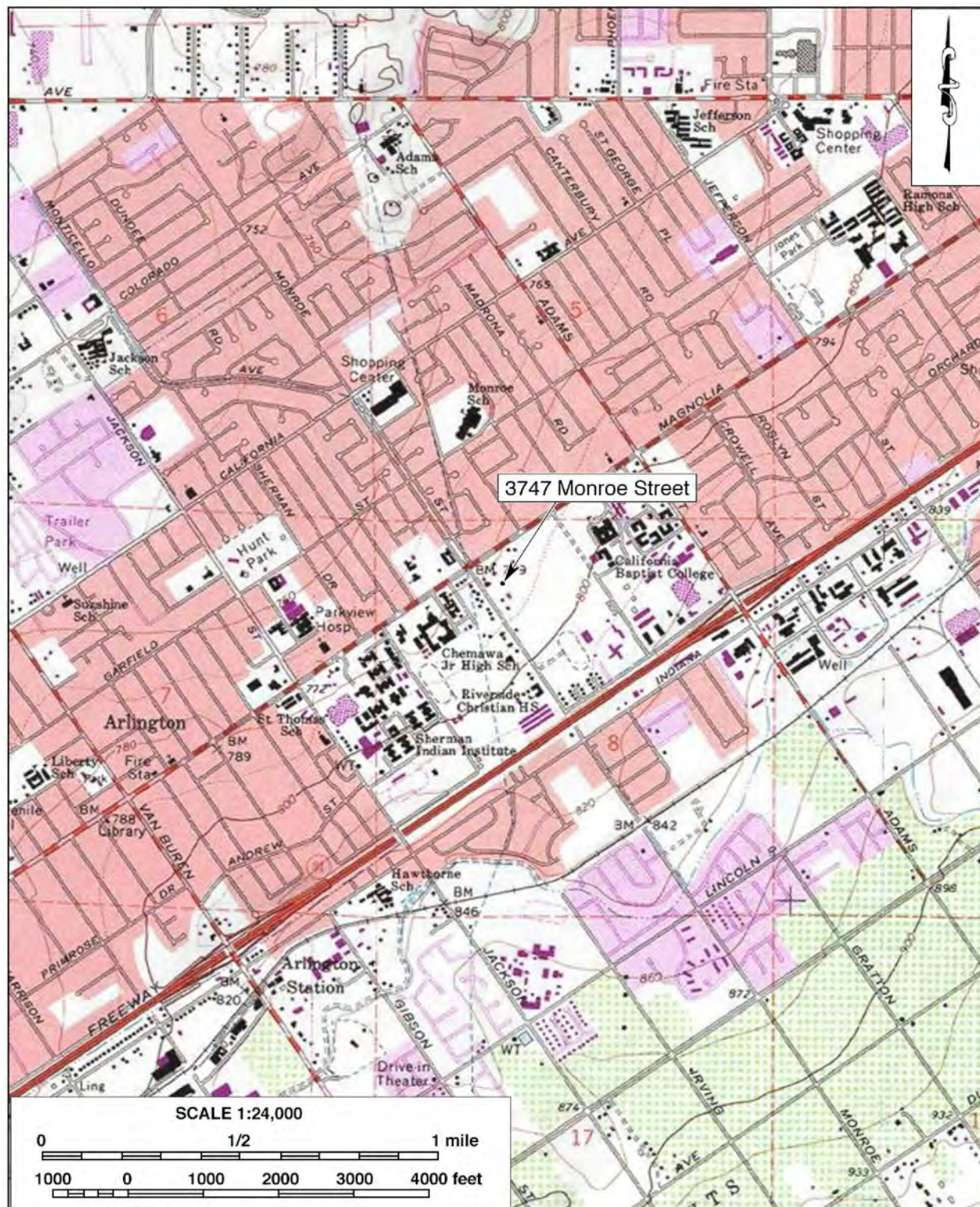
Trinomial

*Resource Name or # (Assigned by recorder) CRM TECH 2496C-3

*Map Name: Riverside West

*Scale: 1:24,000

*Date of Map: 1980



PRIMARY RECORD

Primary #

HRI#

Trinomial

CHR Status Code

5S2

Other Listings

Review Code

Reviewer

Date

*Resource Name or # (Assigned by recorder)

CBU Historic District – Hawthorne House

P1. Other Identifier: Eucalyptus Tree

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Riverside West Date 1980 T 3S ; R 5W ; ¼ of ¼ of Sec 5, 8 ; S.B. B.M.

c. Address City Riverside Zip Code 92504

d. UTM: (give more than one for large and/or linear resources) Zone mE/ mN/

e. Other Locational Data: (e.g., parcel#, directions to resource, elevation, etc. as appropriate) APN: 231020026

Located within the southern boundary of the The Colony at CBU (formerly Parkside Village Apartments) at 3697 Monroe Street.

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This mature Eucalyptus tree, possibly *E. amplifolia* or *E. globulus*, is located within the southern boundary of The Colony at CBU campus housing, formerly Parkside Village Apartments in the middle of an asphalt drive. The woodland species is massive in height (over 100 feet) and breadth with a well developed, multibranched canopy and a thick trunk approximately 8 feet in diameter. The trunk is mottled and swirled with peeling bark leaving smooth light-colored patches on the gray-brown branches, and small lancelet leaves are a dull gray-green. The tree is contained by a four-course oval painted concrete brick planter (ca. 1984) filled with ground cover, which is distressed along the eastern edge and showing minor joint cracks throughout. The tree is near a two-story, multi-family apartment building, carports and surface parking, and a concrete block wall with young Eucalyptus in a narrow planter borders the drive.

P3b. Resource Attributes: (List attributes and codes) AH03 – landscaping

P4. Resources Present: ☐ Building ☐ Structure ☒ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (view, date,

Accession #) View to northeast. Photo

taken on November 12, 2010

*P6. Date Constructed / Age and Sources:

☒ Historic ☐ Prehistoric ☐ Both

ca. 1890s (Assessor's Records)

*P7. Owner and Address:

California Baptist University

8432 Magnolia Avenue

Riverside, CA 92504

*P8. Recorded by: (Name, org., and addr.)

Jennifer Mermilliod

JM Research & Consulting (JMRC)

5110 Magnolia Avenue

Riverside, CA 92506

*P9. Date Recorded: July 31, 2011

*P10. Survey Type

Intensive-Level for CEQA Compliance



*P11 – Report Citation (Cite survey report and other sources, or enter "none.") Mermilliod, Jennifer (JMRC). 2011. Cultural Resources Survey: California Baptist University Specific Plan, Riverside, Riverside County, CA. On file City of Riverside Community Development Dept.

Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other Other (List)

P11-0663, Exhibit 3

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 4

*CHR Status Code 5S2

*Resource Name or # (Assigned by recorder) CBU Historic District – Hawthorne House

B1. Historic Name: _____

B2. Common Name: Eucalyptus species

B3. Original Use: Grove Windbreak

B4. Present Use: Specimen Tree

*B5. Architectural Style: N/A

*B6. Construction History: (Construction date, alterations and date of alterations)

N/A

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: N/A

B9b. Builder: N/A

*B10. Significance: Theme Campus Development and Architecture

Area Riverside/Arlington

Period of Significance 1920-1979

Property Type Tree

Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The ca. 1890s *Eucalyptus* tree is situated on Lot 5 of a former two-lot property once planted to citrus by A.C.E. Hawthorne. A highly-visible property line marker, the tree was likely planted as a windbreak, a common practice to guard against disease and unsightly windscar. Stockbroker turned horticulturist, the English-born Hawthorne sold the property in the late 19th century after the 1893 financial panic and several debilitating freezes. The property soon became loosely associated with the Wright Brothers, well-known Arlington horticulturists and inventors who owned several parcels on the block and nearby and were widely known for their patented fruit washing machines. The *Eucalyptus* tree later shaded the residence (1912) and 2½ -acre poultry ranch of Cyrus W. Cole (1912-22) and rancher W.G. Nethery (1929-1963; Riverside County 1892-1970). Multiple lot splits in the early 20th century eradicated the grove, and most of the Hawthorne property was redeveloped as the Parkside Village Apartments in 1984. Recently purchased by the adjacent California Baptist University, the property is undergoing rehabilitation for student housing. The tree is unrelated to the history and development of the campus, within which it now resides, and appears ineligible for designation as a district contributor. The current study indicates the tree is likely the last specimen of a windbreak system associated with the A.C.E. Hawthorne grove, but alone, the tree is a fragment unable to convey the strength of its associations and ineligible for individual designation at any level. Recent study (Tang & Hogan 2011) identified the Victorian-era Hawthorne House, constructed on Lot 4 near the middle of the once 20-acre grove, as eligible for designation as a local Landmark, and the *Eucalyptus* tree should also be evaluated as a component (see Hawthorne House DPR 523L Update).

B11. Additional Resource Attributes: (List attributes and codes)

*B12. References:

County of Riverside. 1892-1970. Historic Assessor's Records.
Tang & Hogan. 2011. Historical/Archaeological Resources Survey
Report, California Baptist University Parking Lot 15 Project.

B13. Remarks:

*B14. Evaluator: Jennifer Mermilliod

*Date of Evaluation: July 31, 2011



3-30

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

Primary # _____

HRI# _____

Trinomial _____

Page 3 of 4 *Resource Name or # (Assigned by recorder)

CBU Historic District – Hawthorne House

* Recorded by Jennifer Mermilliod

*Date July 31, 2011

☐ Continuation

☒ Update

***P11 – Report Citation** (Cite survey report and other sources, or enter “none.”):

Mermilliod, Jennifer (JMRC). 2011. Cultural Resources Survey: California Baptist University Specific Plan, Riverside, Riverside County, CA. On file City of Riverside Community Development Department, Planning Division.

***B10. Significance:**

The Hawthorne House (3747 Monroe Street) was recently found eligible for designation as a City Landmark under Criteria 1, 3, 4, and 6 of the City of Riverside Municipal Code §20.50.010(T) during a historic/archaeological survey (Tang & Hogan 2011), the scope of which did not uncover the association of a *Eucalyptus* tree to the now distant and reduced legal boundaries of the Hawthorne property. Now under the cultural resources survey to inform the California Baptist University (CBU) Specific Plan, the tree was identified as likely the last specimen of a windbreak system associated with the A.C.E. Hawthorne grove, but alone, found unable to convey the strength of its associations and ineligible for individual designation at any level. The tree was also found unassociated with campus history and development and a non-contributor to the newly identified California Baptist University Historic District. The association of the tree with the context of the Hawthorne House property is explored and evaluated in this update.

Located on the southern edge of Lot 5, Block 23 of the land once owned by the Riverside Land and Irrigating Company, the property on which the tree is situated was first developed under the ownership and occupancy of A.C.E. Hawthorne, who also owned Lot 4 to the northwest. New York stockbroker turned horticulturist, the English-born Hawthorne arrived in Riverside in 1886 in search of a more healthful climate. In 1889-90, Hawthorne constructed a still extant Victorian-era Swiss Chalet grove home designed by architect A.C. Willard to face Magnolia Avenue on Lot 4, near the middle of the 20-acre citrus grove, which was also planted with grapevines. The financial panic of 1893 and several debilitating freezes in the 1890s weakened the citrus market and may have led to Hawthorne's sale of the combined Lot 4-5 property to Mrs. Christian Chalmers (Klotz & Hall 2005:72-74). A horticulturist herself, Mrs. Chalmers owned the property through the turn of the century jointly with her daughter, Elizabeth C. Wright, wife of Benjamin Bakewell. The Wright Brothers, pioneer J. Harrison and Benjamin Bakewell, were well-known Arlington horticulturists and inventors and part of the English-born, late-19th century polo crowd who constructed separate houses on Lots 9 and 16, two nearby adjoining 10-acre parcels (Barry 1965:117; Patterson 1984) among the several parcels on the block and in the vicinity owned by members of the extended Wright family (Riverside County 1892-95:4/30). A world recognized authority on palms, J. Harrison's famous Victorian-era adobe grove home and planted palm oasis near Adams and Indiana provided many of seed-grown specimens to public city parks (Halsted 1961, Dec. 9; Patterson 1984). Among many accomplishments, the Wright brothers became widely known for their patented fruit washing machines, which were manufactured at El Adobe and used by approximately two-thirds of all packinghouses in Riverside and shipped overseas (Klotz 1989:3; Halsted 1961, Dec. 2; Wright Brothers ca. 1899). The two-lot Monroe Street property was deeded to Justus Wright (1905), and rancher Greenwood Bell Fulton (1906) before multiple lot splits in the early 20th century eradicated the grove. Rancher Cyrus W. Cole, became one of three owners of Lot 5 when he purchased the southern 2 ½ acres in 1912. With his wife Carrie, Cole immediately constructed a residence (148, later 3615, S. Monroe Street) and operated a poultry ranch until 1922, and rancher William G. Nethery owned and occupied the property from 1929 to 1963 when it went vacant.

The Parkside Village Apartments (3697 Monroe Street) were constructed on Lot 5 and a large portion of Lot 4 in 1984. This combined property was purchased by California Baptist University in 2011 and is in the process of being converted to student housing and incorporated into the adjacent campus as “The Colony at CBU.” No evidence of its earlier use, occupants, or construction remains within the complex except for the massive eucalyptus tree along the southern boundary of the former Hawthorne property, which was likely planted as a windbreak tree primarily for environmental purposes (USDA-NRCS 1997) as well as serving as a highly-visible property line demarcation. Agricultural, especially citrus, windbreaks were commonly used for disease management, particularly against citrus canker in grapefruit and early oranges, and reduction of windscar. One of the favored windbreak trees, Eucalyptus is rapidly established and was used as a foundation tree able to provide upper story canopy and baffled wind protection in single or multiple rows of the same or other species (UFCREC 2011). 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 and later shaded the Cole homesite on the reduced ranch property (USDA 1948 & 1967). The size, maturity and location of the tree as well as archival evidence and current field study indicates the tree is likely the last extant specimen of a windbreak system associated with the earliest development of the site as a grove and the A.C.E. Hawthorne property. As such, the eucalyptus tree appears eligible for designation as a related natural feature of the Landmark-eligible Hawthorne House as it supports and strengthens the property's ability to reflect special elements of the City's cultural and economic history and significant geographical patterns of settlement and growth.

