



LSA

 Project Boundary

SOURCE: GeoSearch (2007)

I:\CTR533\Reports\Cultural\1967_Potential Historic Districts Exhibit 8 - Five Points La Sierra Survey

FIGURE 26

Five Points Survey
1967 Aerial Photograph

LA SIERRA SHOPPING CENTER
THE FURNITURE PALACE
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West Coast Aero Tool Co.
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11027 HOLE AVENUE
Overland 9-4631

HERSEY'S WEDDING & MACHINE SHOP
Parts — Shapening — Rentals
Pickup and Delivery OV 9-1894
11004 Hole Avenue

THE ESQUIRE BARBER SHOP
10834 HOLE AVENUE
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Riverside, California

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• Overland 9-6442

MOTOR PARTS & EQUIPMENT CO.
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• Overland 9-6442
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11325 Westwood Drive
Overland 9-2831

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Heated Pool
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Overland 9-5951
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Manager

La Sierra
CALIFORNIA
THE HEART OF PROGRESS IN RIVERSIDE COUNTY
COMPLEMENTS OF...
LA SIERRA'S 15TH ANNIVERSARY

Figure 27. Promotional sheet for La Sierra and its businesses, circa 1960 (on file La Sierra Branch Library)

In 1964, the La Sierra area, including the survey area, was annexed into the City of Riverside. According to a City plan prepared at that time, in the Arlanza/La Sierra area, there were approximately 275 acres of commercial development with another 340 acres of planned commercial development (Riverside Press 1964). By 1967, it appears that most of the buildings in the survey area at the Five Points intersection had been constructed (previously referenced Figure 26; Aerial Photograph 1967).

Commercial Property Types, Integrity Thresholds, and Eligibility Requirements. Property types historically associated with commercial development typically include single-story and multistory businesses and offices that are usually constructed of concrete, masonry, and/or steel and typically have glass storefronts to display their products. Signage may be painted on or affixed to the building wall or roof and/or the storefront windows or primary entry door. These buildings tend to be functional and somewhat utilitarian, but some reflect architectural styles that were popular at the time of their construction.

Commercial property types or resources in the survey area may be significant for their associations with the growth and development of the La Sierra area and/or for their architecture. If they are significant for their associations with the community, they should retain enough architectural integrity to convey their period of significance. If they are significant only for their architecture, they must retain a high enough level of architectural integrity to be a representative example of a particular architectural style or type of construction. A resource that meets these criteria may be eligible for

designation under the City of Riverside's local ordinance or for listing in the National Register or California Register.

The majority of the commercial buildings in the survey area lack architectural detail and are not good representations of a particular style (Figures 28 and 29).



Figure 28. 5901-03 La Sierra Avenue, view to the northeast (2007).



Figure 29. 11075 Hole Avenue, view to the north (2007).

SIGNIFICANCE CRITERIA

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 historic and archaeological resources. The criteria for determining the significance of impacts to cultural 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, state, 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 is most important will depend on the particular National Register criterion or criteria 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) The property is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage.
- (2) The property is associated with the lives of persons important in our past.
- (3) The property 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.
- (4) The property has yielded, or may be likely to yield, information important in prehistory or history. (PRC § 5024.1(c))

In addition to meeting one or more of the above criteria, California Register regulations require sufficient time to have 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 the time needed to develop this perspective and permit a legitimate understanding of the resource’s significance. A resource less than 50 years old “may be considered for listing in the California Register if it can be demonstrated that sufficient time has passed to understand its historical importance” (CCR 4852 (d)(2)).

Finally, the California Register 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 will depend on the particular criterion or criteria under which the resource is considered eligible for listing (California Office of Historic Preservation 1999).

City of Riverside Cultural Resources Ordinance

The City of Riverside’s Cultural Resources Ordinance provides designation criteria for Landmarks, Structures of Merit, Historic Districts, and Neighborhood Conservation Areas, the criteria for which are outlined in Riverside Municipal Code (RMC) § 20.20.010, § 20.21.010, § 20.25.010, and § 20.26.010, respectively. A cultural resource may be determined eligible to be a contributor to a Historic District or Neighborhood Conservation Area and/or also be individually designated as a Landmark or Structure of Merit.

The criteria for Landmark designation are as follows:

- (a) Exemplifies or reflects special elements of the city’s cultural, social, economic, political, aesthetic, engineering, architectural, or natural history; or
- (b) Is identified with persons or events significant in local, state, or national history; or
- (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; or
- (d) Represents the work of a notable builder, designer, or architect; or
- (e) Contributes to the significance of a historic area, being a geographically definable area possessing a concentration of historic or scenic properties or thematically related grouping of properties, which contribute to each other and are unified aesthetically by plan or physical development; or
- (f) 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; or
- (g) Embodies elements of architectural design, detail, materials, or craftsmanship that represent a significant structural or architectural achievement or innovation; or
- (h) Is similar to other distinctive properties, sites, areas, or objects based on a historic, cultural, or architectural motif; or
- (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; or
- (j) Is one of the few remaining examples in the city, region, state, or nation possessing distinguishing characteristics of an architectural or historical type or specimen. (RMC § 20.20.010)

