

# Cultural Resources Nomination Application

City Landmark

Structure of Merit

*Please check the Designation for which you are applying*

## IDENTIFICATION

1. Common name: 2139 Archdale St
2. Historic Name: Dr. Fred Z. Havens, Jr. & Mrs. Barbara Havens Residence
3. Street address: 2139 Archdale St  
City Riverside State CA Zip 92506
4. Assessor Parcel number: 222-091-004-8
5. Present Legal Owner: Nyle Kanda  
City Riverside State CA Zip 92506
6. Present Use: Single-Family Residence
7. Original Use: Single-Family Residence

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Date form prepared: 03/29/26

Preparer: Nyle Kanda & David Manning

Sponsoring Organization (if any): \_\_\_\_\_

Address: 2139 Archdale Street

City, State and Zip: Riverside, CA. 92506

Phone: 951-295-2538

**DESCRIPTION**

8. Legal property description: Victoria Groves Unit 8 Subdivision, Lot 177, 90.46 ft on Archdale Street & 108.71 ft on Fieding Road.

Include approximate property size (in feet): Street Frontage \_\_\_\_\_ Depth \_\_\_\_\_

9. Architectural Style: Mid-Century Modern

10. Construction Date: Estimated \_\_\_\_\_ Factual 1960  
Source of Information: \_\_\_ Assessor's Records \_\_\_ Building Permit \_\_\_ Sanborn Map  
\_\_\_ Publications \_\_\_ Oral Interviews

11. Architect's Name: Cowan & Bussey, AIA Builder's Name: Rowalt Inc., W.D. Bell

12. Condition: \_\_\_ Excellent X Good \_\_\_ Fair \_\_\_ Deteriorated  
\_\_\_ No longer in existence

13. Alterations: Fixed and clerestory windows are original. All but one aluminium horizaontal sliding windows replaced.

14. Surroundings:

\_\_\_ Open Land \_\_\_ Scattered Buildings X Densely Built-Up

15. Use type:

X Residential \_\_\_ Industrial \_\_\_ Commercial \_\_\_ Civic  
\_\_\_ Other

16. Is the structure on its original site?

X Yes \_\_\_ No \_\_\_ Unknown  
If moved, approximate year \_\_\_\_\_

17. Related features and/or out-buildings: Original attached 2-car garage

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## SIGNIFICANCE

18. Historical Attributes:
- |   |  |  |
|---|--|--|
| <input type="checkbox"/> Unknown                          | <input type="checkbox"/> Government Building                 | <input type="checkbox"/> Folk Art                  |
| <input checked="" type="checkbox"/> Single Family         | <input type="checkbox"/> Educational Building                | <input type="checkbox"/> Street Furniture          |
| <input type="checkbox"/> Multiple Family                  | <input type="checkbox"/> Religious Building                  | <input type="checkbox"/> Landscape Architecture    |
| <input type="checkbox"/> Ancillary Building               | <input type="checkbox"/> Railroad Depot                      | <input type="checkbox"/> Trees/Vegetation          |
| <input type="checkbox"/> Hotel/Motel                      | <input type="checkbox"/> Train                               | <input type="checkbox"/> Urban Open Space          |
| <input type="checkbox"/> Bridge                           | <input type="checkbox"/> Rural Open Space                    | <input type="checkbox"/> Canal/Aqueduct            |
| <input type="checkbox"/> Farm/Ranch                       | <input type="checkbox"/> Industrial Building                 | <input type="checkbox"/> Dam                       |
| <input type="checkbox"/> Military Property                | <input type="checkbox"/> Public Utility Building             | <input type="checkbox"/> Lake/River/Reservoir      |
| <input type="checkbox"/> CCC/WPA Structure                | <input type="checkbox"/> Theater                             | <input type="checkbox"/> Ethnic Minority Prop.     |
| <input type="checkbox"/> Engineering Structure            | <input type="checkbox"/> Highway/Trail                       | <input type="checkbox"/> Civic Auditorium          |
| <input type="checkbox"/> Amusement Park                   | <input type="checkbox"/> Woman's Property                    | <input type="checkbox"/> Monument/Mural/Gravestone |
| <input type="checkbox"/> Cemetery                         | <input type="checkbox"/> Hospital                            | <input type="checkbox"/> Stadium                   |
| <input type="checkbox"/> Mine                             | <input type="checkbox"/> Community Center/Social Hall        |  |
| <input type="checkbox"/> Commercial Building, 1-3 stories | <input type="checkbox"/> Commercial Building, over 3 stories |  |
| <input type="checkbox"/> Other:                           |  |  |
19. Architectural Description
20. Statement of Significance
21. Bibliography
22. Photographs
23. Letter from property owner (if other than applicant)

## 19. Architectural Description<sup>1,2,3,4,5,6</sup>

2139 Archdale Street - **“Where the living is comfortable..”**

The home at 2139 Archdale Street is a custom, two-story, post and beam, mid-century modern, single-family residence designed and built for Dr. Fred Z. Havens, Jr. and Mrs. Barbara Havens and completed in 1960. The home was designed by the notable local architect firm of Cowan & Bussey, AIA Architects and built by local builder William Don Bell of Rowan, Inc.