***B12. References:**

Barry, David Jr. 1965. The J. Harrison Wright Palm Collection. Principles: The Journal of the Palm Society 9:117-120. Housed in the Riverside Metropolitan Museum, Local History File (L.H. RivCity-Bio-Wright Family).
Halsted, Samuel T. 1961, December 9. Letter to Tom Patterson. Riverside Metropolitan Museum, Tom Patterson Collection, “Wright Family” folder.

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

Primary # _____

HRI# _____

Trinomial _____

Page 3 of 4 *Resource Name or # (Assigned by recorder)

CBU Historic District – Hawthorne House

* Recorded by Jennifer Mermilliod

*Date July 31, 2011

☐ Continuation

☒ Update

***B12. References (cont.):**

- JMRC. 2010. Cultural Resources Survey and Evaluation of Impacts for the Proposed Rehabilitation of the William A. Cooper House. Prepared for Steven Walker Homes, on file with the City of Riverside Community Development Department, Planning Division.
- Klotz, Esther. 1989. "Early Citrus Chronology." Pages 25-30 in: Klotz, Esther, Harry W. Lawton, and Joan H. Hall (eds.). *A History of Citrus in the Riverside Area*. Revised edition funded by the Riverside Municipal Museum. Riverside Museum Press, Riverside, California.
- Klotz, Esther H. & Joan H. Hall. 2005. *Adobes, Bungalows, and Mansions of Riverside, California Revisited*. Highgrove Press, Riverside, California.
- Patterson, Tom. 1984. "A resident of note passes almost unnoticed" with Notice of Correction. Out of the County's Past, 1982-1996, a collection of *Press Enterprise* newspaper articles housed in volumes with the Riverside Public Library Local History Resource Center, Tom Patterson Collection, "Wright Family" folder, November 25, 1984.
- Riverside, County of. 1892-1970. Historic Assessor's Records on microfiche. Housed at the Riverside County Assessor's Office, Downtown Location, 6th Floor.
- Tang & Hogan. 2011. Historical/Archaeological Resources Survey Report, California Baptist University Parking Lot 15 Project. Prepared for Steve Smith, California Baptist University, on file with the City of Riverside Community Development Department, Planning Division.
- UFCREC 2011. University of Florida Citrus Research and Education Center. Information and plant species table. Electronic document available online at www.crec.ifas.ufl.edu/extension/windbreaks/design.shtml.
- USDA (United States Department of Agriculture). 1948 & 1967. Aerial Photograph of Riverside from Nationwide Environmental Title Research, accessed June 2011. Electronic document: <http://www.historicaerials.com/Default.aspx>.
- USDA-NRCS. 1997. Conservation Practice Job Sheet 380. Electronic document regarding the use and development of windbreaks available online at www.ma.nrcs.usda.gov/news/publications/Windbreak-Shelterbelt.pdf.
- Wright Brothers, ca. 1899. *Tangent Fruit Brushers. Patented March 8, 1898 and April 11, 1899*. Riverside Metropolitan Museum, Tom Patterson Collection, "Wright Family" folder.

Recording Requested By
CHICAGO TITLE COMPANY

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS
OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO:

Name
Street
Address
City
State
Zip

California Baptist University
8432 Magnolia Avenue
Riverside, CA 92504

DOC # 2005-0301637

04/18/2005 08:00A Fee:33.00

Page 1 of 3 Doc T Tax Paid

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



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33

ORDER NO. 57033263

ESCROW NO. 19370-S

TRA: 009-002

The undersigned declares that the documentary transfer tax is 990.00 and is

X computed on the full value of the interest of the property conveyed, or is

computed on the full value less the value of liens or encumbrances remaining thereon at the time of sale.

The land, tenements or realty is located in

unincorporated area

X city 231-020-005 &

and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Sun Family Limited Partnership, a California Limited Partnership

hereby GRANT(S) to

California Baptist University

a California corporation

The following described real property in the City of RIVERSIDE
County of Riverside, State of California:

Legal description attached hereto as Exhibit "A"

Dated 02/28/2005

STATE OF CALIFORNIA,

COUNTY OF Riverside

On 2-28-05, before me,

Cassandra Brassard

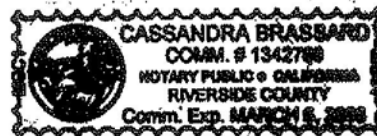
(insert name/title of the officer), personally appeared

CHAO-HUANG SUN

Sun Family Limited Partnership, a California
Limited Partnership By

Chao-Huang Sun
Chao-Huang Sun partner

personally known to me (or proved to me on the basis of satisfactory
evidence) to be the person(s) whose name(s) is/are subscribed to the within
instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s)
on the instrument the person(s), or the entity upon behalf of which the
person(s) acted executed the instrument.
WITNESS my hand and official seal.



Signature

Cassandra Brassard

(Notary Seal)

MAIL TAX STATEMENTS TO PARTY SHOWN BELOW: IF NO PARTY SO SHOWN, MAIL AS DIRECTED ABOVE.

California Baptist University

8432 Magnolia Avenue

Riverside, CA 92504

Name

Street Address

City & State

3-33

P11-0663, Exhibit 3

EXHIBIT A

PARCEL 1:

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:

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.

Government Code 27361.7


I certify under penalty of perjury that the notary seal on the document to which this statement is attached reads as follows:

Name of notary: Cassandra Brassard

Commission No.: 1342769

Date Commission expires: 3-6-06

County: Riverside

By: 

Date: 4-18-05

3-35

P11-0663, Exhibit 3

Recording Requested By
CHICAGO TITLE COMPANY

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS
OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO:

Name
Street Address
City
State
Zip

California Baptist University
8432 Magnolia Avenue
Riverside, CA 92504

DOC # 2006-0034760

01/13/2006 08:00A Fee:20.00

Page 1 of 2 Doc T Tax Paid

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



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ORDER NO.

ESCROW NO. 20676-S

TAX PARCEL NO. 231-020-007

GRANT DEED

The undersigned declares that the documentary transfer tax is \$1,100.00 and is
X computed on the full value of the interest of the property conveyed, or is
computed on the full value less the value of liens or encumbrances remaining thereon at the time of sale.