The status of Structure of Merit as currently applied by the City is usually used to distinguish historic buildings and structures of lesser significance than a Landmark. A Structure of Merit is one that:

- (a) Represents in its location an established and familiar visual feature of the neighborhood, community, or city; or
- (b) Materially benefits the historic, architectural, or aesthetic character of the neighborhood; or
- (c) Is an example of a type of building which was once common but is now rare in its neighborhood, community, or area; or
- (d) Is connected with a business or use which was once common but is now rare; or
- (e) Contributes to an understanding of contextual significance of a neighborhood, community, or area. (RMC § 20.21.010)

Historic Districts are typically groupings of properties that are either linked geographically or thematically. The criteria for Historic District designation are:

- A. Exemplifies or reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history; or
- B. Is identified with persons or events significant in local, State, or national history; or
- 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; or
- D. Represents the work of notable builders, designers, or architects; or
- E. Has a unique location or is a view or vista representing an established and familiar visual feature of a neighborhood community or of the City; or
- F. Embodies a collection of elements of architectural design, detail, materials or craftsmanship that represent a significant structural or architectural achievement or innovation; or
- G. 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
- H. Conveys a sense of historic and architectural cohesiveness through its design, setting, materials, workmanship, or association.

A Neighborhood Conservation Area is similar to a historic district, but as currently applied by the City is usually used to distinguish groupings of properties of lesser significance than those in a Historic District. The criteria for Neighborhood Conservation Areas are:

- A. Provides a contextual understanding of the broader patterns of Riverside's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history; or
- B. Represents established and familiar visual features of a neighborhood, community, or of the City; or
- C. Reflects significant development or geographical patterns, including those associated with different eras of settlement and growth; or
- D. Conveys a sense of historic or architectural cohesiveness through its design, setting, materials, workmanship, or association. (Ord. 6263 § 1 (part), 1996).

The City of Riverside's Ordinance does not specifically address integrity. Although integrity is typically a factor considered in the City's decision-making process, technically, resources that do not retain integrity may be eligible for designation under the local ordinance.

To be significant, a resource must meet at least one of the above-listed criteria and, in the case of the National Register and California Register, also retain enough integrity to convey its period of significance and association with an important historic context. Once a significance evaluation has been made, the resource is assigned a CHR status code. The CHR status codes are a standardized, shorthand method for identifying the significance level of a resource and include the following general categories:

- 1 – Properties listed in the National Register or the California Register.
- 2 – Properties determined eligible for listing in the National Register or California Register.
- 3 – Appears eligible for National Register or California Register through survey evaluation.
- 4 – Appears eligible for National Register or California Register through other evaluation.
- 5 – Properties recognized as historically significant by local government.
- 6 – Not eligible for listing or designation as specified.
- 7 – Not evaluated for National Register or California Register or needs re-evaluation.

It should be noted that there are several subcategories within each of these that allow for various nuances, such as whether or not a resource is a contributor to a Historic District.

SURVEY RESULTS

During this reconnaissance-level survey, 1,025 properties were documented and photographed. Although dates of construction were not determined for all of these properties, the vast majority date to the historic period (i.e., 1962 or earlier) and are single-family residences. These buildings, which range in construction date from 1916 to 1962, are located northwest of Pierce Street and northeast of Hole Avenue, away from the Five Points intersection where the commercial properties are concentrated. In addition, a few religious, industrial, and multiple-family buildings are located throughout the survey area.

All of the 1,025 properties that were surveyed and photographed were entered into the City of Riverside's Historic Resources Database, from which State Department of Parks and Recreation (DPR) 523 forms (Primary and Building, Structure, Object [BSO] records) can be printed. Of the 1,025 documented properties, 26 are less than 45 years old (i.e., post-1962) and, therefore, were not evaluated. Of the remaining properties, 736 were evaluated and assigned a CHR status code of 1–6. The remaining 263 properties were documented but require more research before they can be evaluated. A summary of the significance evaluations is provided below and in the master table included in Appendix B. DPR 523 forms (Primary records) for the 37 properties that appear to be individually significant are included in Appendix C.

National Register of Historic Places

Based on the reconnaissance-level survey and basic research, none of the properties appears to meet the criteria for listing in the National Register. Although several properties retain a high level of architectural integrity—i.e., having few, if any, noticeable façade alterations—none appears to be an important example of a style or has significant associations with important events or persons in local, state, or national history.

California Register of Historical Resources

None of the properties appears to meet the criteria for listing in the California Register based on the reconnaissance-level survey and basic research. While several properties retain a high level of architectural integrity—i.e., having few, if any, noticeable façade alterations—none appears to be an important example of a style or has significant associations with important events or persons in local, state, or national history.