The house was purchased by its current owners in 2022 from original owner Mrs. Barbara Havens.

It is on the northwest corner of Archdale Street and the top of Fielding Road. It is lot 177 of the Unit 8, Victoria Groves subdivision. The house sits 45 degrees off the north axis with the front door facing directly southeast. The house is in the shape of a cross; the lower floor is the arms and head, with the second story raised above a 20' wide x 28' patio terrace to form the stem.

The house is clad in 1' x 8" wide vertical “grade A” Redwood panels. Desert Rock Flagstone Veneer clads the two story chimney and south facing entry wall, as well as a planter on the east facing entry wall that wraps around the front of the house.

The rock roof covers both a first and separate second story. Its sloped pitch of 2"/12" is laid with small and medium California Gold gravel over an asphalt felt underlay. It also contains an integrated gutter-less drainage system. The roof is framed with white 12" wide x 3" thick wood fascia boards. Above the entry way, the second story roof transitions to an “eggcrate” triangle redwood frame, creating airiness and highlighting the rock clad chimney, while the first story roof and 6' overhanging eaves protects the front door from the elements. 3' or 4' eaves extend out along the remaining sides of both stories of the house. The first story roof also extends to the north to cover a rear 10' wide x 30' long portico. The first story roof extends to the west over an integrated garage.

The fenestration consists of large fixed glass panels topped with wood framed clerestory windows that follow the slope of the roof. These windows fill each of the three “ends” of the cross, with the largest being the second story primary bedroom consisting of four glass panels, topped by four clerestory windows. Horizontal sliding windows complete the fenestration on the second floor. On the first floor, five rectangular clerestory windows provide light to the kitchen wing, while the post and beam construction of the house allows for a literal wall of windows and sliding glass doors along the entire length of the rear of the home with access to the covered patio and covered portico from the living, dining and family rooms.

The house is currently landscaped in a water-wise rock garden with native planting beds under the eaves. The original pebble concrete entry walk remains as well as a concrete pad by the mailbox with the original owners childrens' handprints.

Entry to the house is through a 4' wide x 6'8" tall solid wood door with original hardware into a small foyer.

For the design of the house, Mrs. Havens had several requests for the architects.

*“I wanted the living area design to lead onto the patio,” “And I wanted a separate area for us, a formal dining room, a study and lots of glass.” - Mrs. Barbara Havens*

Cowan & Bussey delivered.

The living room is east, down two stairs from the foyer with the south wall containing original built-in book case over a long, quarry tile raised hearth that acts as a seating area and connects with the red brick fireplace. The walls are clad in original walnut paneling. The room takes advantage of the post

and beam construction, as its entire rear north-facing wall is floor to beam glass - original glass sliding doors to the outside covered patio or original plate glass panels, including a single 7' x 12' pane of glass. Another architectural feature employed is the technique of compression & release. Stepping down from the low-ceiling, windowless foyer, you enter the large, open, sun-filled, living room. The room further opens up on the east side to a 9' exposed natural wood plane & beam ceiling of the low-pitched roof. The beams continue outside through the clerestory windows framing a view of the Box Spring Mountains. West, a wood-paneled staircase divides the living room from the rest of the first story living space. Two passageways frame the front and rear of the stairs and lead to the original dining room with the kitchen and family rooms beyond. Under the stairs contain two surprises, an integrated door in the wood paneling hides a card table and chairs storage room, utilized during Mrs. Havens' hosted bridge games. It is complemented by a full wet bar tucked under the rear of the stairs, closed off by a folding wood paneled door, ready to serve guests in the living room or original dining room.

The rear wall of windows continues in the original dining room, with sliding glass doors exiting onto the portico. The original family room (now used as dining) is beyond, along the rear wall of glass. An oversized 4' x 6'8" pocket door separates the family and dining spaces, giving Mrs. Havens her requested separate informal living space that can be out of sight for guests or opened to allow sight lines all the way to the formal dining and living beyond. Original features include a pair of the house's largest glass sliding doors, exiting onto the portico, wood paneling, built-in floor to ceiling bookshelves and cabinets, built in desk, terrazzo inspired homogenous vinyl floors, and two additional pocket doors on the south side - one to access the kitchen, and a 2'2" x 7'6" one that opens to the overhanging kitchen countertop, creating an additional informal seating option for meals.

*"I got tired of never using things in cabinets too high to reach, so I had this kitchen made so I can reach everything." - Mrs. Barbara Havens*

The wide galley kitchen can be reached through the pocket door from the original dining room or from a pocket door from the adjacent original family room. Five 4' x 2' clerestory windows let in ample sunlight above a wall of 5'10" kitchen cabinets and appliances, all within easy reach. On the opposite side runs the kitchen counter with cabinets above that long pocket door that opens to the original family room.

