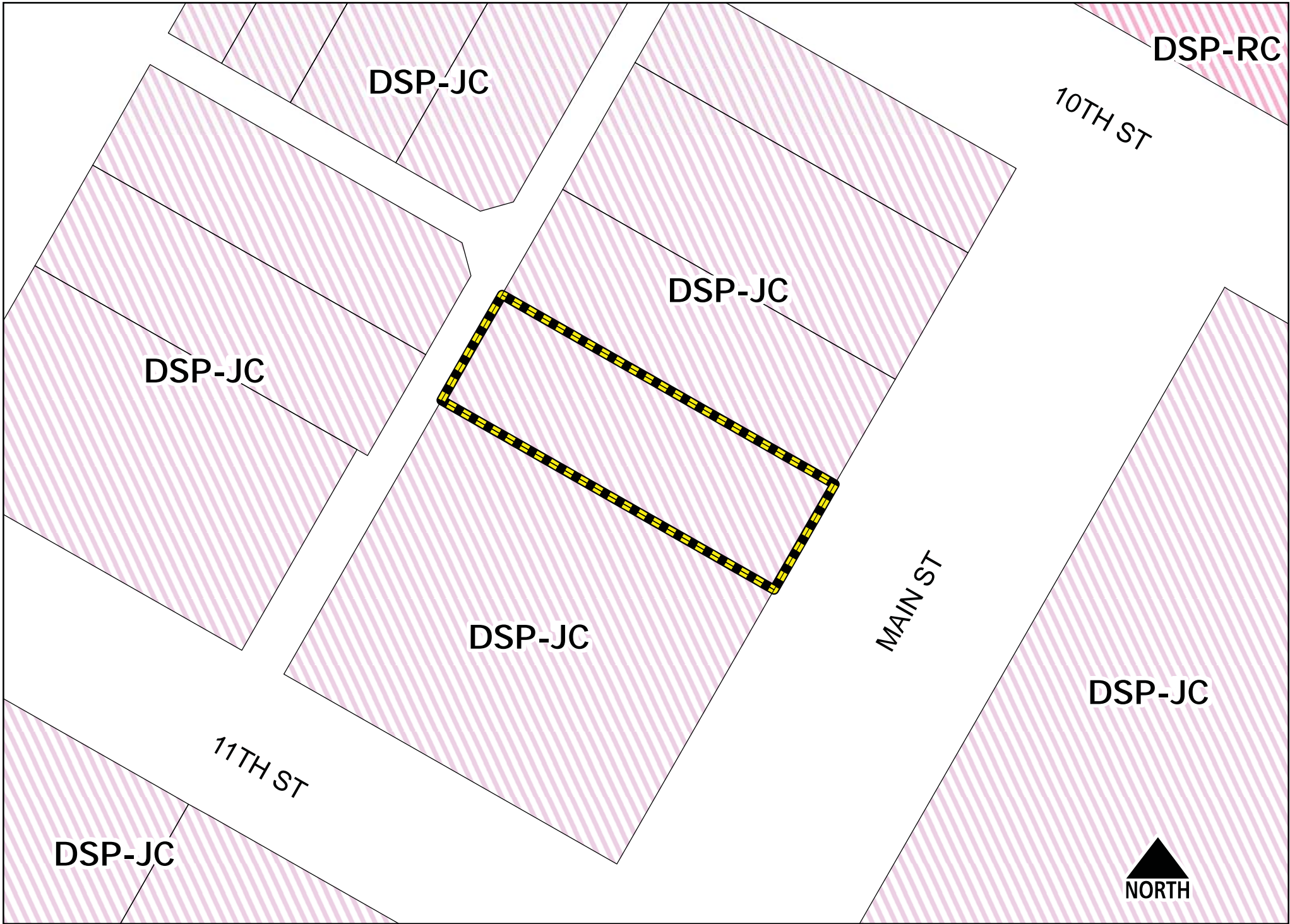


Exhibit 1 - P16-0292, Aerial

0 20 40 80 120 160 Feet





Front Elevation

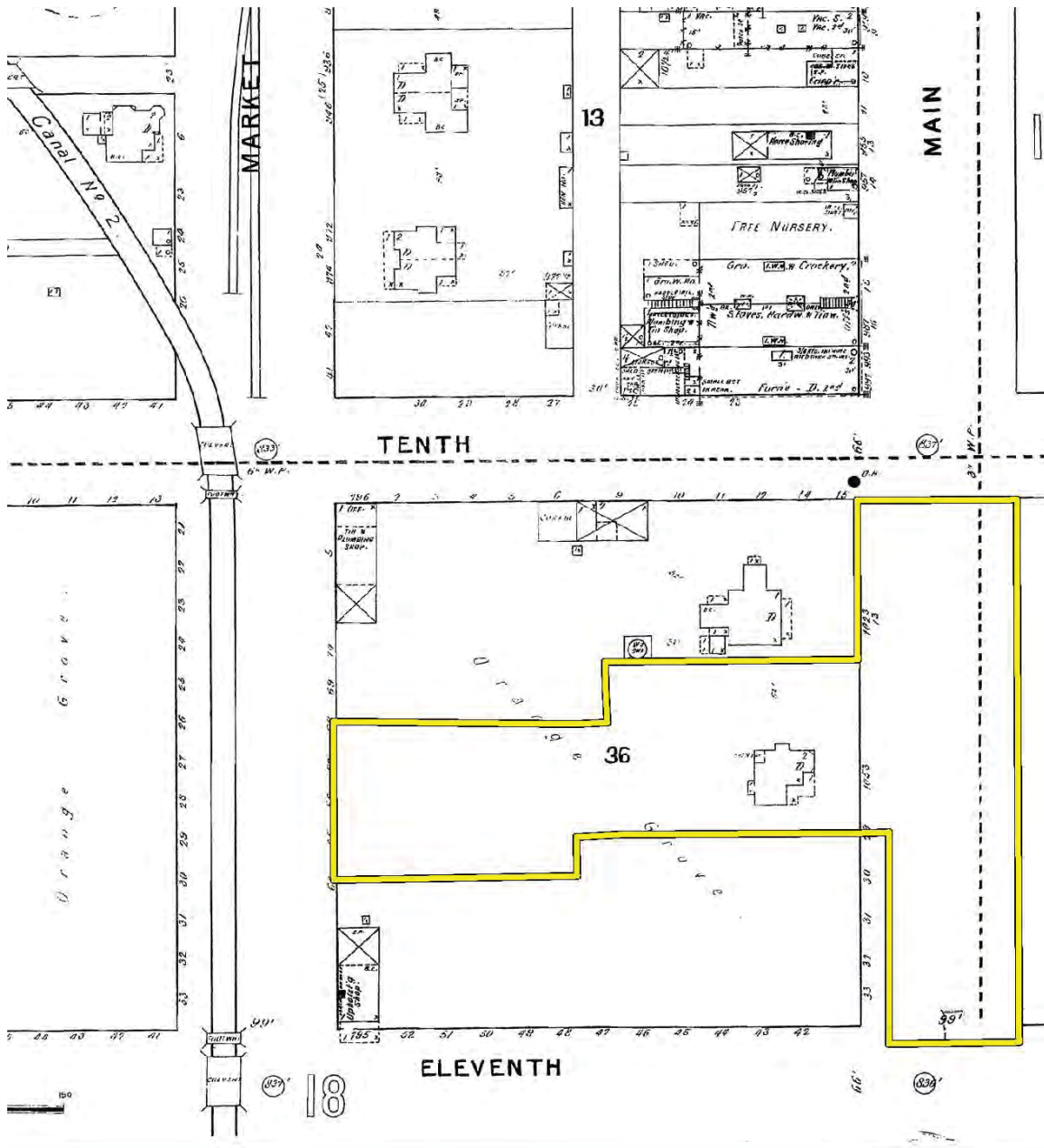


Rear Elevation

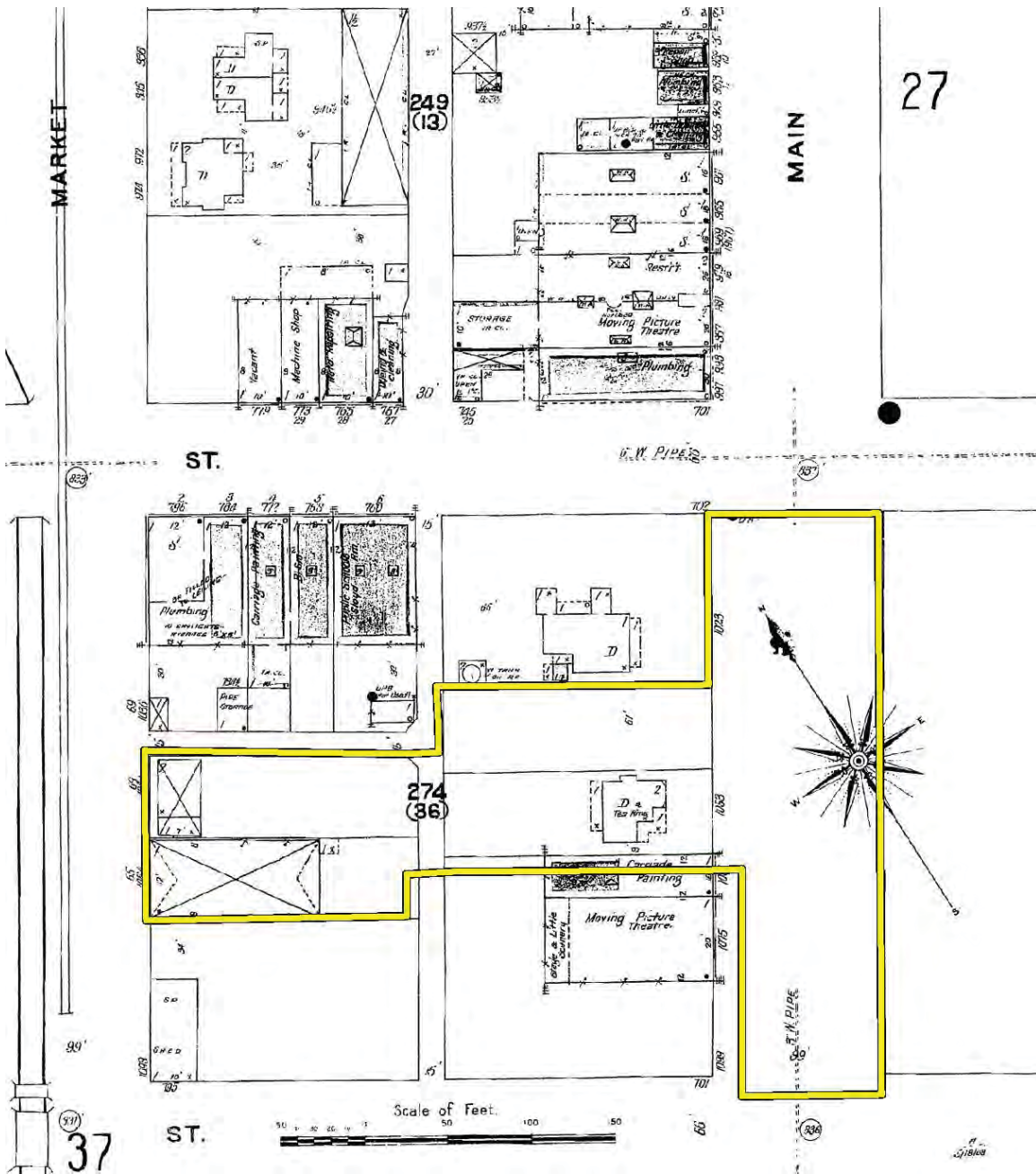


North (Side) Elevation

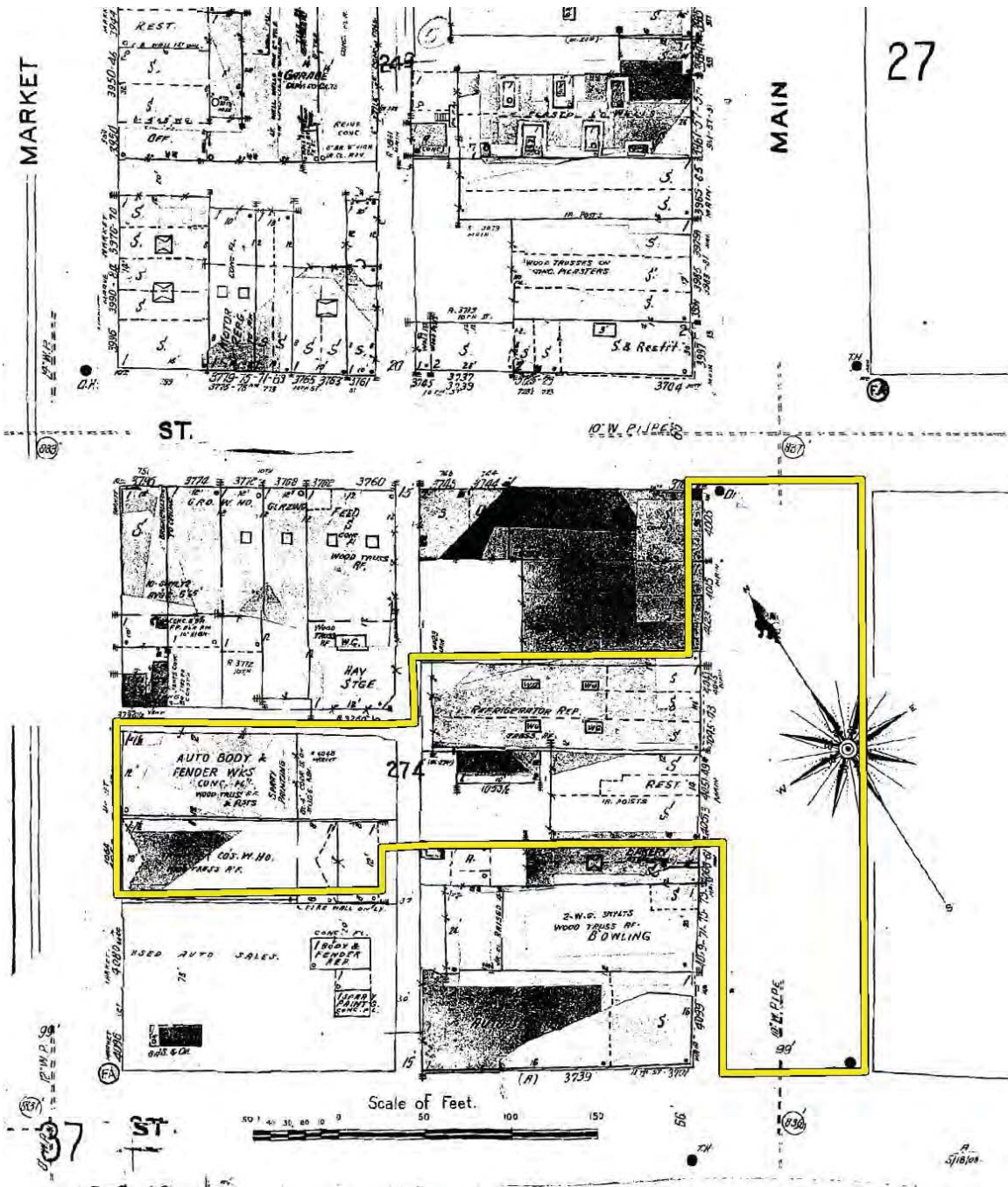
Exhibit 3 – Current Photos



1895



1908



1911

Exhibit 4 – Historic Sanborn Maps

**CULTURAL RESOURCES ASSESSMENT**

**CHOW ALLEY – 4049-4053 MAIN STREET**

**(ASSESSOR’S PARCEL NUMBERS 215-092-005, -010, and -011)**

**CITY OF RIVERSIDE  
RIVERSIDE COUNTY, CALIFORNIA**

**LSA**

April 2016



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**(ASSESSOR’S PARCEL NUMBERS 215-092-005, 010, and -011)**

**CITY OF RIVERSIDE  
RIVERSIDE COUNTY, CALIFORNIA**

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**LSA**

April 2016

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## MANAGEMENT SUMMARY

LSA conducted a cultural resources assessment for Chow Alley located at 4049-4053 Main Street (Assessor's Parcel Numbers [APN] 215-092-005, 010, and -011) in the City of Riverside, Riverside County, California. The assessment included a records search, archival research, field surveys, and this report. The Project Area, which is partially in the locally designated Mission Inn Historic District, is currently developed with a one-story Art Deco style commercial building divided into two units (APN 215-092-011), paved parking areas (APN 215-092-005 and -010), and a segment of Main Street between 10<sup>th</sup> and 11<sup>th</sup> streets. The City of Riverside (City) proposes to construct an open air venue in the Project Area that provides a variety of food options and open space. To accommodate this project, the City proposes to close the segment of Main Street between 10<sup>th</sup> and 11<sup>th</sup> Streets to vehicular traffic and demolish the building at 4049-4053 Main Street. The building at 4049-4053 Main Street, as well as three buildings (4001, 4015-23, and 4050 Main Street) adjacent to the Project Area, are contributors to the Mission Inn Historic District and are therefore historical resources for the purposes of the California Environmental Quality Act (CEQA). The City, which is the Lead Agency for the project, required this study in compliance with CEQA as part of the environmental review process for the Chow Alley project.

The purpose of this study is to provide the City with the necessary information and analysis to determine whether the proposed project would cause substantial adverse changes to any historical resources that may exist in or around the Project Area, as mandated by CEQA. The building in the Project Area is a designated Structure of Merit under the City's Cultural Resources ordinance (Title 20) and a contributor to the locally designated Mission Inn Historic District, however, those designations were made more than 30 years ago and more recent evaluations (2003 and 2007) are conflicting. Therefore, this study includes a re-evaluation of the building to determine whether it still meets the Structure of Merit criteria. The City also requested that the related Mission Inn Historic District boundary be reviewed to determine whether it is still appropriate and that potential project impacts to the District and the three historical resources (4001, 4015-23, and 4050 Main Street) adjacent to the Project Area be assessed. The results of the study, including recommendations, are provided below.

### **Evaluation (4049-4053 Main Street)**

The building at 4049-4053 Main Street has been completely altered from its original (1909) design and the Art Deco remodel (circa 1930) is only a modest and utilitarian interpretation of the style. It does not appear to be eligible for listing in the National Register of Historic Places (National Register), California Register of Historical Resources (California Register), or for local designation under any criteria.

**LSA recommends** to the City that the designation be repealed pursuant to the process outlined in Section 20.20.100 (Dedesignation) and illustrated in Section 20.20.120 (Designation Process in Flow Chart Form). If the building is dedesignated, it will no longer be a contributor to the Mission Inn Historic District or a historical resource for purposes of CEQA and the City may then make a finding of *No Impact* with regard to this building.

### **Mission Inn Historic District Boundary**

The City Center Historic District was originally designated by the Cultural Heritage Board (CHB) on November 20, 1985 and renamed the Mission Inn Historic District by the CHB on June 18, 1986. The primary purposes for designating the District were to protect the relatively high concentration of resources in the downtown area and to guide complementary in-fill development within and adjacent to the District boundaries. Of particular concern was the County Courthouse and the possibility of inappropriate modern development that might occur adjacent to it. In an effort to protect its setting from modern intrusions, the Courthouse and four nearby historic-period buildings were included in the District despite being visually and physically cut off from the core of the District by the City Hall complex. Since 1985, considerable development has occurred south of the Courthouse, further weakening this area's connection to the District.