City Landmarks or Structures of Merit (CHR Status Code 5S)

A total of 37 properties were identified as potential City Landmarks or Structures of Merit. These properties retain good architectural integrity and adequately reflect their associations with one or more of the important themes in the history of the Five Points area. These properties are considered “historical resources” for CEQA purposes.

City Historic Districts or Neighborhood Conservation Areas (CHR Status Code 5D)

Two areas, with a total of 65 contributing properties, appear to meet the criteria for designation as either Historic Districts or Neighborhood Conservation Areas (Figure 30). These include the residences on both sides of Peacock Lane between Norwood Avenue and Gramercy Place and on both sides of Flower Street, including culs-de-sac Leon Court and Shamel Court, between Sierra Vista and Golden Avenues. The Peacock Lane potential Historic District/Neighborhood Conservation Area was subdivided in 1954 and 1956 as part of the Sierra Vista Rancho Subdivisions Nos. 2 and 3 (Subdivision Maps 1954c and 1956). The western portion of the Flower Street potential Historic District/Neighborhood Conservation Area was subdivided in 1950 and 1952 as part of Norwood Manor Unit Nos. 1 and 2, while the eastern part was subdivided in 1960 as part of the Myerscough Subdivision Unit No. 1 (Subdivision Maps 1950, 1952b, and 1960a). Both potential Historic Districts/Neighborhood Conservation Areas are developed primarily with one-story, California Ranch style residences. Properties that contribute to the significance of these Historic Districts or Neighborhood Conservation Areas are considered “historical resources” for the purposes of CEQA.

Special Consideration in Local Planning (CHR Status Code 6L)

Two of the properties that were assigned a CHR status code of 6L are constructed of concrete block and, although altered, are somewhat unique for their design and method of construction. For this reason, they have been assigned the 6L status code to alert City staff that special consideration may be warranted when either is involved in local planning efforts. Twenty-nine other properties were also assigned a CHR status code of 6L and are within an area that appears to meet the local criteria for



LSA

- Project Boundary
- Proposed District Boundary

SOURCE: GeoSearch (2007)

FIGURE 30

designation as a Historic District or a Neighborhood Conservation Area. However, these 29 properties are either modern or too altered to be considered contributors to the potential Historic District or a Neighborhood Conservation Area themselves. Although not considered “historical resources” under CEQA, these properties should be considered in the local planning process since modifications may impact the potential Historic District or Neighborhood Conservation Area as a whole. In addition, if the property is currently less than 45 years old (i.e., post-1962), it may eventually become a contributor and, therefore, should be considered in future planning processes.

These resources are not considered significant for purposes of CEQA.

Not Significant (CHR Status Code 6Z)

A total of 634 properties were determined not to be significant. These properties are typically altered to the point that they no longer convey any associations with important time periods, events, or their original architectural styles. These resources are not considered significant for purposes of CEQA.

Not Evaluated (CHR Status Code 7)

A total of 273 properties require additional property-specific research before they can be evaluated. The majority of these are buildings that appear to retain a high level of architectural integrity, but are not particularly noteworthy examples of their styles and, therefore, are not significant for architecture alone. However, because of their level of integrity, they may convey an association with an important context that can only be identified through property-specific research. Until additional research is completed, these properties should be considered significant.

RECOMMENDATIONS

Historic preservation is addressed in both the City of Riverside’s Municipal Code (Title 20) and General Plan (Historic Resources Element). The purpose of the Historic Resources Element is to establish goals and policies to guide the City’s treatment of cultural resources and to foster community interest in, and support of, historic preservation. To accomplish these goals and implement these policies, the City has developed a historic resources program that includes the completion of surveys, maintenance of an electronic inventory of all documented cultural resources in the City, public outreach, education, and incentive programs, and an ordinance (Title 20) that provides the legislative authority to regulate cultural resources in the City. Together, all of these encourage the preservation, protection, and active use of cultural resources in the City.

To incorporate the findings of the current study into the preservation and planning processes, LSA recommends the following:

- Make all survey information available to City staff and the public through the Historic Resources Database Inventory, available at City Hall and the City’s website.
- Require review of all proposed projects that may affect properties assigned a CHR status code of 1–5 in accordance with the National Historic Preservation Act (NHPA), CEQA, and Title 20 of

the Municipal Code. Additional cultural resources studies should not be necessary for these properties unless City staff disagrees with the findings of the survey.

- Complete property-specific research for properties assigned a CHR status code of 7. This may be accomplished through an intensive survey focused specifically on these properties or on a case-by-case basis by property owners and/or project applicants. If it is done on a case-by-case basis, it should be sufficient to submit the required research to the City in a letter, memo, or as updated DPR forms, rather than a lengthy cultural resources report. Until the focused research is completed, properties with a CHR status code of 7 should be considered significant.
- City staff should review the two potential Historic Districts/Neighborhood Conservation Areas in relation to other concentrations of similar resources in the City to determine whether or not they warrant designation. Prior to designation, additional research and field surveys may be necessary.
- Coordinate with the City's Redevelopment Agency and other City departments on any proposed projects within the survey area that may impact identified cultural resources.

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