A three-room guest wing completes the downstairs, accessible to the south of the foyer through original pocket doors. It contains a study/bedroom, separate mirrored vanity area with original laminate counter, and a bathroom with shower and original built vanity cabinet with sink. Upstairs are two additional bedrooms and a full bathroom with separate mirrored vanity and storage. The bedrooms have original exposed natural wood plane & beam ceilings that follow the slope of the roof. Mechanicals are tucked above the downstairs foyer.

The primary suite is at the end of a long hall upstairs. Again, the compression and release technique is used as you enter the suite into a low-ceiling, windowless dressing area that leads through a pocket door into the full primary bathroom or opens to the large, windowed bedroom the full width of the second story. The primary bedroom contains 9.5' exposed natural wood plane and beam ceilings. The thick center beam continues outside, framed by the four original clerestory windows that follow the slope of the roof and are over four original 4' x 7' single pane windows. These windows frame an expansive view north of the San Gabriel Mountains, including Mt. Baldy, the Cajon Pass, and the San Bernardino Mountains and Valley in the background, with downtown Riverside, Mt. Rubidoux, and the Jurupa Mountains in the foreground.

## 20. Significance

Under Title 20 (Cultural Resources), “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, that retains a high degree of integrity”.

-and meets one or more of the following criteria (We will focus on criterion 3 & 4):

### **Criterion 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.**

2139 Archdale exemplifies all of the character-defining features of mid-century modernism listed in the *City of Riverside Modernism Context Statement 2009, page 16*:

- Simple geometric forms
- Post-and-beam construction
- Flat or low-pitched gabled roofs
- Flush mounted steel framed windows or large single-paned wood-framed windows
- Exterior staircases, decks, patios, and balconies
- Brick or stone often used as primary or accent material

In addition, the residence contains defining elements of what we now call desert modern<sup>10,11</sup>:

- *Climate-Responsive Form: Flat or gently sloping roofs, deep overhangs, cantilevered planes, and shaded breezeways provide protection from intense sun while encouraging airflow.*
- *Glass and Transparency: Floor-to-ceiling windows, clerestory glass, and sliding walls dissolve boundaries between indoors and outdoors, framing mountain ranges, palm groves, and sky.*
- *Indoor-Outdoor Living: Pools, courtyards, atriums, and patios are not accessories — they are central living spaces.*
- *Natural + Industrial Materials: Stone, wood, and plaster are paired with steel, aluminum, and glass to blur the line between nature and modern technology.*
- *Minimalism with Warmth: Desert Modernism is restrained but not cold. Color palettes mirror sand, rock, and vegetation. Simplicity becomes sensual.*

Exemplary examples of key mid-century modern and desert modern architectural features of 2139 Archdale include:

- Long horizontal massing
- Post & Beam construction
- Low-pitched gabled rock gravel roof with integrated gutters, with large overhanging eaves.
- Horizontal sliding and clerestory fixed-paned windows tucked under the overhanging eaves.
- Wall of windows/sliding glass doors connecting the large covered portico and patio that provide seamless transitions between indoor and outdoor living
- Desert Rock Flagstone Veneer accents on the exterior two-story fireplace and integrated planter frame the front door and entrance
- Multiple passive cooling features built for the hot, dry Mediterranean climate of Riverside
- Separate public (formal) and private (informal) spaces
- Site-specific architecture, designed for a specific location, incorporating the natural land environment, elevation and views (“two-step, sunken living room, level with outside patio, as well as windows oriented to and framing the mountain and valley views)

2139 Archdale is also located in the Victoria Groves Neighborhood (specifically unit eight)<sup>6</sup>:

*The Victoria Groves Neighborhood embodies distinctive characteristics of style and construction displaying a historical architectural cohesiveness through design setting materials and associations ... In addition to this district including tract homes and an elementary school as contributing properties a number of homes found in the later subdivisions, Victoria Groves six and eight showcase Mid-Century Modern and Modern Ranch style homes that appear to be one of a kind and architect designed ... The district as a whole has a high degree of integrity of design, feeling, association, and setting.*

*-City of Riverside Modernism Context Statement 2009, pages 60, and 258-263*

In addition to 2139 Archdale, other unique, architect-designed mid-century modern homes in Victoria Woods six and eight include 2122 Archdale (Carrington Lewis, 1959), 2130 Archdale (Cowan & Bussey, 1963), 2220 Drummond (Cowan & Bussey, 1963), 2227 Drummond (Lois Gottlieb, 1973), 5310 Candlewick (Clinton Marr, 1963)<sup>7,8,9</sup>

## **Criterion 4: Represents the work of a notable builder, designer, or architect, or important creative individual.**

2139 Archdale Street was designed by the local notable architecture firm Cowan & Bussey, AIA Architects.

The architecture firm Cowan and Bussey was very active in the 1960s in Riverside and in the surrounding Inland Empire completing over 70 known structures, developments, and proposals between 1958 and 1972. Their major commissions include a variety of churches, residential (single-family custom houses and tract homes, high end townhomes, and multi-family apartments both low-income and market rate), commercial offices and industrial warehouses, and educational and medical buildings.