**LSA recommends** to the City that the southwestern boundary of the Mission Inn Historic District be shifted to the northeast side of 9<sup>th</sup> Street, with the exception of the Pritchard Building at 3506-3544 9<sup>th</sup> Street (APN 215-373-008) across from the Post Office parking lot. The contributing buildings no longer within the District will retain their current local designations as Landmarks or Structures of Merit and their status as historical resources for purposes of CEQA, unless re-evaluated as no longer meeting the applicable criteria and formally dedesignated.

### **Potential Project Impacts**

Potential project impacts were assessed using the *Secretary of the Interior's Standards (SOIS) for the Treatment of Historic Properties*. Projects that meet the SOIS are considered to be mitigated to a level that is less than significant. The SOIS are divided into four categories: preservation, restoration, rehabilitation, and reconstruction. In this case, application of the *Standards* for Rehabilitation is most appropriate.

As a result of this assessment, it was determined that with recommended mitigation measures the proposed project will not result in any substantial adverse changes to the significance of the Mission Inn Historic District or the three historical resources (4001, 4015-4023, and 4050 Main Street) adjacent to the Project Area.

### **Recommended Mitigation Measures**

1. Prior to issuance of a demolition permit, the City shall dedesignate the building at 4049-4053 Main Street.
2. Project plans shall include the following notes:
  - a. All reasonable care shall be taken to preserve and protect the exterior of the building at 4015-4023 Main Street during removal of the adjacent structure. Any damage to the exterior of the building at 4015-4023 Main Street shall be repaired in a historically appropriate manner that matches the original wall in texture, materials, and colors, subject to approval by the City's Historic Preservation Officer, her representative, or other qualified professional.
  - b. Existing historic-period streetlights, street trees, curbs, and sidewalks within the existing right-of-way shall be protected and preserved in place. The existing curb, parkway, and sidewalk configuration adjacent to the Courthouse (4050 Main Street) will be preserved and protected in place.

- c. Any deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a character-defining feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials and approved by the City's Historic Preservation Officer, her representative, or other qualified professional. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
  - d. No chemical or physical treatments, such as sandblasting, that cause damage to historic materials will be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible subject to approval by the City's Historic Preservation Officer, her representative, or other qualified professional.
3. All earth-disturbing activity within the Project Area will be monitored by a qualified archaeologist. In the event archaeological resources are identified during earthmoving activities, further work in the area should be halted until the nature and significance of the find can be assessed by a qualified archaeologist.

#### **Recommended Standard Conditions**

1. If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code (PRC) Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission (NAHC), which will determine and notify a Most Likely Descendent (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 48 hours of notification by the NAHC. The MLD may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials.

#### **Other Recommendations**

1. The Mission Inn Historic District boundary should be shifted to the northeast side of 9<sup>th</sup> Street with the exception of the property at 3506-344 9<sup>th</sup> Street across from the Post Office parking lot. The eight contributing properties that would be removed from the District would retain their current designations as Landmarks or Structures of Merit.

## INTRODUCTION

LSA is under contract to the City to conduct a cultural resources assessment for the Chow Alley project located at 4049-4053 Main Street (APNs 215-092-005, -010, and -011) in the City of Riverside, California. The Project Area includes a one-story Art Deco style commercial building (APN 215-092-011), paved parking areas (APNs 215-092-005 and -010), and a segment of Main Street between 10<sup>th</sup> and 11<sup>th</sup> Streets (Figures 1-3). The building is proposed for demolition to facilitate development an open air venue that provides a variety of food options and open space. This assessment was completed pursuant to the requirements of CEQA and the City of Riverside's Cultural Resources Ordinance (Title 20 of Municipal Code). The purpose of the study is to provide the City with the necessary information and analysis to determine whether the proposed project would cause substantial adverse changes to any historical resources that may exist in or around the Project Area, as mandated by CEQA and to determine whether the Mission Inn Historic District boundary is still appropriate.

### **Project Area**

The roughly T-shaped Project Area is located in an unsectioned portion of Township South, Range West, on the U.S. Geological Survey (USGS) *Riverside West* 7.5-minute quadrangle map (Figure 1). More specifically, it is located in the original Mile Square area of the City, as well as the Mission Inn Historic District, and the Justice Center district in the Riverside Downtown Specific Plan. Surrounding properties include the Riverside County Courthouse (4050 Main Street), the Provident Bank Building (4001 Main Street), an eight-story office building (4075 Main Street), court buildings, a parking garage, and small commercial buildings.