The land, tenements or realty is located in
unincorporated area X city Riverside and
FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Monte B. Johnson and Robyn L. Johnson husband and wife as joint tenants

hereby GRANT(S) to

California Baptist University A California Corporation

The following described real property in the City of Riverside
County of Riverside, State of California:

Dated 12/15/2005

STATE OF CALIFORNIA,)
COUNTY OF Riverside)

On 12/19/05, before me,

Erica Marie Tyrrell
(insert name/title of the officer), personally appeared

Monte B. Johnson & Robyn L. Johnson

Monte B. Johnson
Robyn L. Johnson

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted executed the instrument.
WITNESS my hand and official seal.

Signature

Erica Marie Tyrrell

(Notary Seal)



MAIL TAX STATEMENTS TO PARTY SHOWN BELOW: IF NO PARTY SO SHOWN, MAIL AS DIRECTED ABOVE.

California Baptist University

8432 Magnolia Avenue

Riverside, CA 92504

Name

Street Address

City & State

3-36

P11-0663, Exhibit 3

EXHIBIT A

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 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 ANGLE 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 TRUE POINT OF BEGINNING.

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO:

Name
Street
Address
City
State
Zip

California Baptist University
8432 Magnolia Avenue
Riverside, CA 92504



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ORDER NO.

ESCROW NO. 18328-S

GRANT DEED

TAX PARCEL NO. 231-020-008-8

The undersigned declares that the documentary transfer tax is \$693.00 and is

☒ computed on the full value of the interest of the property conveyed, or is
☐ computed on the full value less the value of liens or encumbrances remaining thereon at the time of sale.

The land, tenements or realty is located in
 _____ unincorporated area ☒ city Riverside and
 FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Dean D. Klix and Sandy Carolann Klix, husband and wife as joint tenants
 hereby GRANT(S) to

California Baptist University, a California Corporation

The following described real property in the City of Riverside
 County of Riverside, State of California:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

Dated 05/07/2004

STATE OF CALIFORNIA,)
 COUNTY OF Riverside)

On May 18, 2004, before me,
Beatrice M. Alvarez

(insert name/title of the officer), personally appeared

Dean D. Klix & ~~Sandy Klix~~ Sandy Carolann Klix

Dean D. Klix
 Dean D. Klix

Sandy Carolann Klix
 Sandy Carolann Klix

~~personally known to me~~ (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted executed the instrument.
 WITNESS my hand and official seal.



Signature Beatrice M. Alvarez

(Notary Seal)

MAIL TAX STATEMENTS TO PARTY SHOWN BELOW: IF NO PARTY SO SHOWN, MAIL AS DIRECTED ABOVE.

California Baptist University

8432 Magnolia Avenue

Riverside, CA 92504

Name

Street Address

City & State

EXHIBIT "A"

All that certain real property situated in the County of Riverside, State of California, described as follows:

That portion of Lot 4 in Block 23 of Riverside and irrigating Company, in the City of Riverside, County of Riverside, State of California, as per map recorded in Book 1, page(s) 70, of Maps, in the office of the County Recorder of said County 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 Southeasterly line of said lot 4, a distance Orange 75 feet;

Thence Southwesterly and parallel with the Northwesterly line of said lot 4, 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.

Recording Requested By
CHICAGO TITLE COMPANY
RECORDING REQUESTED BY

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO:

Name
Street California Baptist University
Address 8432 Magnolia Ave.
City Riverside, CA 92504
State
Zip

DOC # 2005-0394255

05/18/2005 08:00A Fee:10.00

Page 1 of 2 Doc T Tax Paid

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



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10

ORDER NO. 57034417 *ENS*
ESCROW NO. 19715-S

TAX PARCEL NO. 231-020-009 *9*

GRANT DEED

The undersigned declares that the documentary transfer tax is \$1,485.00 *TRA-009-002* and is

☒ X computed on the full value of the interest of the property conveyed, or is
computed on the full value less the value of liens or encumbrances remaining thereon at the time of sale.

The land, tenements or realty is located in
unincorporated area ☒ X city Riverside and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Edward J. Hewitt and Eileen Hewitt, Husband and Wife as Joint Tenants

hereby GRANT(S) to

California Baptist University a California Corporation

The following described real property in the City of Riverside
County of Riverside, State of California:

Legal description attached hereto as Exhibit "A"

Dated 05/11/2005

STATE OF CALIFORNIA,)
COUNTY OF Riverside)

On May 12 2005, before me,
Beatrice M Alvarez

(insert name/title of the officer), personally appeared

Edward J. Hewitt & Eileen Hewitt

Edward J. Hewitt
Edward J. Hewitt

Eileen Hewitt
Eileen Hewitt

~~personally known to me~~ (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted executed the instrument.
WITNESS my hand and official seal.



Signature *Beatrice M Alvarez*

(Notary Seal)

MAIL TAX STATEMENTS TO PARTY SHOWN BELOW: IF NO PARTY SO SHOWN, MAIL AS DIRECTED ABOVE.

California Baptist University

8432 Magnolia Ave.

Riverside, CA 92504

Name

Street Address

City & State

EXHIBIT A

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.

Recording Requested By
CHICAGO TITLE COMPANY

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS
OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO:

Name California Baptist University
Street C/O Calvin Sparkman
Address 8432 Magnolia Ave.
City Riverside, CA 92504
State
Zip

DOC # 2005-0910789

11/02/2005 08:00A Fee: 23.00

Page 1 of 3 Doc T Tax Paid

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



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GRANT DEED

TAX COF. CKD.

TAX PARCEL NO. 231-020-010-9

ORDER NO.

ESCROW NO. 20182-S

The undersigned declares that the documentary transfer tax is \$1,595.00 and is

X computed on the full value of the interest of the property conveyed, or is

computed on the full value less the value of liens or encumbrances remaining thereon at the time of sale.

The land, tenements or realty is located in _____ and
unincorporated area X city Riverside

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Keith A. Cunningham and Alicia L. Cunningham, Husband and Wife as Joint Tenants

hereby GRANT(S) to

California Baptist University a California Corporation

The following described real property in the City of Riverside
County of Riverside, State of California:

Legal description attached hereto as Exhibit "A"

Dated 08/18/2005

STATE OF CALIFORNIA,
COUNTY OF RIVERSIDE

On 8-25-05, before me,

ARMANDO HURTADO
(insert name/title of the officer), personally appeared

Keith A. Cunningham & Alicia L. Cunningham

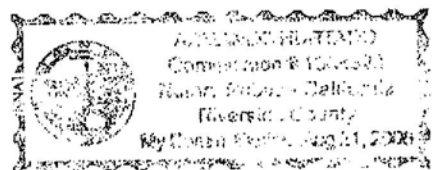
Keith A. Cunningham
Keith A. Cunningham
Alicia L. Cunningham
Alicia L. Cunningham

[Handwritten signature]

personally known to me (or proved to me on the basis of satisfactory
evidence) to be the person(s) whose name(s) is/are subscribed to the within
instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s)
on the instrument the person(s), or the entity upon behalf of which the
person(s) acted executed the instrument.
WITNESS my hand and official seal.

Signature *[Handwritten signature]*

(Notary Seal)



MAIL TAX STATEMENTS TO PARTY SHOWN BELOW: IF NO PARTY SO SHOWN, MAIL AS DIRECTED ABOVE.