All Cowan & Bussey designs had a distinct mid-century modern architectural style and aesthetic. Their commissioned churches and residential designs share mid-century and desert modernism design. The buildings respond to the Mediterranean climate of Riverside with flat, low-pitched, or warped roof design, post & beam construction allowing large overhanging eaves with large barge board fascia "shielding endless panels of glass from the sun," long horizontal planes with clearstory windows, and covered porticos, patios and lanai. Buildings were also connected to place, using the natural elevation and land features, and often situated toward the mountain view and nature with large walls of windows and/or sliding glass doors. These structures also incorporated the use of natural materials inside and out including stone and wood panel siding, integrated stone planters, rock roofs and desert landscaping.

See the *Appendix* for more historical information on Cowan & Bussey, AIA Architects including a list of known buildings and sources.<sup>12</sup>

Exemplary examples of key mid-century modern features of 2139 Archdale were also featured in Cowan & Bussey other works. Unfortunately, many of the below listed buildings with those features originally have been significantly altered or demolished. Luckily, those original common Cowan & Bussey mid-century modern features survive in 2139 Archdale and originally found in their other works include:

- Long horizontal massing
  - Caravan Inn (1959); Arlington Foursquare Church (1959); Smith Hall, Dormitory, California Baptist College (1967)
- Post & Beam construction
  - Vernon S. Tegland Residence (1963); William Cowan Residence #1 (1965)
- Low-pitched gabled roof with large overhanging eaves and large barge board fascia
  - The Budd House (1959); Home-O-Rama "Fashions in Square" (1960); Alta Vista Convalescent Hospital, 1963
- Rock gravel roof
  - Mr. & Mrs. Harmon C. Brown Residence (1950); La Paloma Restaurant (1958); Church of Christ (1960)
- Horizontal sliding and clerestory fixed-paned windows tucked under the overhanging eaves.
  - Pueblo Casa Blanca (1968); Life Science (Biological) Building, Riverside City College (1967)

- Wall of windows/sliding glass doors that provide seamless transitions between indoor and outdoor living
  - Home-O-Rama "Fashions in Square" (1960); William Cowan Residence #1 (1965) & #2 (1972)
- Exterior stone facade accents
  - The Budd House (1959); De Gennaro Office (1962); Bianco Distributors (Gallo Wines) (1964)
- Multiple passive cooling features built for the hot, dry Mediterranean climate of Riverside
  - Bourns, Inc. Headquarters (1960-1964)
- Site-specific architecture, designed for a specific location, incorporating the natural land environment, elevation and views
  - Church of Christ (1960); William Cowan Residence #1 (1965) & #2 (1972); Castle View Elementary School (1966); Sunset Ridge (1972)

2139 Archdale is also one of only a few known single-family residences designed by Cowan & Bussey, two of those being residences for the architect Cowan himself. In addition, 2139 Archdale was designed for a specific client, Dr. & Mrs. Fred Havens, Jr. The homes on Glenhaven Av and Rodeo Dr were speculation, the Glenhaven house appearing in 1960's Home-O-Rama real estate show and the Rodeo Dr house was offered for sale for at least eight months.

## Other Contributing Factors

As described in the above *Architectural Description*, 2139 Archdale retains almost all of its original features and maintains a very high degree of integrity. In fact, when it was put on the market for the first time in the fall of 2021, the real estate ad read, "Mid-century modern time capsule!"<sup>13</sup> 2139 Archdale also serves as an intact exemplar of mid-century modern design by Cowan & Bussey, compared to many of their other works and projects which have been significantly altered or demolished.

The contractor and builder was William Don Bell of Rowalt, Inc. who built other custom, architect designed, mid-century houses in the Victoria Groves neighborhood including, 2122 Archdale, 2130 Archdale, 2158 Fielding, 2220 Drummond, and 5134 Stonewood.<sup>7</sup>

Finally, Dr. Fred Z. Havens, Jr. and Mrs. Barbara Havens were active members of the Riverside community. Dr. Havens was the eighth member of the Riverside Medical Clinic, then located in the Mission Inn Rotunda, joining in 1953 and serving the Riverside community for 55 years of active practice. In 1984, he joined 18 physicians at the Riverside Medical Clinic to form the non-profit RMC Charitable Foundation focusing on improving the health and quality of life in the Inland Empire.<sup>14</sup>