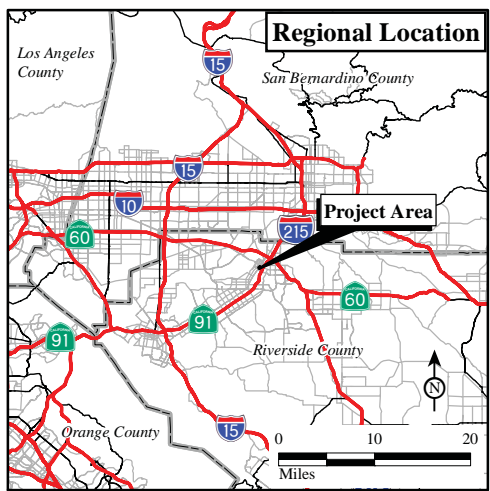
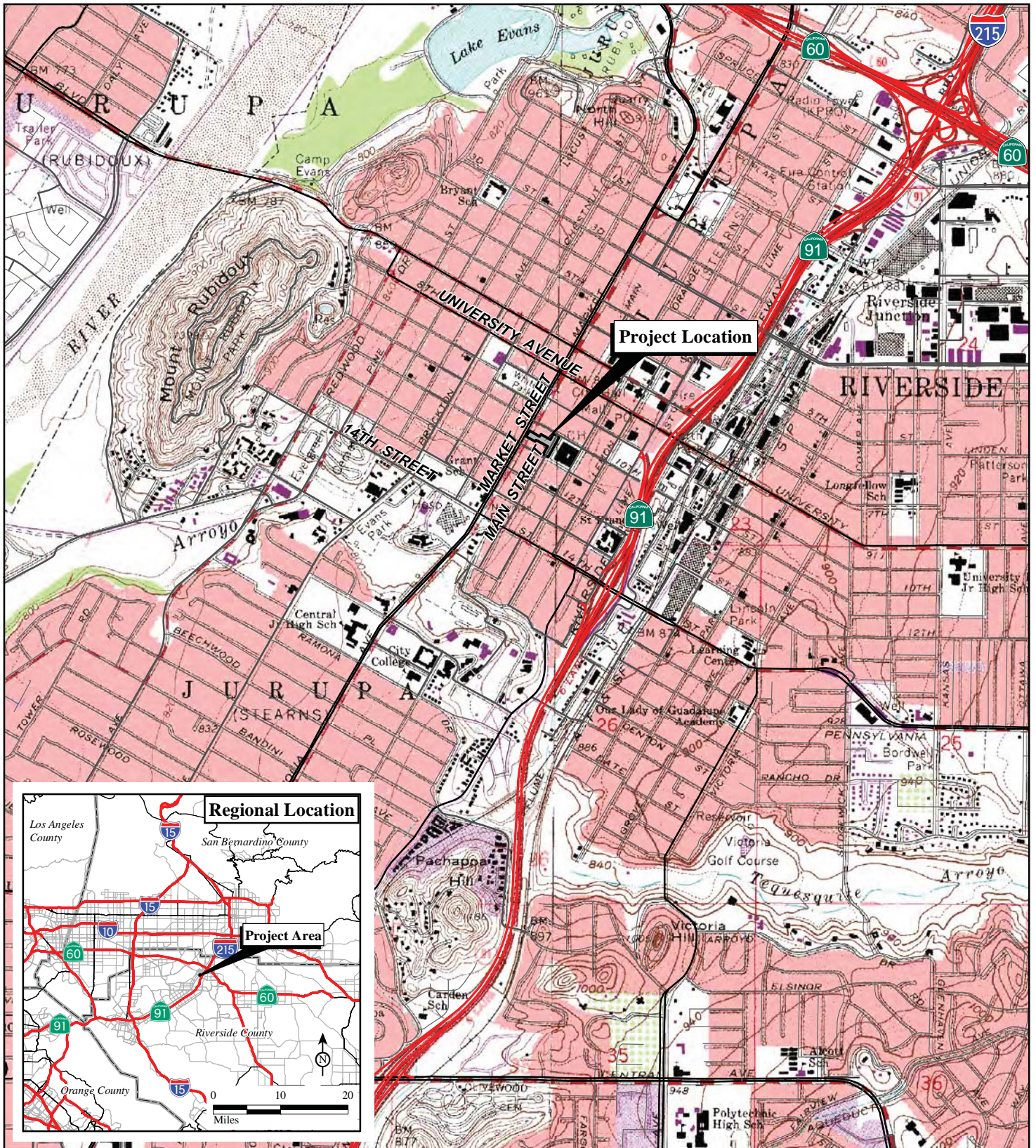


FIGURE 1

LSA



0 1000 2000  
FEET

SOURCE: USGS 7.5' Quads: Riverside East (80); Riverside West (80), CA:Riverside County, 2015.





LSA

LEGEND

FIGURE 2



0 50 100

FEET

SOURCE: ESRI World Imagery, 2012; Riverside County, 2015

Exhibit 5 - Pl 6-0992 Cultural Resources Report

Chow Alley  
Project Area



FIGURE 3

LSA

LEGEND

- Project Boundary
- Mission Inn Historic District
- Parcel Lines



SOURCE: Bing Aerial, 2016; County of Riverside, 2015; City of Riverside, 2016.

*Chow Alley  
Cultural Resources Report*

Mission Inn Historic District

## HISTORICAL OVERVIEW

In 2007, LSA prepared a cultural resources assessment for a project that included the subject Project Area. The following brief historical background was excerpted (with minor changes) from that report.

Prior to the founding of Riverside in 1870, the area had long been inhabited by three Native American groups, including Gabrieliño, Serrano, and Cahuilla. European explorers headed by Juan Bautista de Anza arrived in the Riverside area between 1772 and 1776, and the area soon came under Mission San Gabriel's sphere of influence. After the Mexican government secularized the missions in 1834, they divided mission lands into several large land grants to influential Mexican families, including families headed by Juan Bandini and Lorenzo Trujillo. In turn, these grant holders sold portions of their lands to European ranchers like Louis Robidoux and Cornelius Jensen, as well as American real estate speculators like Abel Stearns and others. In 1844, Juan Bandini gave a portion of his lands, known as the Bandini Donation, to settlers from New Mexico (Brown and Boyd 1922; Robinson 1948).

The City of Riverside began as a colony created by John W. North, an abolitionist, temperance-minded judge and real estate speculator from upstate New York, and James Greaves, his associate and fellow speculator. North and Greaves formed the Southern California Colony Association and attracted colonists from eastern and Midwestern cities eager to live in a warmer climate on inexpensive land. They created the Mile Square in 1870, a plot of land where colonists would first settle and set up shops, churches, and offices. The Project Area is located within the original Mile Square (Patterson, 1996).

The block bounded by Market, Main, 10<sup>th</sup>, and 11<sup>th</sup> Streets, where the Project Area is located, was re-subdivided by C.J. Gills in 1887 (City of Riverside, 1887). The block developed slowly until 1904, when the Riverside County Courthouse was constructed on the southeast side of Main Street adjacent to the current Project Area. This prompted an increase in development from 1909-1920 (City Directories 1909-1960). By 1930, the block was developed with one-story commercial buildings occupied by grocery stores and general merchandise, which continued through the 1960s. Although there is an eight-story office building adjacent to the Project Area, the other buildings on the block are low in scale. The building at 4045 Main Street, adjacent to the north of the building at 4049-53 Main Street, was demolished circa 1980. The block has remained mostly occupied by low scale retail storefronts, though in the mid-2000s these stores had periods of vacancy and efforts to reestablish retail business in the block has met with limited success.

## **METHODS**

### **RECORDS SEARCH**

On January 21, 2016, a records search was performed by LSA archaeologist Gini Austerman at the Eastern Information Center (EIC) located at the University of California, Riverside. It included a review of all recorded historic and prehistoric archaeological sites within the Project Area and the surrounding one-block area, as well as a review of known cultural resource survey and excavation reports. In addition, the California State Historic Property Data File (HPD), which includes the National Register, California Historical Landmarks (CHL), California Points of Historical Interest (CPHI), various local historic registers and historic maps were reviewed.

### **ARCHIVAL RESEARCH**

In 2007, LSA completed a cultural resources assessment for a project that included the subject Project Area. At that time, a considerable amount of research was conducted on the subject building. Research sources included, but were not limited to, Sanborn and other historic maps, aerial photographs, building permits, city directories, Riverside County Assessor records, Riverside Metropolitan Museum Archives, local newspapers, the City of Riverside's Historic Resources Database, and other miscellaneous publications. In 2016, as part of the current effort, LSA reviewed the previous report, conducted follow-up research at the Riverside Metropolitan Museum, reviewed information on file at the City, and completed various online newspaper and genealogy searches.

### **FIELD SURVEYS**

On January 7, 2016, LSA archaeologist Gini Austerman conducted a reconnaissance pedestrian survey of the Project Area. Portions of the property were surveyed in systematic parallel transects. No exposed soil was evident within the Project Area. The purpose of this survey was to identify and document any cultural resources that might be exposed and to locate areas within the Project Area that might be sensitive for cultural resources.

Also on January 7, 2016, LSA architectural historian Casey Tibbet conducted the intensive-level architectural survey of the building in the Project Area. During the survey, Ms. Tibbet took numerous photographs of the exterior of the building and made detailed notations regarding the structural and architectural characteristics and current conditions of the building and associated features. She then conducted a brief reconnaissance survey of the vicinity to look at some of the nearby buildings in the Mission Inn Historic District.

## RESULTS

### RECORDS SEARCH

Data from the EIC noted one cultural resource within the Project Area and six in the surrounding one-block radius. These sites consist of four historic-period commercial buildings, one historic water conveyance canal, and two historic-period refuse deposits (both of which have been destroyed).

Table A lists the cultural resources within the limits of the records search that are mapped, documented on DPR forms, and on file at the EIC. All of the resources are within the *Riverside West, CA, USGS 7.5'* quadrangle. More detailed descriptions of the cultural resources that are of particular interest because they indicate a likelihood for similar resources within the Project Area are provided after the table.

**Table A – Mapped Cultural Resources**

Primary #	Address	Description	Location
33-11721	4049-4053 Main Street	commercial building	Within the Project Area
33-4791	NA	Riverside Lower Canal	One block west of the Project Area
33-8811	4060 Orange Street	commercial building	Across the street from the Project Area
33-11006	3570 9 <sup>th</sup> Street	historic refuse site	One block northeast of the Project Area
33-11852	4001 Main Street	commercial building	Two buildings to the north of the Project Area
33-11719	4015-4023 Main Street	commercial building	Adjacent to the Project Area
33-13917	Orange/9 <sup>th</sup> Streets	historic refuse site	Less than one block northeast of the Project Area

**33-11721 (4049-53 Main Street).** This site is within the Project Area and was originally recorded in 2006 by Tanya Rathbun Sorrell. The Project Area was developed as early as 1894 with a residence. The current one-story brick retail building was built in 1909 and has been remodeled over the years. The City Dump was not established until 1910 (Sorrell 2007); prior to this date refuse was typically deposited or incinerated within the property.

**33-11719 (4015-23 Main Street).** This property, recorded in 2007, is adjacent to the north of the Project Area. Prior to 1931, the property was developed with a residence (1894) and an auto shed (1924). The property was developed for commercial use by 1931 (Sorrell 2007).

**33-11006 and 33-13917.** These sites consist of two household refuse deposits and were documented approximately 0.15 and 0.20 miles respectively from the Project Area. Site 33-11006 was recorded in 2001 by Steven Alexandrowicz as containing primarily household refuse. Site 33-13917, recorded in 2004 by Josh Smallwood, is also a refuse deposit which contained burnt remnants. Both of these sites were discovered during construction demolition and construction grading.

Data from the EIC indicates that there have been no previous cultural resource studies conducted in the Project Area. Although the project was surveyed in 2006, the related report is not on file at the EIC, but is on file at the City of Riverside (Sorrell 2007).

## FIELD SURVEYS

**Archaeological Survey.** No exposed soil surface was observed in the Project Area. The entire Project Area is paved and/or developed with a building. Within the asphalt parking area behind the building several features were observed, including a manhole cover and several metal footing/post brackets. The manhole cover is likely related to underground utility pipes and the metal post brackets are probably remnants from a covered parking structure or outdoor patio cover that has since been removed.

**Architectural Survey.** The architectural field survey resulted in the documentation of one historic-period architectural resource in the Project Area (Figures 4-7). This one-story commercial building with modest Art Deco elements is irregular in plan and constructed of brick with a cinder block rear addition and a band of vertical boards in the façade above the storefronts. The brick and block have been painted and/or covered with stucco. The low-pitched gabled roof is screened from view by a parapet that is stepped on the north (side) and west (rear) elevations.

The southeast-facing façade features stepped pilasters at the north and south ends of the façade (Figure 4). A half-height pilaster divides the façade into two storefronts, both of which have aluminum-framed glass storefronts. Although the door in each storefront appears to be centered and features a transom, the surrounding window configurations are different. The southern storefront (4053 Main Street) has a large single panel of glass on the south side of the door with two vertical-rectangular panels on the north side. The northern storefront (4049 Main Street) has four panels on each side of the door (one over three). A cloth awning is above the southern storefront while only the metal awning frame remains on the northern storefront, revealing a band of vertical boards.