California Baptist University

C/O Calvin Sparkman
8432 Magnolia Ave.

Riverside, CA 92504

Name

Street Address

City & State

P11-0663, Exhibit 3

EXHIBIT A

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:

BEGINING 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.

Government Code 27361.7

I certify under penalty of perjury that the notary seal on the document to which this statement is attached reads as follows:

Name of notary: Armando Hurtado

Commission No: 1368323

Date Commission expires: Aug. 21, 2006

County: Riverside

By: 

Date: 11/02/05



P11-0663, Exhibit 4
Historic Photo
3-45



Southwest elevation

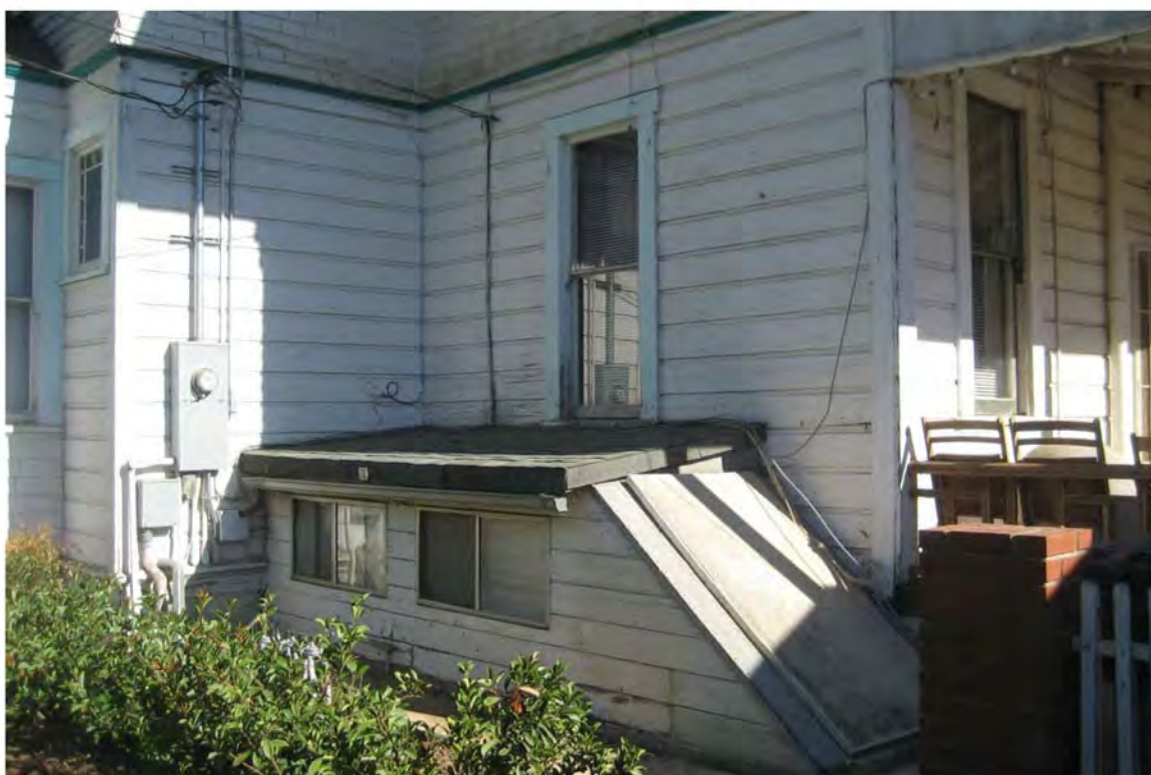


Rear porch

P11-0663, Exhibit 5
Current Photos
3-46



Rear porch detail



Rear porch detail



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
of the few remaining “grove houses” that once lined Magnolia Avenue at the turn of the century.

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

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

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

17 ADOPTED by the City Council this _____ day of _____, 2012.

18
19 _____
20 RONALD O. LOVERIDGE
Mayor of the City of Riverside

21
22 ATTEST:

23
24 _____
25 COLLEEN J. NICOL
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.

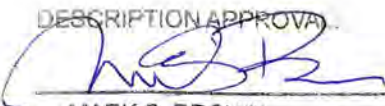
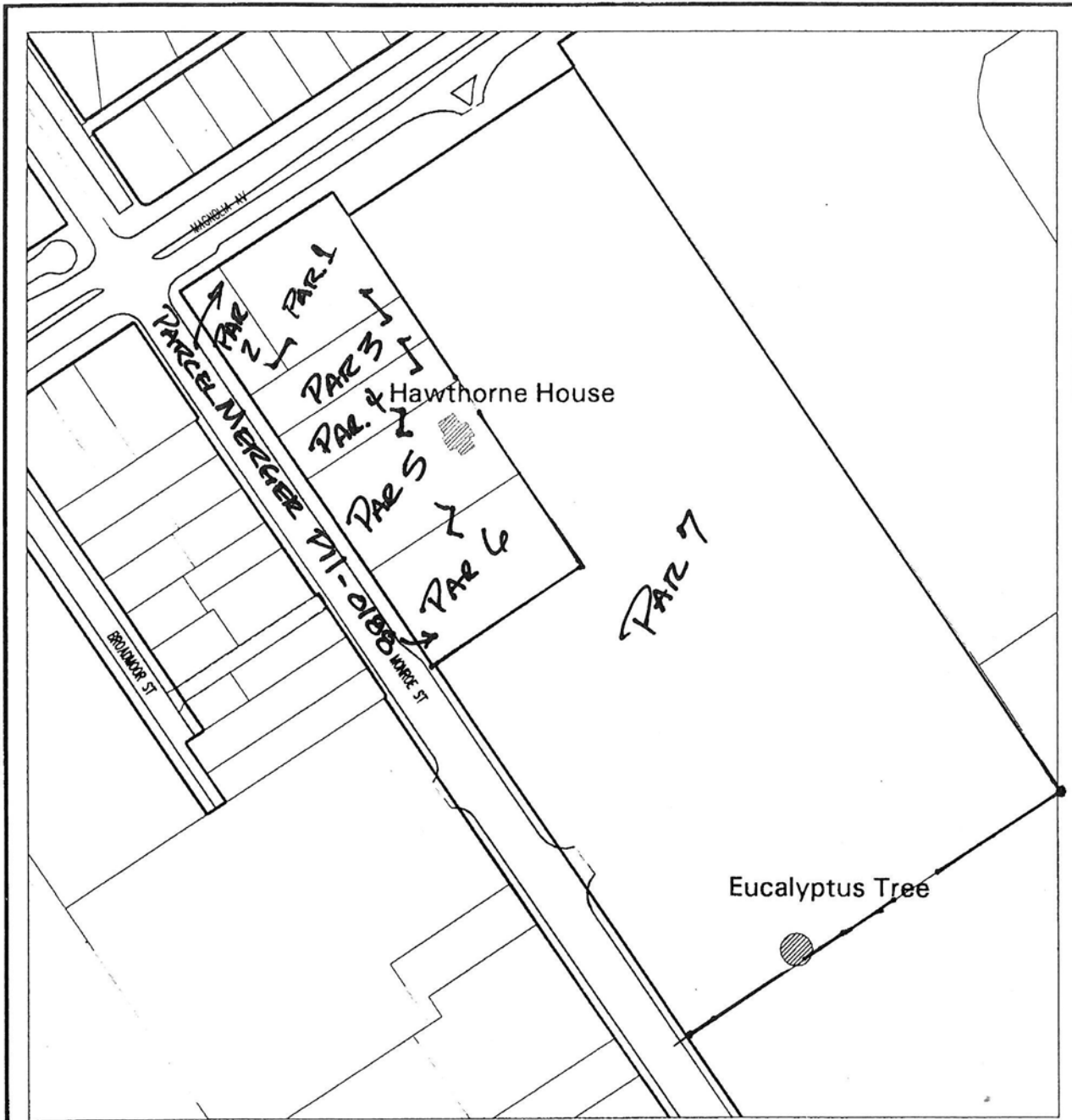
DESCRIPTION APPROVAL