Mrs. Havens was active in many charitable Riverside organizations including the Riverside Art Association, where she chaired the annual art show, and hosted multiple charitable events at her home including for the Junior League and Panhellenic Home tour (2139 Archdale was a featured home in 1970).<sup>15</sup>

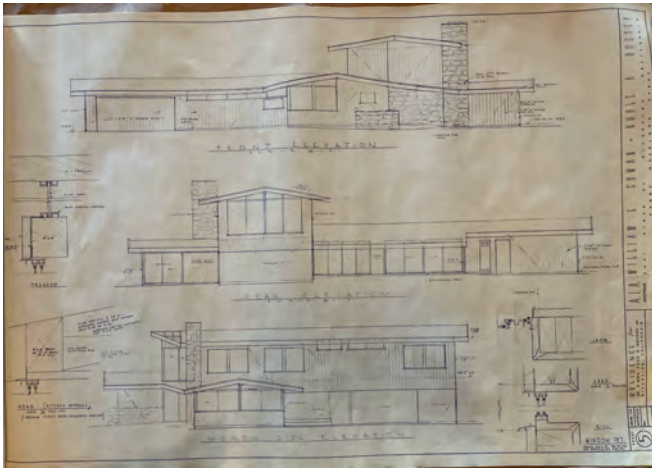
This home perfectly captures the spirit of the 1960s in Riverside, a time when a local doctor and his wife could build a custom home designed by a local architecture firm, raise a family there, and continue to contribute to their community for the next 60 years.

## 21. Sources

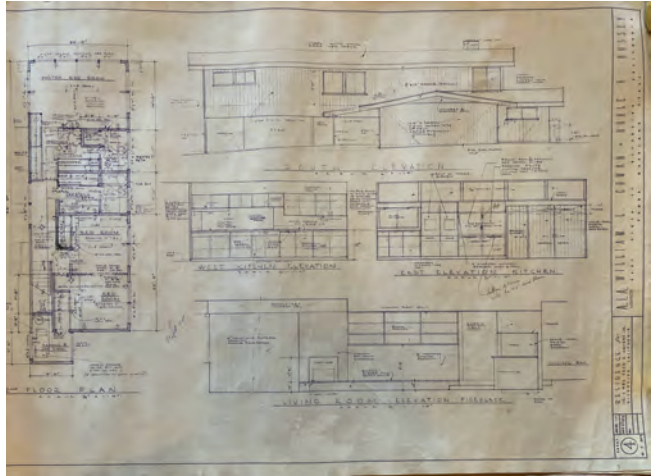
1. Weissert, Carol, "Where the living is comfortable..," *Riverside Daily Press*, "The Press," September 25, 1970, page 11.
2. Cowan & Bussey, AIA, "'A Residence for Dr. & Mrs. Fred Z. Havens, Jr., Riverside, California' Blueprints", 1959, Sheet 1-7.
3. Cowan & Bussey, AIA, "'A Residence for Dr. & Mrs. Fred Z. Havens, Jr., Riverside, California' Specifications, Set #4 and Addendum #1 & #2," 1959.
4. City of Riverside, "Building Permit #35688," April 29, 1960.
5. Riverside County, "Parcel Report: 2139 Archdale St," APN 222-091-004-8.
6. Davidson, J.F., Civil Engineer, "Victoria Groves Unit No. 8 Map, As recorded in map book 4, page 59, records of Riverside County, California", 1958.
7. City of Riverside, "Building Permit Search = 'Address of Entry,'" <https://aquarius.riversideca.gov/permits/Browse.aspx?dbid=0>.
8. City of Riverside, "Modernism Context Statement," November 2009.
9. Historic Resources Group, "City of Riverside, Citywide Modernism Intensive Survey," September 2013.
10. Hess, Alan, *The Palm Springs School: Desert Modernism 1934-1975*, Rizzoli, 2025.
11. Garner, Randy, "Desert Modernism: Where Sleek Design Meets the Desert's Beauty," January 20, 2026, <https://visitpalmsprings.com/blog/post/desert-modernism-2/>.
12. Manning, David, "Appendix: Cowan & Bussey, AIA Architects," 2026.
13. Alewine, Brad, "2139 Ardale St Real Estate Listing," <https://bradalewine.com/properties/2139-archdale-street-riverside-ca-92506-iv21233565>.
14. "Fred Havens, Jr. MD," *The Press-Enterprise*, May 20, 2020, page 17.
15. "Barbara Havens," *Inland Valley Daily Bulletin*, March 5, 2023, page 9.