The south side elevation is attached to an adjacent building, and because the north side elevation was also attached to a building (demolished ca. 1980), it retains no decorative detail or fenestration, but does include a plywood patch (Figure 5). The rear elevation includes a large concrete block addition and a smaller addition that appears to be constructed of concrete covered by plaster (Figure 6). The concrete block addition has two doors. The rear of the original building has an aluminum-framed glass storefront-type rear entrance for 4049 Main Street and the original brick construction can be seen where damage to the building has occurred. The smaller addition includes an aluminum-framed glass door and sidelight sheltered by a flat canopy and a slightly recessed window with a narrow metal frame (Figure 7). Chicken wire is embedded in the window glass, which is broken.

Based on research (discussed below), alterations to the building include removal of the original faux stone veneer, wood framed storefront windows, and a galvanized iron cornice on the front elevation (Pillar Collection 1909), remodeling to create two storefronts, and additions to the rear of the building.



Figure 4 – Façade, view to the west (1/7/2016)



Figure 5 – North elevation, view to the southeast (1/7/2016)



Figure 6 – West (rear) elevation, view to the east (1/7/2016).



Figure 7 – Smaller rear addition, view to the southeast (1/7/2016).



## ARCHIVAL RESEARCH

Archival research was conducted to determine the general history of the area and the subject property, including the people associated with the building in the Project Area. Based on that information, relevant historic contexts were developed. In addition, research revealed previous studies that included the Project Area. The Project Area history, historic contexts, and previous studies are discussed below.

**Project Area History.** Historic maps indicate that as early as 1887 the Project Area was developed with an orange grove (Sanborn Fire Insurance Map 1887). By 1895, the Project Area was developed with a two-story residence, which had the address 1053 Main Street, and the remainder of the block included a larger one-story residence (1023 Main Street), a corral, a tin and plumbing shop with an office, an upholstering shop, and an orange grove (Sanborn Fire Insurance Map 1895; Figure 8). The orange groves were gone and most of the block was developed with residential and commercial uses by 1908 (Sanborn Fire Insurance Map 1908; Figure 9). City directories reveal that the residence at 1053 Main Street was occupied by the Gosney family in 1905, Walter Austin in 1906, and several unrelated women in 1907, who appear to have been employed in the medical field (Ancestry.com). However, building permits reveal that in 1909 the property was owned by Fred H. Freeman, who commissioned local architect Seeley L. Pillar to design a “1-story brick store building” (City of Riverside 1909; Pillar Collection 1909: cover sheet). According to Pillar’s specifications for the building it was designed as a brick building with faux stone veneer, wood framed storefront windows, and a galvanized iron cornice on the front elevation (Pillar Collection 1909). Although originally designed as space for a single occupant, it was later divided into two units (Figure 10).

Fred H. Freeman was born in about 1855 in New Hampshire and married Ida (nee Brayman) Freeman around 1881 (Ancestry.com). From 1905 to 1907, Mr. Freeman was listed as the proprietor of Bonita Dairy generally located at Pennsylvania and Chicago Avenues in Riverside, and as an orchardist living at 961 Pennsylvania Avenue (Ancestry.com). In 1910, he was in real estate, working in the Crescent Building, which was designed for him and S. S. Patterson by local architect Seeley L. Pillar in 1909 (Ibid.; Heck 1999). The Crescent Building was a two-story brick garage and office located on the south side of 8<sup>th</sup> Street (now University Avenue) between Lemon and Lime (Heck 1999). The Crescent Building may be the two-story building located at 3452 University Avenue, but this has not been verified as the earliest permit found for that address dates to 1918 and is for a sewer hookup. From 1911 to at least 1913, Freeman was listed as Crescent Real Estate Co. at various locations, but no listing for him at 1053 Main Street was found, making it likely that this was a speculative venture for him (Ibid.).

According to information from the Pillar Collection at the Riverside Metropolitan Museum, “Seeley Lorenzo Pillar (1865-1968) arrived in Riverside from Ontario Canada in 1887. He worked first as a handyman, then as a construction worker and went on to become a foreman with John E. Porter, contractor for the Loring Building, the Rubidoux Block and the Presbyterian Church, all built before 1900. Pillar started his own building contracting business and by 1901 was a licensed architect. Most of his buildings were built before 1920. He designed the Backstrand and Grout building at the southwest corner of 7<sup>th</sup> and Main, the Arlington Branch of the Riverside Library, the Hemet Library, the old Bryant School, and Grace Methodist Church at 8<sup>th</sup> and Victoria. Among the homes he did were those of Fred Speich, Ike Logan and J. H. Pratt” (Heck 1999:1). Pillar built at least two other buildings for Mr. Freeman. A list of Pillar’s non-residential buildings in Riverside has been adapted from a larger list included in the Pillar Collection and is attached as Appendix A.

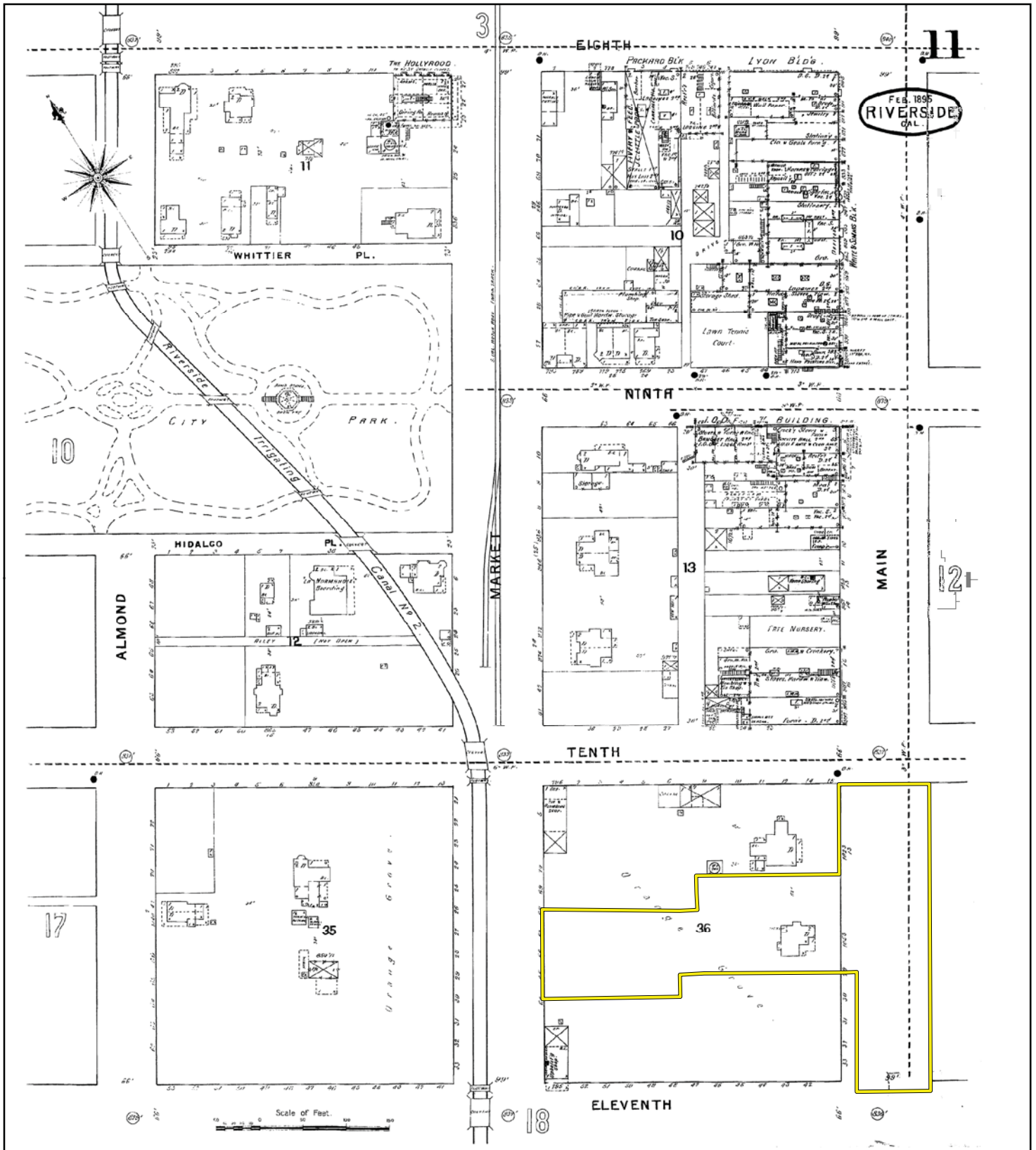
No information regarding the use of the building or its owners was found for the period between 1909 and 1910. A 1912 building permit was issued to owner J. P. Brown for a garage, but it appears that Brown either leased or sold the building to the Clatworthy Company (City of Riverside 1912; Ancestry.com). In 1911, the Clatworthy Company, funeral directors, is listed at 1053 Main Street (Ancestry.com). William C. Clatworthy was born in England around 1856 and came to the United States in 1886 (Ibid.). In 1910, Mr. Clatworthy was renting a home in Redlands with his wife Eliza, their two boys Stanford and William E., and his two step-daughters Lois and Ethel (Ancestry.com). At that time, he was listed as proprietor and undertaker (Ibid.). From 1911 to 1915, the Clatworthy Company or Clatworthy & Bogue (beginning in 1914) were listed at 1053 Main Street (Ibid.). In 1916, Mr. Clatworthy was simply listed as “embalmer” at 1053 Main Street (Ibid.). By 1920, he was a widower and had moved to Santa Monica where he rented a home and was listed as “proprietor and undertaker” (Ibid.). He died in 1932 (Ibid.).

In 1918 and 1921, J. H. Flinn, undertaker, was listed at 1053 Main Street (Ancestry.com). In 1925, Sevaly and Williamson Grocery is listed at this address, and from 1925 through 1927 the grocery seems to have included Pacific Coffee Stores Co. (1925 and 1927), Henry Sevaly Fruit (1925 and 1926), and Julian A. Wilson meats (1925 and 1927; Ibid.). Very little additional information was found regarding these businesses or the people associated with them.

By 1930, city directories show that the address had changed from 1053 Main Street to 4053 Main Street (Ancestry.com). From 1929 to 1937 the building was occupied by a Safeway grocery store, which operated two other grocery stores in Riverside (Sorrell 2007). Although no permits were found from the period between 1912 and 1978, it is clear that the building was remodeled. The decorative detailing was removed and pilasters were added at the north and south ends of the façade with minor Art Deco detailing. This likely occurred in the early 1930s when the Art Deco style was popular and the building was owned or operated by Safeway, which had at least two other Art Deco style buildings in Riverside in the 1930s (Sorrell 2007).

In 1937, the city directory lists businesses at 4049, 4051, and 4053 Main Street, all of which appear to correspond to the subject building although no permits were found for dividing the building into separate units (Figure 10; Sanborn Fire Insurance Map 1951). By 1952, there are only listings for 4049 and 4053 Main Street. Mission Meat Market is listed at 4053 Main Street from 1939 to 1955 and radio related businesses are listed at 4049 Main Street from at least 1941 to 1955 (Ancestry.com).

Little information was found regarding occupants and/or changes to the building during the 1955-1978 period. Between 1978 and 2004, several permits were issued mostly for signs, tenant improvements, repairs to five skylights (4053 Main Street), and re-roofing. In November 1985, the property was included in the Mission Inn Historic District and, as a contributor to the district was automatically designated a Structure of Merit (Cultural Heritage Board 1985). Sometime since 2007, the attached rear garage was removed although no permit was found for that work (Sorrell 2007). The building has remained divided into two units, each with a primary entrance on Main Street. Currently, it appears to be vacant.