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:\Cycom\WPDocs\D028\P014\00106258.DOC
21 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.

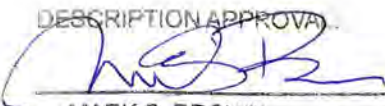
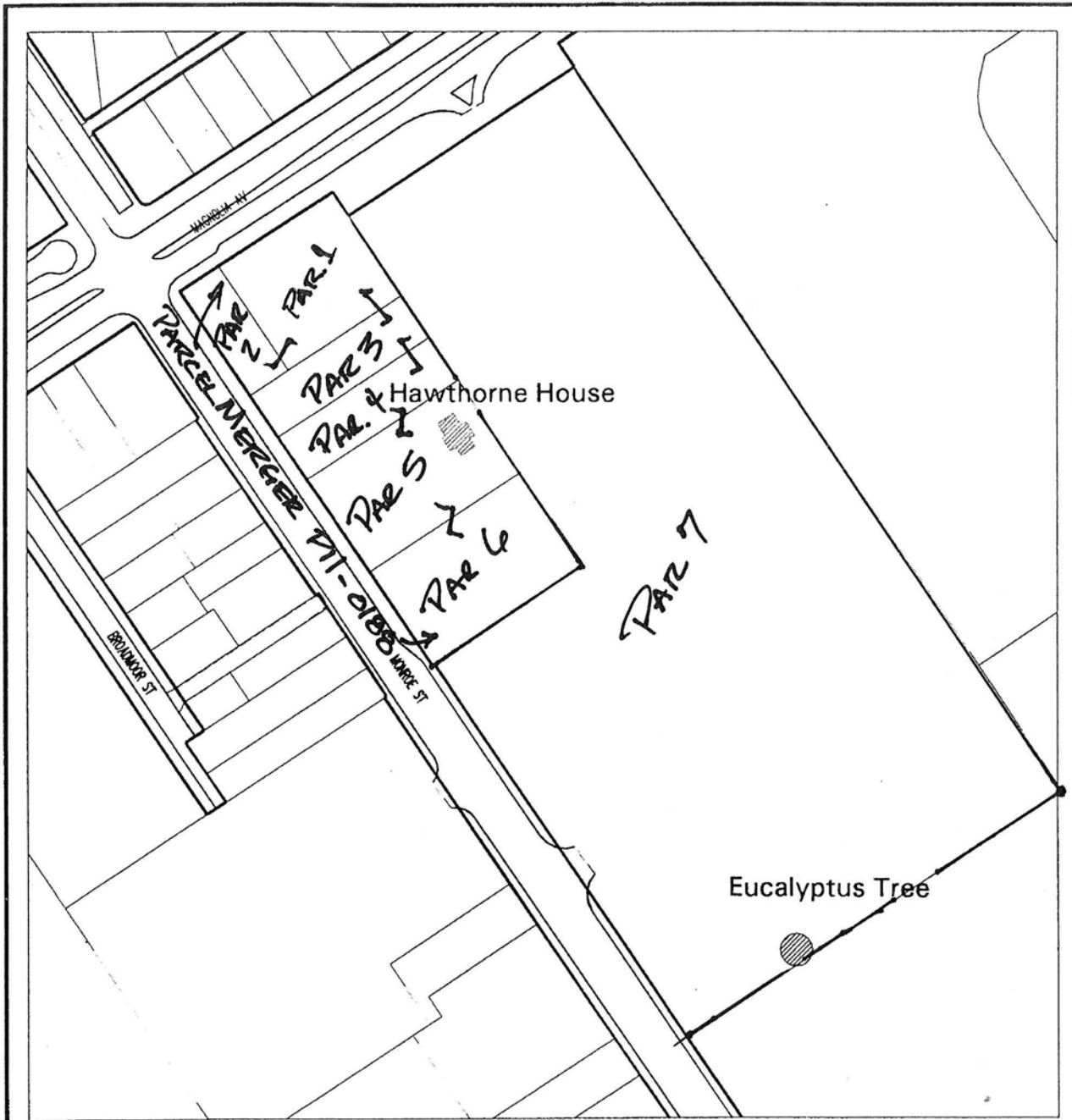
DESCRIPTION APPROVAL

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'

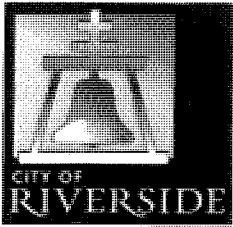
Drawn by: trandel

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.



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.

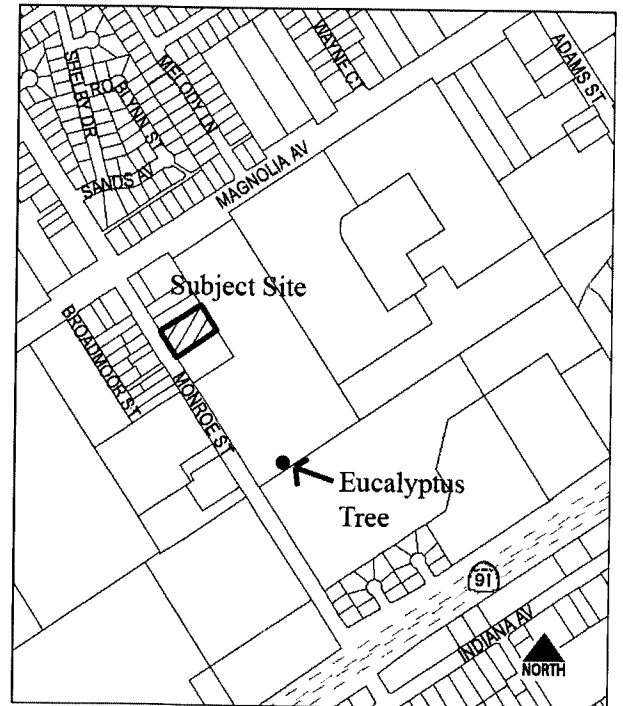
ENVIRONMENTAL DETERMINATION: The Cultural Heritage Board has determined that the proposed project is exempt from California Environmental Quality Act (CEQA) review pursuant to Section 15061(b)(3) and 15308.