## 22. Photographs

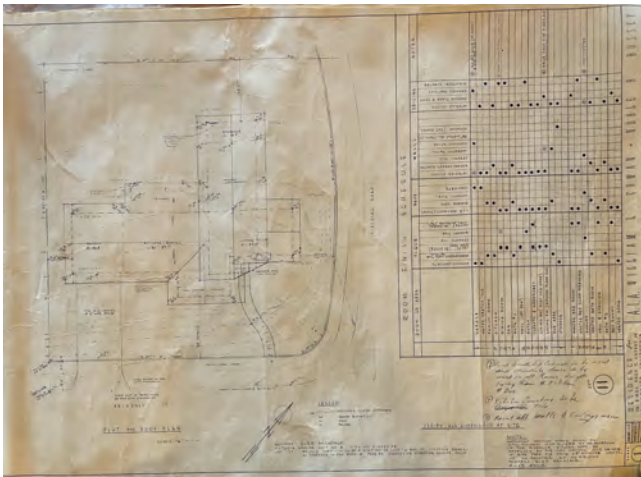
### Historic



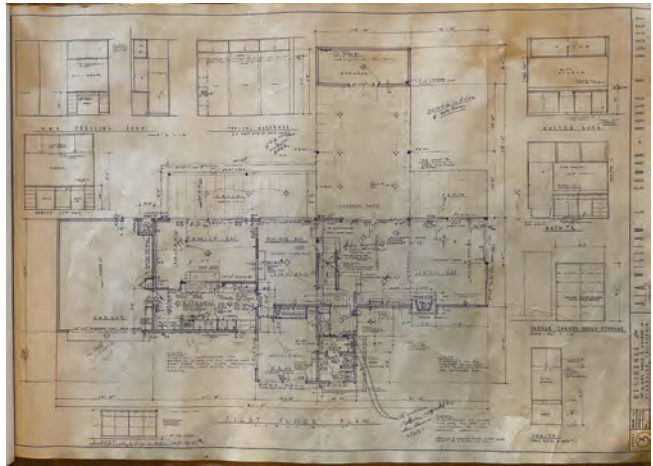
Original Blueprint - Front, Rear, and North Side Elevation<sup>2</sup>



Original Blueprint - South Side Elevation, 2nd Floor Plan, Living Room & Kitchen Detail<sup>2</sup>



Original Blueprint - Plot Plan<sup>2</sup>



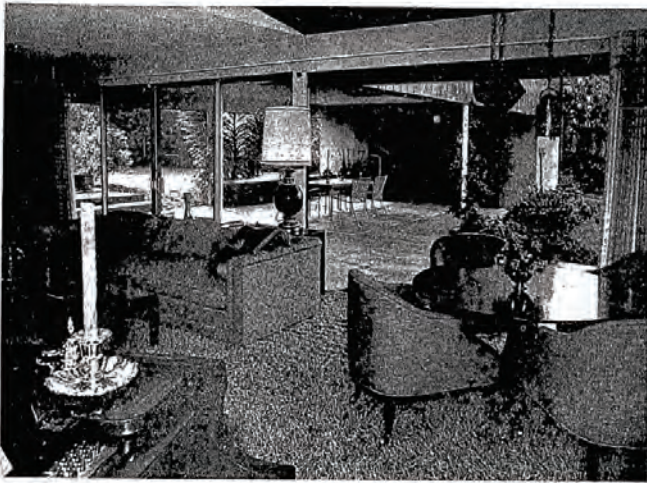
Original Blueprint - First Floor Plan<sup>2</sup>



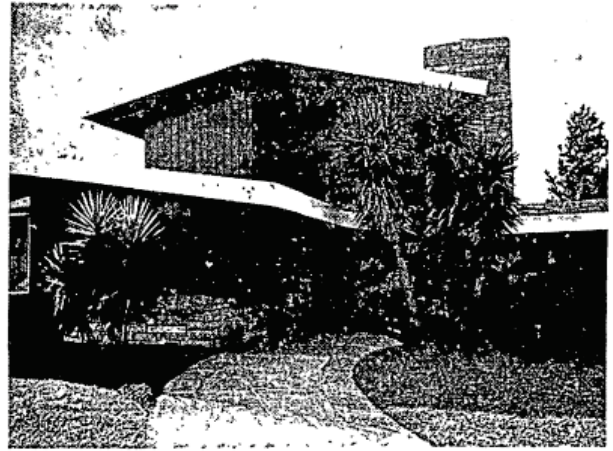
Original Specifications Sheet<sup>3</sup>



Original Specifications Sheet<sup>3</sup>



Living Room looking out through to the patio that is covered by the 2nd floor (1970)<sup>1</sup>



Front of the house (1970)<sup>1</sup>

### Current



Northwest Corner of Archdale and Fielding



Main Entrance showing desert rock veneer chimney and planter as well as eggcrate cutout



First Floor Bedroom Suite



Front of House showing First Floor Bedroom Suite, Kitchen Wing, and Garage



Archdale Facing Side of Home



View of original kitchen clerestory windows under overhanging eaves.



Fielding Facing Side of Home: Living Room & Second Story with low-pitched, gabled rock roofs.



View Looking South, up Fielding: Master Suite with large original clerestory and single pane windows.