LSA

LEGEND

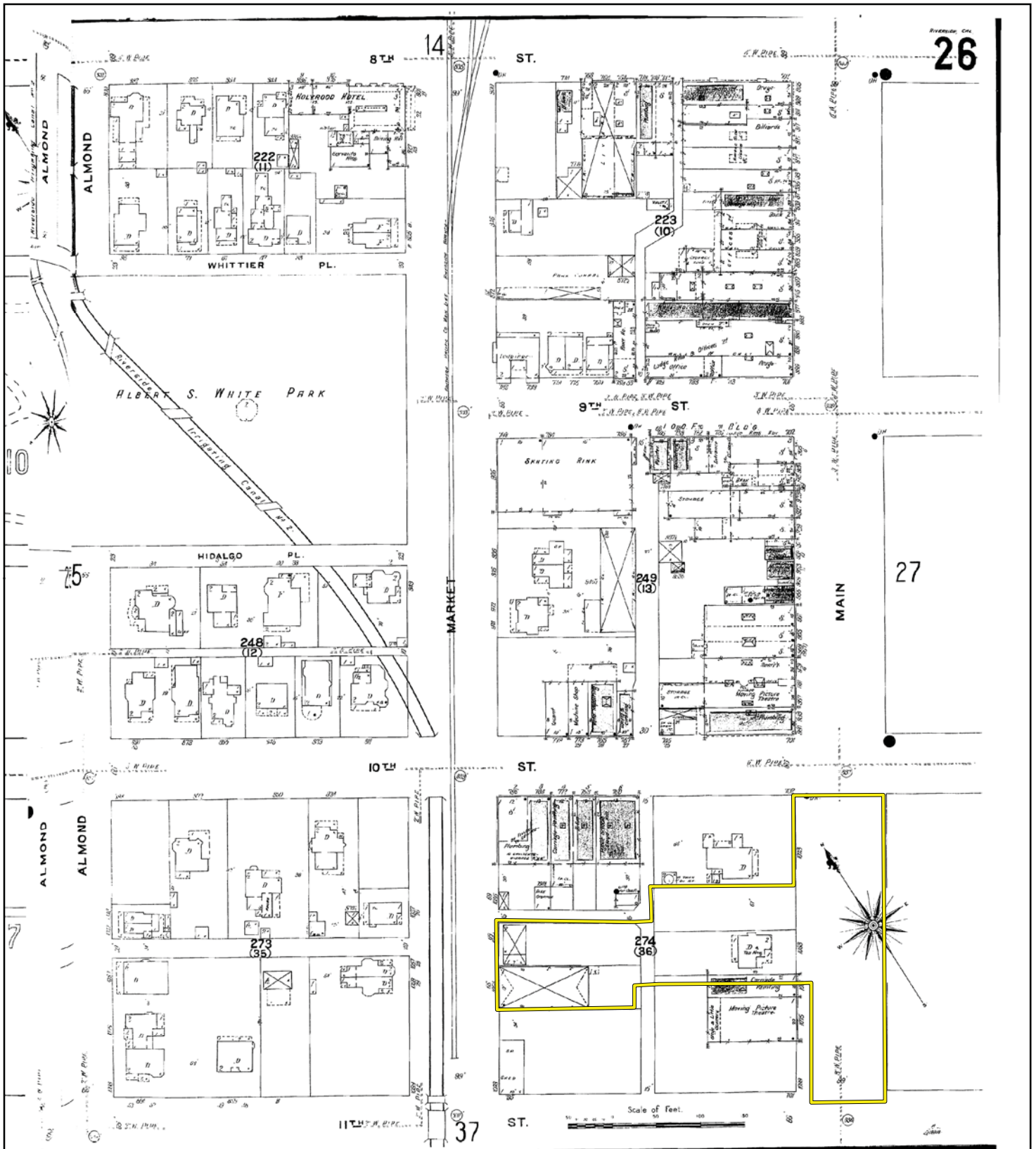
Project Area

FIGURE 8



0 75 150  
FEET

SOURCE: Sanborn Fire Insurance Map, 1908



LSA

LEGEND  
 Project Area

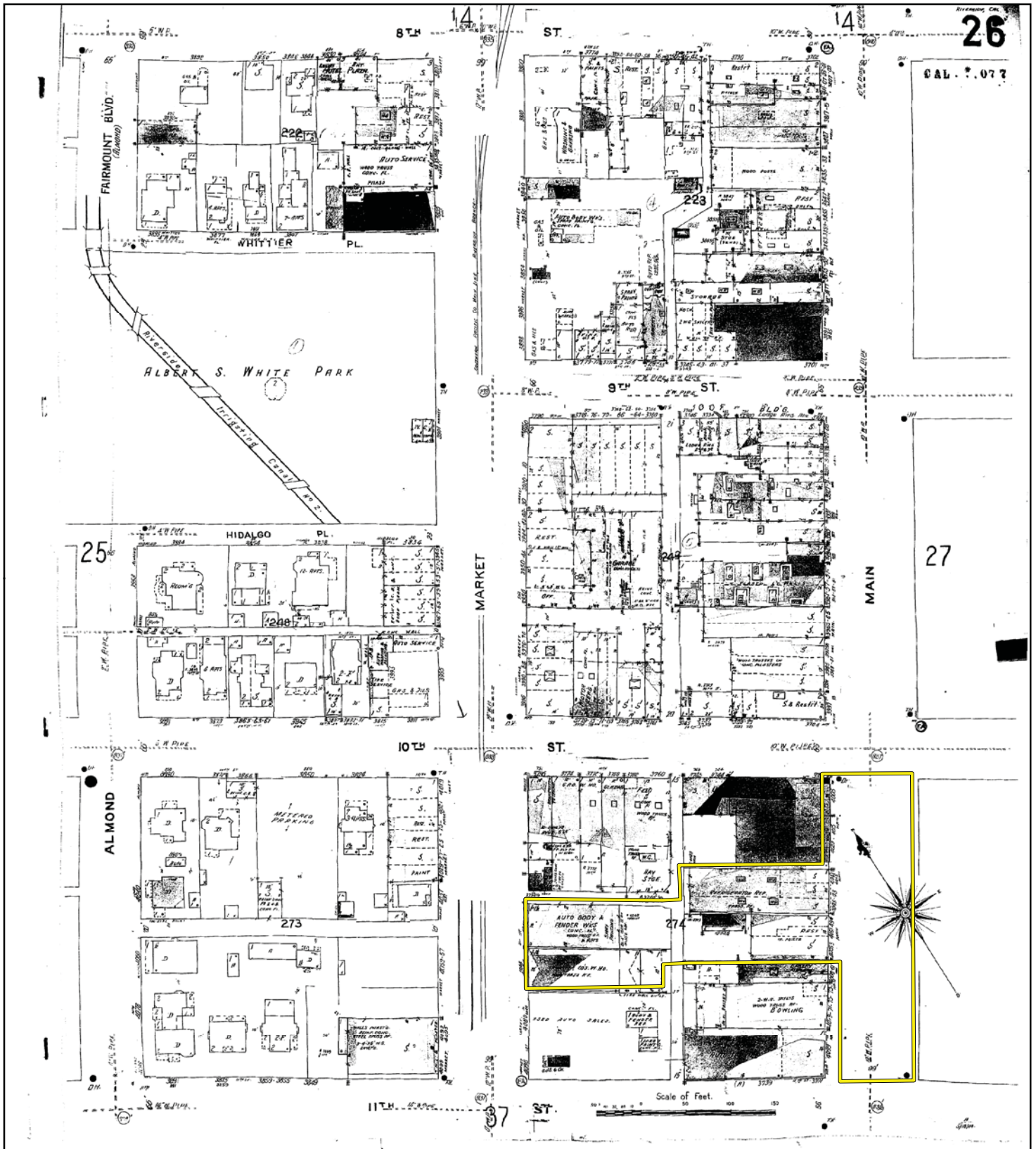
FIGURE 9



0 75 150  
 FEET

SOURCE: Sanborn Fire Insurance Map, 1908

Chow Alley  
 Sanborn Fire Insurance Map 1908



LSA

LEGEND

Project Area

FIGURE 10



0 75 150  
FEET

SOURCE: Sanborn Fire Insurance Map, 1951

**Historic Context.** Based on the information discussed above, historic contexts that were considered potentially relevant to the Project Area included: architect Seeley L. Pillar; contractor Cresmer Manufacturing Company; and Art Deco architecture. However, because of its extensive interior and exterior alterations (described above) it no longer reflects the original Pillar design or Cresmer craftsmanship. Therefore, it does not warrant consideration for its association with Pillar or Cresmer. However, it does retain elements of the Art Deco remodel that likely occurred in the late 1920s or early 1930s.

**Art Deco Architecture.**<sup>1</sup> Art Deco architecture emerged out of the 1925 Paris Expo as a determined and purposeful rejection of earlier, more organic and traditional styles such as Craftsman, Beaux-Arts, and period revival styles. The forward-reaching embrace of the machine age celebrated by Art Deco architecture is exemplified by clean, geometric massing and ornamentation consisting of bold zigzags, streamlines, chevrons, sunbursts, and stylized floral designs. The extent of ornament on Art Deco-styled buildings varied from rich and ornate to the merest suggestion of efficient machine production. Many excellent examples of Art Deco architecture can be found in Los Angeles, including the Pellessier building (now the Wiltern Theatre), Los Angeles City Hall, and the Eastern Columbia Building (Kidney 1974; Whiffen and Koeper 1990).

Art Deco style had a more modest presence in Riverside; the style was somewhat popular for commercial buildings from 1925-1940. In reviewing the City's Historic Resources Database and a windshield survey of the city, it appears that at least 11 buildings with Art Deco detailing remain in the city.

**Table B: Buildings constructed in the Art Deco style or with Art Deco decoration in Riverside.**

Address	Year built	Description	Comments
2626 Kansas Avenue	1946		Industrial building. Does not appear to have been evaluated.
3720 Main Street	1937	Sears	Structure of Merit District Contributor
3824 Main Street	1929	S.H. Kress & Co. Building	Cresmer Manufacturing Co. Structure of Merit District Contributor
4015-23 Main Street	1924		Structure of Merit District Contributor
4049-53 Main Street	1909 ca 1930 remodel		S. L. Pillar (architect in 1909); Cresmer Manufacturing Co. (builder in 1909) Structure of Merit #302 District Contributor
4135 Market Street	1935	Service station	General Petroleum (builder). Evaluated as appearing eligible for local designation (2013).
4199 Market Street	1929 1957 addition	Firestone	Nethery and Son (builder). Evaluated as not eligible for listing or designation (2003)
4205-4241 Market Street	1938	De Anza Theater	

<sup>1</sup> This section is excerpted from Sorrell 2007.

Address	Year built	Description	Comments
3506-3544 9 <sup>th</sup> Street	1912 1926 alterations	T.C. Pritchard Building	Structure of Merit #275
4202 10 <sup>th</sup> Street	1924	Church	H. E. Griffith (builder).
3550-3660 University Avenue	1922		Commercial building with alterations; Structure of Merit District Contributor

**Previous Studies.** In 1977, the building was surveyed by Charles Hall Page and Associates, Inc. as part of a citywide reconnaissance-level survey, but was not evaluated for significance at that time. In 1985, the Mission Inn Historic District, which includes this property, was adopted and, as a result, this building and many others in the district were designated Structures of Merit.

In 2003, the building was surveyed by Myra L. Frank and Associates as part of a larger survey of the downtown area. That survey did not include a significance discussion, but evaluated the building as being potentially eligible for the California Register based solely on it being a locally designated Structure of Merit. The survey also recommended that the Mission Inn Historic District boundaries be revised to exclude the area south of City Hall, which would result in the subject building being removed from the district. The City has not taken any action on this recommendation and the building is currently included in, and considered a contributor to the District.

In 2007, the building was re-evaluated by LSA as part of a proposed project that never came to fruition. The 2007 study concluded that the building at 4049-53 Main Street no longer meets the criteria for local designation and recommended that an application be submitted to repeal the designation on this building.

### **Mission Inn Historic District**

The City Center Historic District was originally designated by the CHB on November 20, 1985 and renamed the Mission Inn Historic District by the CHB on June 18, 1986 (Figure 3). Along with the designation in 1985, all of the District contributors were automatically designated Structures of Merit unless they already had a higher designation. The primary purposes for designating the District and contributors were to protect the Mission Inn and the relatively high concentration of resources in the downtown area around the Inn, and to guide complementary in-fill development within and adjacent to the District boundaries. Prior to designation, there were 24 individually designated buildings in the proposed District, 18 Landmarks and 6 Structures of Merit. All but two of these, the County Courthouse (4050 Main Street) and the M. H. Lerner building (3605-3649 10<sup>th</sup> Street), both designated Landmarks, were located northeast of 9<sup>th</sup> Street.

Although visually and physically cut off from the core of the District by a large parking garage and the City Hall complex, the County Courthouse and the possibility of inappropriate in-fill development near this important building was of particular concern at the time. In an effort to have some influence over future development, the Courthouse was included in the District. In addition, seven other relatively isolated historic-period buildings southwest of 9<sup>th</sup> Street were also captured by the District boundaries.