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

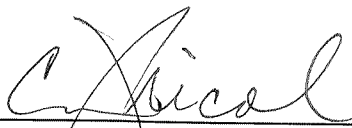
MEETING DATE: January 17, 2012

MEETING TIME: 3 p.m.

CONTACT PLANNER: Krystal Marquez

PHONE: (951) 826-2408

E-MAIL: Kmarquez@riversideca.gov


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

Printed at: 11:54 am

on: Wednesday, Jan 4, 2012

Ad #: 0000706675

Order Taker: Maria Tinajero

enterprise media

Classified Advertising

Proof

3450 Fourteenth St.
Riverside, CA 92501-3878
(800) 514-7253
(951) 684-1200
(951) 368-9006 Fax

Account Information

Phone #: (951) 826-5557
Name: RIVERSIDE CITY CLERK
Address: 3900 MAIN ST ,
RIVERSIDE, CA 92522
USA

Account # 100141301
Client:
Placed By: Dana Roa
Fax #: (951) 826-5470

Ad Information

Classification: EN CLS Legals
Publication: PE.com, Press Enterprise

Start Date: 01/06/2012
Stop Date: 01/06/2012
Insertions: 1 print / 1 online

Rate code: LGL PE City Legal
Ad type: CLS 10 Liner

Size: 2.0 X 98 LI
Bill Size:

Amount Due: \$214.50

Ad Copy:

CITY OF RIVERSIDE NOTICE OF PUBLIC HEARING

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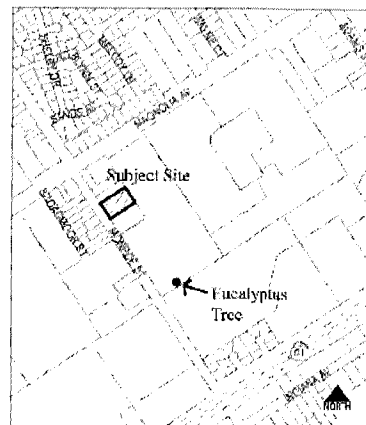
LOCATION: 3747 Monroe Street

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.

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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

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

THE PRESS-ENTERPRISE

3450 Fourteenth Street
Riverside, CA 92501-3878
951-684-1200
951-368-9018 FAX

PROOF OF PUBLICATION (2010, 2015.5 C.C.P)

Publication(s): Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: /

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, and under date of August 25, 1995, Case Number 267864; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

01/06/2012

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Date: January 06, 2012
At: Riverside, California



RIVERSIDE CITY CLERK
3900 MAIN ST
RIVERSIDE, CA 92522

Ad Number: 0000706675-01

P.O. Number:

Ad Copy:

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 Mermillod, JM Research & Consulting, on behalf of California Baptist University

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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

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

Dated: January 6, 2012

Published and mailed: January 6, 2012

1/6

#3
1-17-12

RECEIVED

JAN 17 2012

City of Riverside
City Clerk's Office

RECEIVED

JAN 17 2012

City of Riverside
City Clerk's Office

**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:

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

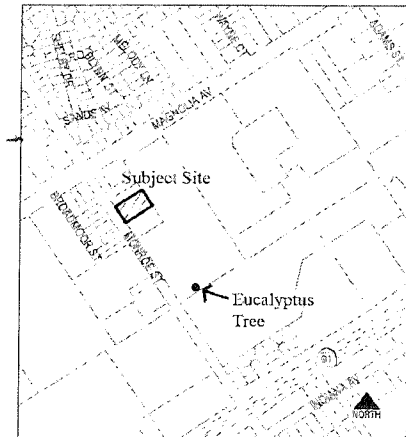
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CITY COUNCIL HEARING
Art Pick Council Chamber, City Hall
3900 Main Street
Riverside, CA 92522

MEETING DATE: January 17, 2012
MEETING TIME: 3 p.m.

CONTACT PLANNER: Krystal Marquez
PHONE: (951) 826-2408
E-MAIL: Kmarquez@riversideca.gov

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

Dated: January 6, 2012

Published and mailed: January 6, 2012

1/6

THE PRESS-ENTERPRISE

3450 Fourteenth Street
Riverside, CA 92501-3878
951-684-1200
951-368-9018 FAX

PROOF OF PUBLICATION (2010, 2015.5 C.C.P)

Publication(s): Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: / P11-0212

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, and under date of August 25, 1995, Case Number 267864; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

01/06/2012

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Date: January 06, 2012
At: Riverside, California



RIVERSIDE CITY CLERK
3900 MAIN ST
RIVERSIDE, CA 92522

Ad Number: 0000706686-01

P.O. Number: P11-0212

Ad Copy:

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: P11-0212

APPLICANT: William Kennedy, on behalf of Allen Asada

LOCATION: 2378 University Avenue

PROPOSAL: (1) Repeal Structure of Merit designation at 2378 University Avenue; (2) approve Certificate of Appropriateness for demolition of an existing fire damaged approximately 4,000-square-foot two-story residential structure and construction of a new approximately 2,274-square-foot two-story office building; and (3) rezone from the CR-SP-CR - Commercial Retail and Specific Plan (University Avenue) and Cultural Resource Plan Overlay Zones, to the CR-SP - Commercial Retail and Specific Plan (University Avenue) Overlay Zones.

ENVIRONMENTAL DETERMINATION: The Cultural Heritage Board has determined that the proposed project will not have a significant effect on the environment and is recommending adoption of a Mitigated Negative Declaration.

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.

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: Moises Lopez
PHONE: (951) 826-5264
E-MAIL: MLopez@riversideca.gov

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

Dated: January 6, 2012

Published and mailed: January 6, 2012

1/6

#2
1-17-12
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JAN 17 2012

City of Riverside
City Clerk's Office

RECEIVED

JAN 17 2012

City of Riverside
City Clerk's Office

**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: P11-0212

APPLICANT: William Kennedy, on behalf of Allen Asada

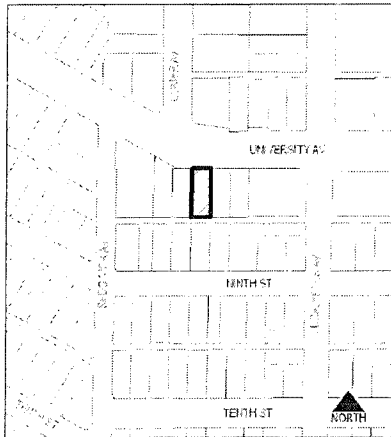
LOCATION: 2378 University Avenue

PROPOSAL: (1) Repeal Structure of Merit designation at 2378 University Avenue; (2) approve Certificate of Appropriateness for demolition of an existing fire damaged approximately 4,000-square-foot two-story residential structure and construction of a new approximately 2,274-square-foot two-story office building; and (3) rezone from the CR-SP-CR - Commercial Retail and Specific Plan (University Avenue) and Cultural Resource Plan Overlay Zones, to the CR-SP - Commercial Retail and Specific Plan (University Avenue) Overlay Zones.