View looking from backyard: Second Story with covered patio under it and adjacent portico. Shows examples of long, horizontal massing and passive cooling features of home.





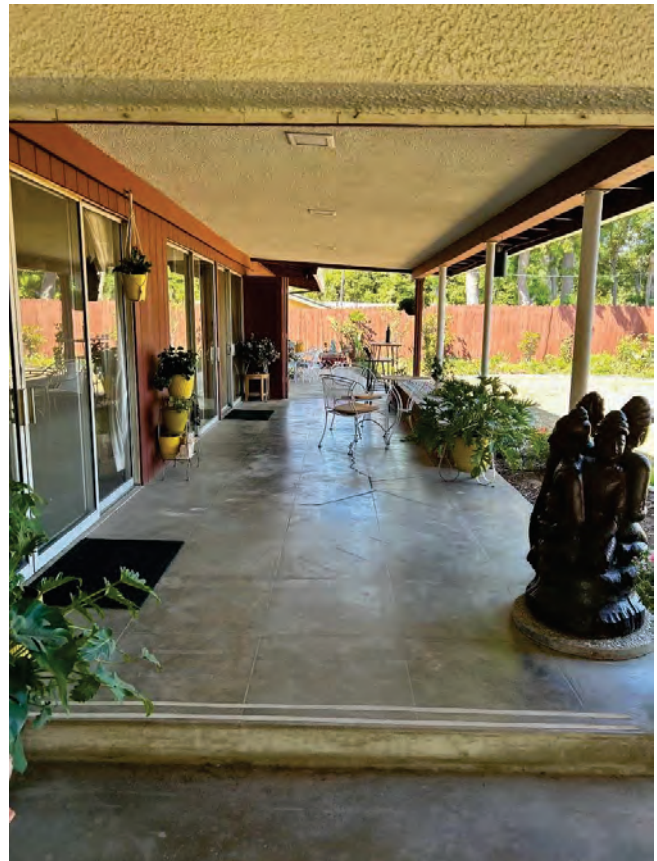
View looking from side yard: Second Story bedrooms and baths with covered patio under. Large overhanging eaves are observable on both stories.



Living Room showing rock roof, and its original large single pane floor-to-beam window.



Patio highlighting indoor/outdoor living and passive cooling features.



Portico provides a direct connection from outside to the original family room and dining room.



View from original Family Room with access to Portico showing the wall of windows and sliding glass doors. Original Terrazzo inspired homogenous vinyl floor covers the room.



View from Living Room with access to Patio: stairs to second story divide the Living Room and original Dining Room. Original wood plane & beam ceiling as well as the post & beam construction are visible.



View of Living Room from Patio. Original brick fireplace, quarry-tile hearth and built-in wood shelves and paneling are showcased.



View from backyard showing original dining & family rooms. The unique counter-level pocket door opening to the kitchen is visible.

## Appendix: Cowan & Bussey, AIA

*The wheels of progress will bring in modern architecture with fresh, clean lines inspiring a combination of scale, form, space and an environment that suggests a happy, healthy way of living for the City of Riverside. ... With our architects being given the freedom required for designing, you may expect Riverside to be an architecturally outstanding city - contrasting the old with the new. The result will precisely illustrate that progress is a most important asset to our community. - William L. Cowan<sup>1</sup>*

The architecture firm Cowan and Bussey was very active in the 1960s in Riverside and in the surrounding Inland Empire completing over 70 known structures, developments, and proposals between 1958 and 1972. Their major commissions include a variety of churches, residential (single-family custom houses and tract homes, high end townhomes, and multi-family apartments both low-income and market rate), commercial offices and industrial warehouses, and educational and medical buildings.

### Education & Professional Practice

Both William L. Cowan (1922-1993) and Noble R. Bussey (1927-2018) were Riversiders. Cowan was born in Tennessee but his family moved to California settling in Perris and then Riverside. While in high school at Poly HS, Cowan trained with local Riverside architects Herman O. Ruhnau, AIA, and G. Stanely Wilson, AIA. He attended Riverside City College, then enrolled in the Navy during WWII, continuing his education with a military focus at the University of Redlands, Northwestern University Midshipman School, and Advanced Line Officers School, Florida. After the war, he continued his education at the College of Architecture, University of Southern California, earning a BA in Architecture in 1952. While at USC, he trained again under G. Stanely Wilson, AIA of Riverside, in addition to William Reed, Architect of Bell, California and D.S. Reynolds, Engineer of Los Angeles. He worked at G.W. Galloway Co in South Pasadena, as Chief Engineer & Architect from 1952 until opening his own firm, William L. Cowan & Associates in 1956 in Arcadia, moving back to Riverside in 1957 and establishing an office at 3681 6th Street. In 1954, he obtained membership in the American Institute of Architects, Pasadena Chapter, transferring to the newly created Inland California AIA Chapter in 1966.