**Table C. District Contributors Southwest of 9<sup>th</sup> Street**

Address	Name	Year Built	Designation
3506-3544 9 <sup>th</sup> Street	Pritchard building	1912/1926	Structure of Merit
3760-3778 9 <sup>th</sup> Street	Commercial building	1900	Structure of Merit
3900-3920 Market Street	White Park building	1924	Landmark
3605-3649 10 <sup>th</sup> Street	M.H. Lerner building	1927	Landmark
4001 Main Street	Provident Bank	1925	Structure of Merit (evaluated in 2007 as meeting Landmark criteria)
4015-4023 Main Street	Commercial building	1924	Structure of Merit
4049-4053 Main Street	Commercial building	1909	Structure of Merit (evaluated in 2007 as no longer meeting Structure of Merit criteria)
4050 Main Street	County Courthouse	1904	Landmark

Since 1985, considerable development has occurred within and adjacent to the southern boundaries of the District (Figure 11). There are four multi-story buildings in the immediate vicinity that are all visible from Main Street and the Courthouse: a parking garage at the southwest corner of 10<sup>th</sup> and Orange Streets, an office building on Orange Street between 9<sup>th</sup> and 10<sup>th</sup> streets, the Robert Presley Detention Center on Orange Street behind the Courthouse, and a court building between Main and Orange Streets south of the Courthouse. In addition, there are large modern buildings on the west side of Main Street between 9<sup>th</sup> Street and Mission Inn Avenue. All of this development has weakened the original boundaries and cohesion of the District.

To reduce the number of modern intrusions and strengthen the cohesiveness of the District, the boundaries should be shifted to the northeast side of 9<sup>th</sup> Street, with the exception of the building at 3506-3544 10<sup>th</sup> Street across from the Post Office parking lot (Figure 12). This would remove eight contributing buildings from the District (Table C). These buildings would retain their current designations as Structures of Merit or Landmarks and would remain historical resources for the purposes of CEQA.





Figure 11 – Aerial image showing the project vicinity and the four multi-story buildings near the Courthouse. (Source: Google 2016)

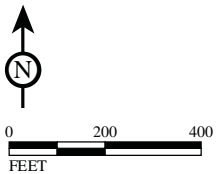


FIGURE 12

LSA

LEGEND

- Mission Inn Historic District
- Parcel Lines
- Proposed District Boundary
- Proposed Area To Be Removed



*Chow Alley  
Cultural Resources Report*

Proposed Boundary For Mission Inn Historic District

SOURCE: Bing Aerial, 2016; County of Riverside, 2015; City of Riverside, 2016.

## SIGNIFICANCE EVALUATION

Based on the research results discussed above, the following sections present the historical significance evaluation to the City and the conclusion on whether it qualifies as a “historical resource” as defined by CEQA.

### DEFINITIONS

CEQA (PRC Chapter 2.6, Section 21083.2 and CCR Title 145, Chapter 3, Article 5, Section 15064.5) calls for the evaluation and recordation of historical resources. The criteria for determining the significance of impacts to historical resources are based on Section 15064.5 of the CEQA Guidelines and Guidelines for the Nomination of Properties to the California Register. Properties eligible for listing in the California Register and subject to review under CEQA are those meeting the criteria for listing in the California Register, National Register, or designation under a local ordinance.

#### National Register of Historic Places

A cultural resource is evaluated for eligibility for listing in the National Register according to four criteria. These criteria generally require that the resource be 50 years of age or older and significant at the local, state, or national level according to one or more of the following:

- A. It is associated with events that have made a significant contribution to the broad patterns of local or regional history;
- B. It is associated with the lives of persons significant in our past;
- C. It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values, or that represent a significant and distinguishable entity whose components lack individual distinction; and/or
- D. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

Properties that are not 50 years of age or older must have “exceptional significance” in accordance with National Register Criteria Considerations. The National Register also requires that a resource possess integrity, which is defined as “the ability of a property to convey its significance.” The aspects of integrity are location, design, setting, materials, workmanship, feeling, and association. To determine which of these factors are most important will depend on the particular National Register criterion under which the resource is considered eligible for listing.

## California Register of Historical Resources

The California Register criteria are based on National Register criteria. For a property to be eligible for inclusion in the California Register, one or more of the following criteria must be met:

1. It is associated with the events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;
2. It is associated with the lives of persons important to local, California, or national history;
3. It embodies the distinctive characteristics of a type, period, region, or method or construction, or represents the work of a master, or possesses high artistic values; and/or
4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the Nation.

In addition to meeting one or more of the above criteria, the California Register requires that sufficient time has passed since a resource's period of significance to "obtain a scholarly perspective on the events or individuals associated with the resource." Fifty years is used as a general estimate of time needed to develop the perspective to understand the resource's significance (CCR 4852 [d][2]).

The California Register also requires that a resource possess integrity, which is defined as "the authenticity of an historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance" (California Office of Historic Preservation 1999:2). To retain integrity, a resource should have its original location, design, setting, materials, workmanship, feeling, and association. Which of these factors is most important depends on the particular criterion under which the resource is considered eligible for listing (California Office of Historic Preservation 1999).

## City of Riverside

The City's Cultural Resources Ordinance provides designation criteria for "landmarks," "structures of merit," and "Historic Districts", the criteria for which are outlined in Riverside Municipal Code (RMC) §20.50.010. A cultural resource may be determined eligible to be a contributor to a historic district and/or also be individually designated as a Landmark or Structure of Merit.

According to Section 20.50.010(U), "**Landmark** means any Improvement or Natural Feature that is an exceptional example of a historical, archaeological, cultural, architectural, community, aesthetic or artistic heritage of the City, retains a high degree of integrity, and meets one or more of the following criteria:

1. Exemplifies or reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history;
2. Is identified with persons or events significant in local, state or national history;
3. Embodies distinctive characteristics of a style, type, period or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship;

4. Represents the work of a notable builder, designer, or architect, or important creative individual;
5. Embodies elements that possess high artistic values or represents a significant structural or architectural achievement or innovation;
6. 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, or cultural landscape;
7. Is one of the last remaining examples in the City, region, State, or nation possessing distinguishing characteristics of an architectural or historical type or specimen; or
8. Has yielded or may be likely to yield, information important in history or prehistory.

An Improvement or Natural Feature meeting one or more of the above criteria, yet not having the high degree of integrity to qualify as a Landmark, may qualify as a Structure or Resource of Merit.

According to Section 20.50.010(FF), a **Structure of Merit** means any Improvement or Natural Feature which contributes to the broader understanding of the historical, archaeological, cultural, architectural, community, aesthetic or artistic heritage of the City, retains sufficient integrity, and:

1. Has a unique location or singular physical characteristics or is a view or vista representing an established and familiar visual feature of a neighborhood community or of the City
2. Is an example of a type of building which was once common but is now rare in its neighborhood, community or area;
3. Is connected with a business or use which was once common but is now rare;
4. A Cultural Resource that could be eligible under Landmark Criteria no longer exhibiting a high level of integrity, however, retaining sufficient integrity to convey significance under one or more of the Landmark Criteria;
5. Has yielded or may be likely to yield, information important in history or prehistory; or
6. An improvement or resource that no longer exhibits the high degree of integrity sufficient for Landmark designation, yet still retains sufficient integrity under one or more of the Landmark criteria to convey cultural resource significance as a Structure or Resource of Merit.

## EVALUATION

In summary, the building at 4049-4053 Main Street was designed by noteworthy local architect Seeley Pillar and constructed by the locally significant Cresmer Manufacturing Company in 1909 for owner Fred H. Freeman. However, it has been completely altered from its original style and no longer reflects its original design or workmanship. It was remodeled circa 1930 in a modest and utilitarian

interpretation of the Art Deco style. It was probably remodeled for Safeway grocery company, which occupied the building from 1929-1937 and operated two other modest Art Deco groceries in Riverside. As discussed above, none of the owners/occupants during the historic period appear to be important in history.

The building is evaluated below for historical significance under the criteria for listing in the National Register and California Register and for designation under the City's ordinance as either a Landmark or Structure of Merit. Because the National Register, California Register, and the local Landmark criteria are so similar, the evaluations for them have been combined.

### **National Register (NR), California Register (CR), and Local Landmark**

Under NR-A, CR-1, Landmark 1 and 6, this small commercial building does not appear to be associated with any important events in history, including early commercial development in Riverside. By 1909 when this modest building was constructed, much of the downtown area and more than half of the subject block was already developed with commercial uses.

Under NR-B, CR-2, and Landmark 2, as discussed in detail earlier in this report, research did not identify any persons important in history associated with this building. For most of the historic period it was operated as a mortuary, a grocery store, a meat market, or a radio-related enterprise.

Under NR-C, CR-3, and Landmark 3, 4, 5, and 7, this building is not representative of the work of a master and does not possess high artistic values. It is a common type (small commercial building) and there does not appear to be anything unique about the method of construction (brick) or its style. The building was designed by noteworthy local architect Seeley Pillar and constructed by the locally significant Cresmer Manufacturing Company. However, around 1930 it was remodeled in a modest interpretation of the Art Deco style by unknown persons. This remodeling removed the original decorative detailing including the faux stone veneer, wood framed storefront windows, and a galvanized iron cornice on the front elevation. Therefore, it is no longer representative of the work of Pillar or Cresmer. As discussed earlier, this is not a rare example of the Art Deco style in Riverside and its few Art Deco elements are modest. Neither the workmanship nor the artistic design rises to a level beyond the ordinary.

Under NR-D, CR-4, and Landmark 8, the building does not have the potential to yield important information in prehistory or history as it utilizes well-known materials and construction methods that are typical of the period.

### **Structure of Merit (SM)**

Under SM-1, while this building is likely familiar to many people who do business in the immediate vicinity on a regular basis, it does not have a unique location or a singular physical characteristic representing an established and familiar visual feature of a neighborhood, community, or of the City.

Under SM-2, this small commercial building is an example of a common type that is not rare in the immediate vicinity or the City as a whole.

Under SM-3, as previously discussed the primary businesses that operated out of this building during the historic period were a mortuary, a grocery store, a meat market, and radio related businesses. None of these are unique or rare businesses.

Under SM-4 and 6, lack of integrity is not the only reason this building does not qualify under any of the Landmark criteria. It is an ordinary example of a small commercial building with Art Deco influences and its design and workmanship would not rise above the ordinary even if it retained higher integrity.

Under SM-5, the building does not have the potential to yield important information in prehistory or history as it utilizes well-known materials and construction methods that are typical of the period.

### **Conclusion**

The building is not eligible for listing in the National or California registers under any criteria because it no longer retains its historic integrity. The architect or builder responsible for the 1930 remodel is unknown, and the building is not a definitive or unique example of the Art Deco style. Because of its altered condition, lack of architectural detailing, and the fact that it no longer reflects the original Seeley Pillar design, this building does not appear to meet any of the criteria for local designation and no longer contributes to the Mission Inn Historic District.

.

## IMPACTS ASSESSMENT

As a result of this study the building at 4049-4053 Main Street has been evaluated as ineligible for listing in the National Register and California Register and has been determined not to meet the local criteria for designation as either a Landmark or a Structure of Merit. Therefore, LSA recommends that the City initiate the dedesignation process for this building pursuant to Section 20.20.100 (Dedesignation) and illustrated in Section 20.20.120 (Designation Process in Flow Chart Form). If the City chooses to dedesignate this resource, it will no longer be a contributor to the Mission Inn Historic District or a historical resource under CEQA and will require no further consideration for purposes of this project.

If the City does not pursue dedesignation, the building will remain a historical resource for purposes of CEQA. Section 15064.5(b) of the CEQA Guidelines provides that “[s]ubstantial adverse change in the significance of an historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired.” Material impairment occurs when a project alters or demolishes in an adverse manner “those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in” in a state or local historic registry. Therefore, if not dedesignated, demolition of this building would result in a substantial adverse change in the significance of the resource and could not be mitigated to a level that is less than significant. To address this, either the project would need to be revised to preserve the building in a manner that does not diminish its significance or a focused Environmental Impact Report (EIR) would likely be required to consider project alternatives and, if necessary, make a finding of overriding considerations to allow the demolition.

In addition, to the building at 4049-4053 Main Street, the proposed project has the potential to impact the Mission Inn Historic District and three adjacent historical resources located at 4001 Main Street, 4015-4023 Main Street, and 4050 Main Street (Figures 13-15). Potential project impacts to those resources are discussed below.