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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.



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: Moises Lopez
PHONE: (951) 826-5264
E-MAIL: MLopez@riversideca.gov

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

Dated: January 6, 2012

Published and mailed: January 6, 2012

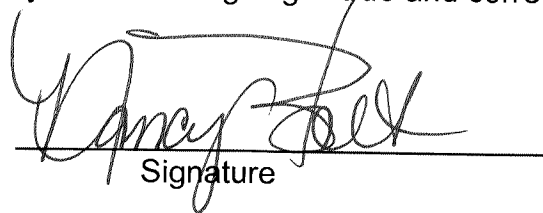
AFFIDAVIT OF MAILING
NOTICE OF HEARING

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE)
CITY OF RIVERSIDE)

I, the undersigned, say that I am a citizen of the United States and a resident or employee of the City of Riverside, in the County of Riverside, State of California, over the age of 18 years; that my business address is City Hall, 3900 Main Street, Riverside, CA 92522; that on the 6th of January, 2012, I deposited a copy of the attached notice to each of the persons as shown on the list attached regarding P11-0663 that said notice was served by depositing same enclosed in a sealed envelope, with the postage thereon fully prepaid, in the United States Post Office mail box at Riverside, California; that there is either delivery service by United States Mail at the place so addressed, or regular communication by mail between the place of mailing and the place so addressed said notice was mailed pursuant to Title 19 of the Municipal Code of the City of Riverside.

I certify or declare under penalty of perjury that the foregoing is true and correct.

Dated this Friday, January 6, 2012


Signature

CALIFORNIA BAPTIST UNIVERSI
APN: 231020005
Assessor data not found
Assessor data not found

OCCUPANT
APN: 231020005
Assessor data not found
Assessor data not found

CALIFORNIA BAPTIST UNIVERSI
APN: 231020010
Assessor data not found
Assessor data not found

OCCUPANT
APN: 231020010
Assessor data not found
Assessor data not found

PARKSIDE VILLAGE APTS LLC
APN: 231020026
3697 MONROE ST
RIVERSIDE CA 92504 ✓

LOUIS & LINDA SCIORTINO
APN: 233110002
8720 MAGNOLIA AVE
RIVERSIDE CA 92503 ✓

LAND GRANT SERVICES
APN: 233110006
3132 TIGER RUN CT G108
CARLSBAD CA 92010 ✓

OCCUPANT
APN: 233110006
3762 MONROE ST
RIVERSIDE CA 92504 ✓

JOSEPH C & PAULA MELTON
APN: 233110007
3761 BROADMOOR ST
RIVERSIDE CA 92503 ✓

JOSE ADAME
APN: 233110009
3752 MONROE ST
RIVERSIDE CA 92504 ✓

SE CALIF ASSN OF 7TH DAY AD
APN: 233110012
Assessor data not found
Assessor data not found

OCCUPANT
APN: 233110012
Assessor data not found
Assessor data not found

WAYNE L & PATRICIA COVEY
APN: 233110013
1937 ADOBE AVE
CORONA CA 92882 ✓

OCCUPANT
APN: 233110013
3720 MONROE ST
RIVERSIDE CA 92504 ✓

RAUL & LOURDES REYNOSO
APN: 233110014
3712 MONROE ST
RIVERSIDE CA 92504 ✓

YOLANDA VIDAL
APN: 233110015
3704 MONROE ST
RIVERSIDE CA 92504 ✓

JAMES H & JOYCE GILBERT
APN: 233110024
8728 MAGNOLIA AVE
RIVERSIDE CA 92503 ✓

FELIPE A & SONNIA PEZO
APN: 233110025
3750 MONROE ST
RIVERSIDE CA 92504 ✓

GARY L & GLENDA FLEMING
APN: 233110026
3741 BROADMOOR ST
RIVERSIDE CA 92503 ✓

JAMES D & MARLYS HEWITSON
APN: 233110027
3751 BROADMOOR ST
RIVERSIDE CA 92503 ✓

MISTY L BROWN
APN: 233110031
PO BOX 7652
RIVERSIDE CA 92513 ✓

OCCUPANT
APN: 233110031
3754 MONROE ST
RIVERSIDE CA 92504 ✓

GLORIA FAJARDO
APN: 233110032
3755 BROADMOOR ST
RIVERSIDE CA 92503 ✓

MONROE PROP NO 1 LTD
APN: 233110047
3680 MONROE ST
RIVERSIDE CA 92504 ✓

CALIFORNIA BAPTIST UNIVERSI
APN: 231020009
APN: 233110005
APN: 233110001
APN: 231020006

CALIFORNIA BAPTIST UNIVERSI
APN: 231020008
APN: 231020007

SE CALIF ASSN OF 7TH DAY AD
APN: 233110016

18
P11-0663

~~* Applicant~~
JM Research & Consulting
Jennifer Mermilliod, M.A.
5110 Magnolia Av
Riverside, CA 92506

✓

Steve Smith
California Baptist University
8432 Magnolia Av
Riverside, CA 92504

✓

18
2
—
20

811-0663

Office of the City Clerk
City Hall
3900 Main Street
Riverside, CA 92522-0111

Notification -
Important Neighborhood News

91-0663 RECEIVED

JAN 19 2012

City of Riverside
City Clerk's Office

1-17-12

item# 3

*Return for
Sender*



LAND GRANT SERVICE

APN: 235110006

NIXIE

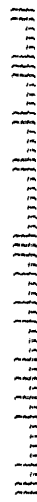
921 5C 1

00 01/15/12

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

BC: 925220111 *2504-09553-06-39

920109155500111



Office of the City Clerk
City Hall
3900 Main Street
Riverside, CA 92522-0111

Notification -
Important Neighborhood News

P 11-0663

1-17-12

X

Item # 3

RECEIVED

JAN 12 2012

City of Riverside
City Clerk's Office

PARKSIDE VILLAGE APTS LLC

NIXIE

923 5C 1 00 01/10/12

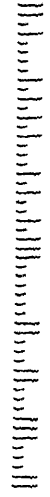
RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

BC: 925220111 *2504-09535-05-39

92504+33 9252200111



SEABIS CUIT



95-50-95490-2761* 1102226 :08

RETURN TO SENDER
NO MAIL
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21/50/10 90 1 35 623 NIXIE

Notification -

Important Neighborhood News

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P11-0663

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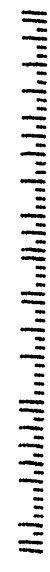
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P11-0663
1-17-12

NML

OCCUPANT
APN: 233110031
3754 MONROE ST
RIVERSIDE CA 92504



Office of the City Clerk
City Hall
3900 Main Street
Riverside, CA 92522-0111

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