Figure 13 – View southeast from the intersection of 10<sup>th</sup> and Main streets showing 4001 Main Street on the right side of the photograph and the Courthouse partially visible on the left side. (Source: Google April 2015).





Figure 14 – 4015-4023 and 4001 Main Street. View to the northwest. (Source: Google April 2015)



Figure 15 – County Courthouse, 4050 Main Street. View to the southeast. (Source: Google April 2015).

## DESCRIPTION OF PROPOSED PROJECT

The proposed project involves the demolition of the building at 4049-4053 Main Street and the closure of Main Street between 10<sup>th</sup> and 11<sup>th</sup> streets to facilitate construction of an open air venue that provides a variety of food options and open space. Although detailed project plans are not available, the City has indicated that the primary changes to the Project Area, aside from demolition of the building, will be resurfacing of the Project Area with pedestrian-friendly paving and installation of landscaping in the form of tree wells and/or large potted plants.

## IMPACTS ASSESSMENT

The *SOIS for the Treatment of Historic Properties* are typically used to analyze project impacts. Projects that meet the SOIS are considered to be mitigated to a level that is less than significant. The SOIS are divided into four categories: preservation, restoration, rehabilitation, and reconstruction. In this case, application of the *Standards for Rehabilitation* is most appropriate.

### Standards for Rehabilitation

1. *A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*

The project is in compliance with this Standard.

**4001, 4015-4023, and 4050 Main Street.** No changes to the uses of these buildings are proposed as part of this project. Limiting Main Street between 10<sup>th</sup> and 11<sup>th</sup> streets to non-motorized traffic will not result in significant changes to the defining characteristics of the buildings or their site/environment.

**Mission Inn Historic District.** The Mission Inn Historic District is characterized by commercial and civic uses in a suburban environment with a grid circulation pattern, including a pedestrian mall on Main Street between 6<sup>th</sup> and 10<sup>th</sup> streets (1966-67). The conversion of Main Street between 10<sup>th</sup> and 11<sup>th</sup> Streets to a pedestrian mall and the conversion of the parking area to an open air venue will not be out of character for the district or diminish its ability to convey its significance in any way.

2. *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*

With the recommended mitigation measures discussed below, the project is in compliance with this Standard.

**4001 and 4050 Main Street.** No changes to the buildings are proposed. The historic-character and materials of the buildings will be retained and preserved.

**4015-4023 Main Street.** The demolition of the building at 4049-4053 Main Street will include the removal of a horizontal beam with three vertical supports. This structure is coated in modern stucco and spans the parking lot between the buildings at 4049-4053 and 4015-4023 Main Street. The structure does not appear to be attached directly to the building wall of 4015-4023 Main Street, but rather to a remnant wall from a previously demolished building. It is unclear whether this remnant wall will remain, but either way there is a possibility that removal of the horizontal structure and vertical supports could result in damage to the southwest exterior wall of the 4015-4023 Main Street building.

**Recommended Mitigation Measure:** All reasonable care shall be taken to preserve and protect the exterior of the building at 4015-4023 Main Street during removal of the adjacent structure. Any damage to the exterior of the building at 4015-4023 Main Street shall be repaired in a historically appropriate manner that matches the original wall in texture, materials, and colors.

**Mission Inn Historic District.** Conversion of this segment of Main Street to a pedestrian mall and the parking area to an open air venue will not remove any historic materials since those areas

consist of modern paving. There is no indication that the historic-period features within the current right-of-way will be removed or altered, however, the conceptual nature of the project makes this assumption somewhat uncertain. Therefore, to ensure that these features are protected in place the following mitigation measure is recommended.

**Recommended Mitigation Measure:** Existing historic-period streetlights, street trees, curbs, and sidewalks within the existing right-of-way shall be protected and preserved in place. The existing curb, parkway, and sidewalk configuration adjacent to the courthouse (4050 Main Street) will be preserved and protected in place.

3. *Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*

The project is in compliance with this Standard.

**4001, 4015-4023, and 4050 Main Street and Mission Inn Historic District.** The project does not propose any conjectural features or any elements that would create a false sense of historical development.

4. *Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*

The project is in compliance with this Standard.

**4001, 4015-4023, and 4050 Main Street.** No alterations to the buildings or their character-defining features are proposed.

**Mission Inn Historic District.** Within the Project Area, there are no changes that have gained significance since the district was designated in 1985.

5. *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*

With the recommended mitigation measure for 4015-4023 Main Street (refer to Standard 2 above), the project is in compliance with this Standard.

**4001 and 4050 Main Street.** No changes to the buildings are proposed. The character-defining features will be retained and preserved.

**4015-4023 Main Street.** As discussed above (Standard 2), the demolition of the building at 4049-4053 Main Street will include the removal of a horizontal beam with three vertical supports. This has the potential to damage the exterior wall of the building at 4015-4023 Main Street. The mitigation measure recommended above should adequately address this concern.

**Mission Inn Historic District.** Conversion of this segment of Main Street to a pedestrian mall and the parking area to an open air venue will not remove any distinctive features, finishes, or examples of craftsmanship that characterize the district. The only finish proposed to be removed is the parking lot and street paving, which is all modern.

6. *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

With the recommended mitigation measure, the project is in compliance with this Standard.

**4001, 4015-4023, and 4050 Main Street and Mission Inn Historic District.** No deteriorated historic-period features were observed within the Project Area during the field survey. However, to ensure compliance with this Standard, the following mitigation measure is recommended.

**Recommended Mitigation Measure.** Any deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a character-defining feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

7. *Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*

With the recommended mitigation measure, the project is in compliance with this Standard.

**4001 and 4050 Main Street and Mission Inn Historic District.** No changes are proposed to either of these buildings.

**4015-4023 Main Street.** There is no indication that chemical or physical treatments are proposed for this building. However, as discussed above, it is possible that the remnant wall that abuts this building may be removed. In that case, repairs and/or surface cleaning may be needed as part of the repair process for this exterior wall. To ensure compliance with this Standard, the following mitigation measure is recommended:

**Recommended Mitigation Measure.** No chemical or physical treatments, such as sandblasting, that cause damage to historic materials will be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible subject to approval by qualified City staff or consultant.

8. *Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*

With the recommended mitigation measure, the project is in compliance with this Standard.

**4001, 4015-4023, and 4050 Main Street and Mission Inn Historic District.** No significant archaeological resources were identified within the Project Area. However, the background research noted the presence of several cultural resources that have been documented within one block of the Project Area. Although the Project Area has been severely disturbed by development, the proximity of cultural resources indicates a high sensitivity for subsurface archaeological resources. Therefore, the following mitigation measure is recommended:

1. **Recommended Mitigation Measure.** All earth-disturbing activity within the Project Area will be monitored by a qualified archaeologist. In the event archaeological resources are identified during earthmoving activities, further work in the area should be halted until the nature and significance of the find can be assessed by a qualified archaeologist.
9. *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

With the recommended mitigation measures discussed above (refer to Standard 2), the project is in compliance with this Standard.

**4001, 4015-4023, and 4050 Main Street.** No new construction associated with these buildings is proposed. There will be no additions or alterations to them.

**Mission Inn Historic District.** As previously discussed, with the recommended mitigation measures the project is not anticipated to destroy any historic materials that characterize the historic district. The new construction, which essentially consists of resurfacing with pedestrian-friendly paving and installation of landscaping in the form of tree wells and/or large potted plants, will be differentiated from the old and have a pedestrian scale that will be compatible with the district.

10. *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

The project is in compliance with this Standard.

**4001, 4015-4023, and 4050 Main Street.** No new construction associated with these buildings is proposed. There will be no additions or alterations to them.

**Mission Inn Historic District.** The proposed new construction, namely the conversion of Main Street to a pedestrian mall, does not involve any changes to the essential form and integrity of the historic-period circulation pattern. The improvements could be removed in the future to facilitate vehicular traffic and parking if needed.

In summary, the project as proposed is in compliance with Standards 1, 3, 4, and 10 and, with the addition of recommended mitigation measures, is also in compliance with Standards 2 and 5-9. The project will not result in any substantial adverse changes to any historical resources within or adjacent to the Project Area.

## RECOMMENDATIONS

As a result of this study, LSA recommends that the proposed project, subject to the recommended mitigation measures listed below, will not result in any substantial adverse changes to the significance of the Mission Inn Historic District or the three historical resources (4001, 4015-4023, and 4050 Main Street) adjacent to the Project Area. In addition, LSA recommends that the building at 4049-4053 Main Street does not appear to meet the criteria for listing in the National Register or California Register and no longer appears to meet the local criteria for designation as a Structure of Merit and should be dedesignated pursuant to the process outlined in Section 20.20.100 (Dedesignation) and illustrated in Section 20.20.120 (Designation Process in Flow Chart Form). If the building is dedesignated, it will no longer be a contributor to the Mission Inn Historic District or a historical resource for purposes of CEQA and the City may then make a finding of *No Impact* with regard to this building.

In addition, LSA recommends that the Mission Inn Historic District boundary be shifted to the northeast side of 9<sup>th</sup> Street with the exception of the property at 3506-344 9<sup>th</sup> Street across from the Post Office parking lot (Figure 12). This adjustment would remove large modern development from the District, as well as eight contributing properties all of which are individually designated (Table ).

### Recommended Mitigation Measures

1. Prior to issuance of a demolition permit, the City shall dedesignate the building at 4049-4053 Main Street.
2. Project plans shall include the following notes:
  - a. All reasonable care shall be taken to preserve and protect the exterior of the building at 4015-4023 Main Street during removal of the adjacent structure. Any damage to the exterior of the building at 4015-4023 Main Street shall be repaired in a historically appropriate manner that matches the original wall in texture, materials, and colors, subject to approval by the City's Historic Preservation Officer, her representative, or other qualified professional.
  - b. Existing historic-period streetlights, street trees, curbs, and sidewalks within the existing right-of-way shall be protected and preserved in place. The existing curb, parkway, and sidewalk configuration adjacent to the Courthouse (4050 Main Street) will be preserved and protected in place.
  - c. Any deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a character-defining feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials and approved by the City's Historic Preservation Officer, her representative, or other qualified professional. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

- d. No chemical or physical treatments, such as sandblasting, that cause damage to historic materials will be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible subject to approval by the City's Historic Preservation Officer, her representative, or other qualified professional.
3. All earth-disturbing activity within the Project Area will be monitored by a qualified archaeologist. In the event archaeological resources are identified during earthmoving activities, further work in the area should be halted until the nature and significance of the find can be assessed by a qualified archaeologist.

### **Recommended Standard Conditions**

1. If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to PRC Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are determined to be prehistoric, the Coroner will notify the NAHC, which will determine and notify an MLD. With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 48 hours of notification by the NAHC. The MLD may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials.

### **Other Recommendation**

1. The Mission Inn Historic District boundary should be shifted to the northeast side of 9<sup>th</sup> Street with the exception of the property at 3506-344 9<sup>th</sup> Street across from the Post Office parking lot. The eight contributing properties that would be removed from the District would retain their current designations as Landmarks or Structures of Merit.

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Sorrell, Tanya and

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Var Accessed online in January through April 2016 online at: <http://www.historicaerials.com/>  
United States Geologic Survey

1967 *Riverside West, California*. 7.5-minute topographic quadrangle map, photorevised 1980.

## **APPENDIX A**

### **NON-RESIDENTIAL BUILDINGS IN RIVERSIDE BY PILLAR**

**Non-Residential Buildings in Riverside by Pillar**

<b>Date</b>	<b>Location</b>	<b>Description</b>	<b>Owner</b>	<b>Comments</b>
1909	1053 Main Street (now 4053 Main Street)	One-story brick store building	Fred H. Freeman	In project area Extant/altered
1910	Boyd Block, 773-789 Main Street	Alterations, remodeling, additions	E. R. Skelley	
1907	863 Main Street	Excavations, alterations, additions	Unknown	
1915	South side of 8 <sup>th</sup> Street between Main and Market	Remodel two-story brick building, Packard Block	C. H. Lewis	
1914	Corner of 8 <sup>th</sup> and Lime	One-story garage (possibly Riverside Motor Co.)	Fred H. Freeman	
1911	South side of 8 <sup>th</sup> between Main and Orange	Remodeling and new store front of brick building	W. A. Burrows	
1910	North side of 6 <sup>th</sup> Street between Main and Market	One-story brick office building	F. E. Abbot	
1911	6 <sup>th</sup> Street between Main and Market	One-story brick office building	F. E. Abbot	
1910	West side of Main Street	Tea Store and Griffin Buildings, alterations, etc.	W. A. Burrows	
1911	855 and 859 Main Street between 8 <sup>th</sup> and 9 <sup>th</sup>	New store front and remodeling	S. A. White	
1911	North side of 8 <sup>th</sup> Street between Orange and Lemon	Van De Grift Building remodel, erection of store	J. Van De Grift	
1906	SW corner of 11 <sup>th</sup> and Lemon	Sylvan Terrace, a series of two-story buildings	C. H. Lewis	
1911	Arlington Place	One-story brick store building	W. A. Burrows	
1910	SE corner of 9 <sup>th</sup> and Mulberry	One-story brick store building	The Riverside Dairy	
	8 <sup>th</sup> and Park	United Brethren Church	The United Brethren	
1909	8 <sup>th</sup> and Lemon	Three-story brick department store building	Fred H. Freeman and S. S. Patterson	Same owner as building in the project area.
1909	South side of 8 <sup>th</sup> between Lemon and Lime	Crescent Building, two-story brick garage and office	Fred H. Freeman and S. S. Patterson	Same owner as building in the project area.
1912	South side of 8 <sup>th</sup> Street	Remodeling of	R. J. Nelson	

Date	Location	Description	Owner	Comments
	between Lemon and Lime	second story of brick building		
1909	East side of Main Street between 4 <sup>th</sup> and 5 <sup>th</sup>	One-story garage building	Misters Young and Kellam	
	Evans Athletic Park	Grand Stand		
1906	Arlington	One-story cottage addition to Riverside County Hospital	County of Riverside	
1904	13 <sup>th</sup> between tracks of Southern Pacific and Santa Fe	Pachappa Packing House addition	Pachappa Orange Growers Association	
1910	West side of Main Street between 9 <sup>th</sup> and 10 <sup>th</sup>	Remodeling, additions in two brick buildings	Felix Marshall	
1908	SE corner 12 <sup>th</sup> and Chestnut	Manual Training School building	Riverside School District	
		One-story frame out buildings	Arlington School District	
1908	4 <sup>th</sup> Street between Cedar and Pine	Four-room assembly hall building	Riverside School District	
1912	West side of Main Street between 10 <sup>th</sup> and 11 <sup>th</sup>	Alterations on the Airdome Theater	F. O. Adler	Property adjacent to project area.
1911	West side of Main Street between 10 <sup>th</sup> and 11 <sup>th</sup>	Additions and alterations on the Airdome Theater	F. O. Adler	Property adjacent to project area.
	West side of Main Street between 10 <sup>th</sup> and 11 <sup>th</sup>	Auditorium Airdome Theater		Property adjacent to project area. Based on Sanborn maps and Pillar Collection information, it was built between 1901 and 1908 and existed at least until 1951 when it was a bowling alley.
1911	West side of Main Street between 10 <sup>th</sup> and 11 <sup>th</sup>	One-story brick Airdome Theater building	F. O. Adler	Property adjacent to project area.

## **APPENDIX B**

### **DEPARTMENT OF PARKS AND RECREATION (DPR) 523 FORMS**

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

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

Page 1 of 1 \*Resource Name or #: (Assigned by recorder) 4049-4053 Main Street

\*Recorded by LSA Associates, Inc. \*Date: April 2016 \_\_\_\_\_ Continuation X Update

In 1985 the City designated the City Center Historic District (renamed Mission Inn Historic District in 1986). At that time, all contributing buildings were automatically designated as Structures of Merit unless they already had a higher designation. The building at 4049-4053 Main Street was one of the District contributors that was automatically designated as a Structure of Merit. In 2007, the building was evaluated as ineligible for listing in the National Register of Historic Places or the California Register of Historical Resources. It was also evaluated as no longer meeting the Structure of Merit criteria because of extensive alterations. As part of the current study, it was determined that the 2007 evaluation remains valid and it is recommended that the City dedesignate this building.

Because of its location within the Mission Inn Historic District, the previous evaluation recommended a California Historical Resources (CHR) Status Code of 6L (determined ineligible for local listing or designation through local government review process; may warrant special consideration in local planning). However, as part of the current study, it is recommended that the Mission Inn Historic District boundary be adjusted in a manner that would remove this and other properties from the District. Therefore, since the building has been evaluated as a non-contributor to the District and as ineligible for local designation and a recommendation has been made to remove the property from the Mission Inn Historic District, a CHR Status Code of 6Z (found ineligible for NR, CR, or Local designation through survey evaluation) is now recommended.



4049-4053 Main Street. View to the northwest (January 7, 2016)



4049-4053 Main Street. Rear of the building (January 7, 2016)

**Related report:** Cultural Resources Assessment for Chow Alley – 4049-4053 Main Street (Assessor's Parcel Numbers 215-092-005, -010, and -011), City of Riverside, Riverside County, California, April 2016. Prepared by Casey Tibbet, M.A., LSA Associates, Inc.

State of California ● The Resources Agency DEPARTMENT OF PARKS AND RECREATION <b>PRIMARY RECORD</b>	Primary #	
	HRI #	
	Trinomial	
	NRHP Status Code	6L
Other Listings		
Review Code	Reviewer	Date

Page 1 of 3

\*Resource Name or #: (Assigned by recorder) 4049-53 Main Street

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location: Not for Publication  Unrestricted \*a. County Riversid e and (P2b and P2c or P2d. Location Map as necessary.)  
 \*b. USGS 7.5' quad Riverside West Date 1967 Unsectioned, T2S, R5W - SBB&M  
 c. Address 4049-4053 Main Street City Riverside ZIP 92501  
 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 215-092-011

\*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
*This one-story retail building has been extensively altered from its original design. Originally, it was designed as a brick building with faux stone veneer, wood-framed storefront windows, and a galvanized iron cornice on the front elevation (Pillar papers Riverside Municipal Museum archives). Eventually, the decorative detailing was removed and the building was remodeled with pilasters at the north and south ends of the façade with minor Art Deco detailing. This may have occurred in the early 1930s for Safeway Grocery Store (City Directories). Today the building is utilitarian in appearance with only a minor Art Deco influence that reflects little, if any, of its original (1909) decorative detailing.*

*The current façade has a rectangular massing and features stepped pilasters on each end of the façade. A half-length stepped pilaster divides the façade into two storefronts, both of which feature aluminum-frame glass storefronts (no date). Two different awnings cover the storefronts. The south side elevation is attached to an adjacent building, and because the north side elevation was also attached to a building (demolished ca. 1980), it retains no decorative detail or fenestration. The rear elevation is covered in stucco and has an attached rear garage (built 1912), a rear office addition (no date), and two aluminum-framed doorways. One brick arch is visible adjacent to one of the doorways.*

\*P3b. **Resource Attributes:** (List attributes and codes) HP-06 - Commercial building (1-3 Story)

\*P4. **Resources Present:**  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.): \_\_\_\_\_

P5a. Photo or drawing (Photo required for buildings, structures, and objects.)

**P5b. Description of Photo:**  
 (View, data, accession #)  
View to the west, 12/07/06

\*P6. **Date Constructed/Age and Sources:** 1931 (assessor)

\*P7. **Owner and Address:**  
 County of Riverside  
 4080 Lemon Street  
 Riverside, CA 92501

\*P8. **Recorded by:** (Name, affiliation, and address):  
 Tanya Rathbun Sorrell, M.A.  
 LSA Associates, Inc.  
 1500 Iowa Avenue, Suite 200  
 Riverside, CA 92507

\*P9. **Date recorded:** 1/15/07

\*P10. **Survey Type:** (Describe)  
Intensive - CEQA Compliance



\*P11. **Report citation:** (Cite survey report and other sources or enter "none.")  
Sorrell, Tanya. Cultural Resources Assessment for the 4001, 4015-23, and 4049-53 Main Street. Prepared by LSA Associates, Inc. for Webb and Associates, January 2007.

**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 (list): \_\_\_\_\_

DPR 523A (1/95)

\*Required Information

State of California ● The Resources Agency  
**DEPARTMENT OF PARKS AND RECREATION**  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

Primary # \_\_\_\_\_

HRI# \_\_\_\_\_

Page 2 of 3 NRHP Status Code 6L \*Resource Name or #: (Assigned by recorder) 4049-53 Main Street

**B1. Historic Name:** \_\_\_\_\_

**B2. Common Name:** \_\_\_\_\_

**B3. Original Use:** commercial **B4. Present Use:** commercial

**\*B5. Architectural Style:** Art Deco

**\*B6. Construction History:** (Construction date, alterations, and date of alterations)  
 Constructed in 1909, remodeled (cornice removed, stone veneer removed) circa 1930, storefront windows/doors replaced circa 1960.

**\*B7. Moved?**  No  Yes  Unknown **Date:** \_\_\_\_\_ **Original Location:** \_\_\_\_\_

**\*B8. Related Features:** Garage at rear (constructed 1912)

**B9a. Architect:** Seeley Pillar **B9b. Builder:** Cresmer Manufacturing Company

**\*B10. Significance: Theme** Art Deco Architecture **Area** Riverside

**Period of Significance** ca 1930 **Property Type** 1 story commercial **Applicable Criteria** n/a

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

This building was designed by noteworthy local architect Seeley Pillar and constructed by the locally significant Cresmer Manufacturing Company in 1909 for owner Fred H. Freeman; however, it has been completely altered from its original style and no longer reflects its original design or workmanship. It was remodeled circa 1930 in a modest and utilitarian interpretation of the Art Deco style. It was probably remodeled for Safeway grocery company, who occupied the building from 1929–1938 and operated two other modest Art Deco groceries in Riverside.

The building is not eligible for listing on the National or California registers under any criteria because it no longer retains its historic integrity. The architect or builder responsible for the 1930 remodel is unknown and the building is not a definitive or unique example of the style. Because of its altered condition and lack of architectural detailing and the fact that it no longer reflects the original Seeley Pillar design, this building does not appear to meet any of the criteria for local designation and does not appear to contribute to the Mission Inn Historic District; however, because it is within the boundaries of a historic district, it warrants consideration in the local planning process to review whether new construction would adversely impact the district. (see continuation sheet).

**B11. Additional Resource Attributes:** (List attributes and codes) none

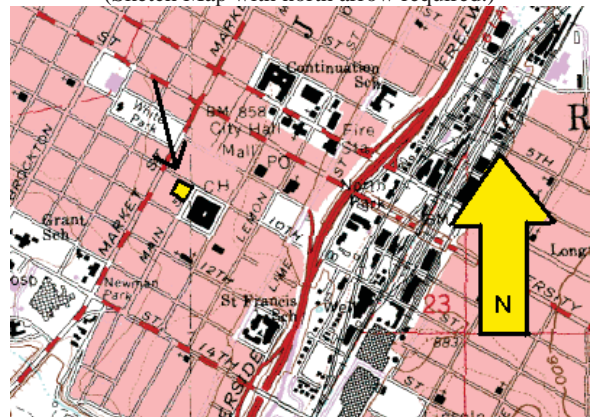
**\*B12. References:** (see continuation sheet)

**B13. Remarks:** \_\_\_\_\_

**\*B14. Evaluator:** Tanya Rathbun Sorrell **\*Date of Evaluation:** 01/15/07

(This space reserved for official comments.)

(Sketch Map with north arrow required.)





CONTINUATION SHEET

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

Page 3 of 3 \*Resource Name or #: (Assigned by recorder) 4049-53 Main Street

\*Recorded by Tanya Sorrell, LSA Associates, Inc. \*Date: 01/15/07  Continuation  Update

**B10. Statement of Significance (continued):**

In 1921 (the first year reverse look-up is available in Riverside City Directories), the building served as the office of J.H. Flinn, an undertaker. By 1925, the building (4053 Main Street) had become a grocery store, housing Pacific Coffee Stores, Sevaly and Williamson groceries, and J.A. Wilson meats. Safeway Stores Inc. occupied the building from 1929–1938 and, from 1939–1955, the building was Mission Meat Market. Its time as a grocery store ended in 1963, when it became Mode O'Day Women's Apparel and, from 1967–1970, housed Tiernan Office Supply. The secondary storefront (4049 Main Street) first appeared in City Directories in 1939 as H.H. Radio Equipment Company. It continued as a radio store through 1953, while also housing a donut shop (4051 Main Street). In 1963, it was Singer Sewing Machine Company and, after a period of vacancy, became International Home Furnishings through 1970.

**P5a. Additional Photographs:**

View to the east of rear elevation, 12/7/06



View to the west, column detail, 12/07/06