Likewise, when Bussey was at Poly HS he trained under G. Stanley Wilson, AIA. Bussey graduated from the University of Berkeley around 1952, then returned to Riverside. He was very active in the Arlington Foursquare Community.

*Cowan & Bussey, AIA: Architecture, Engineering, Planning* was established in 1959 and located at the 6th St. office. The firm expanded to have an additional office in San Bernardino in the late 60s across from the courthouse on Arrowhead Ave. Dean Brown, Charles J. Brown, and Sigmar Hofmann became partners with Cowan & Bussey, forming Cowan, Bussey, Brown, Brown & Hofmann in the early 1970s and moved into a new office at their newly designed building, 6403 Riverside Ave, in 1973. By 1978, Cowan had left the firm and it was known as Bussey, Brown, Brown, & Hoffman.

### Architectural Design & Style

All Cowan & Bussey designs had a distinct mid-century modern architectural style and aesthetic. Their commissioned churches and residential designs share desert modernism design. The buildings respond to the Mediterranean climate of Riverside with flat, low-pitched, or warped roof design, post & beam construction allowing large overhanging eaves with large barge board fascia "shielding endless panels of glass from the

sun,”<sup>14</sup> long horizontal planes with clearstory windows, and covered porticos, patios and lanai. Buildings were also connected to place, using the natural elevation and land features, and often situated toward the mountain view and nature with large walls of windows and/or sliding glass doors. These structures also incorporated the use of natural materials inside and out including stone and wood panel siding, integrated stone planters, rock roofs and desert landscaping.

Entrances of their industrial, commercial and medical buildings often had concrete overhangs in barrel or folded plate designs. Tree/plant cutouts were also incorporated into the flat roof designs. For their industrial buildings they employed tilt-up construction, with mid-century modern design elements including concrete shadow and breeze block utilization. (City of Riverside Corporation Yard (1962), Bourns Inc. Headquarters (1961-64), Knights of Pythias Hall (1966) Circle K Markets (1966))

They also experimented with building shapes. Their designs for two RUSD elementary schools, Harrison (1964) and Castle View (1966) had “unique” oval and hexagon shapes, both consisting of modules incorporating indoor and outdoor space. Both their Palm Ave Riverside Convalescent Hospital (1962) and St. George’s Episcopal Church (1966) have a circular design with low-pitched roofs.

Their designs also match the needs of the specific developers and builders they partnered with. For example, when working with John De Gennaro, their rectangular office building designs contained walls of glass in the international style of design (Data Processing Center of Riverside (1962) and De Gennaro Office (1962)). While their partnering with Flory Real Estate Development resulted in commercial designs moving toward new formalism design with large, sleek columns (Magnolia Professional Buildings (1965)).

When partnering with Riverside-San Bernardino Counties Council of Churches, their low-income multi-family houses share mid-century modern aesthetics of horizontal planes, flat roofs and overhanging eaves, but with terracotta and spanish design influence in materials used (stucco and terracotta, muted color pallet). (Pueblo Casa Blanca (1968) and Colton Community Homes (1968)) That same design aesthetic can be seen in their dorm design for California Baptist College/University dormitories (1968) and the Life Sciences (Biology) building for Riverside Community College (1967).

## **National Recognition and Importance in Riverside and the Inland Empire**

The firm was recognized nationally placing in the top ten designed industrial plants in 1962 by Factory Magazine<sup>19</sup> and the Cowan Residence #1 (4269 Miramonte Pl) was featured in a 6-page color spread in the Summer 1967 Architectural Digest Magazine.<sup>20</sup>

As Riverside was rapidly expanding during the 1960s, Cowan & Bussey contributed to new buildings and developments in those expanding areas. Their custom residential buildings added to the expanding Victoria Groves development. Their motels and restaurants added to the growing motel district on now University Avenue. Their office buildings and churches dot Magnolia Center, then a new shopping and business center of Riverside. Their school designs served the new suburbanization of South Arlington and Canyon Crest. Their industrial designs grounded new developments including in the Hunter Industrial Park and the Riverside City Corporation Yard.

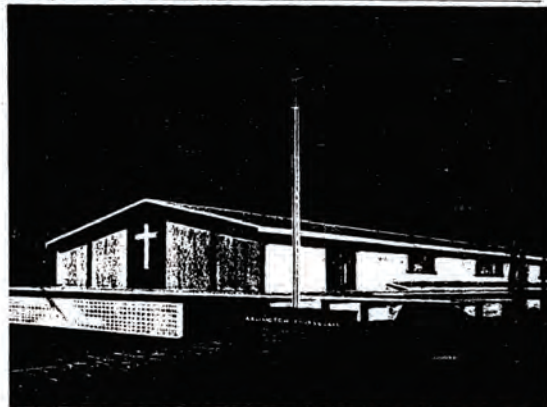
Their work with the Riverside-San Bernardino Counties Council of Churches and its rent supplement project was the first of its kind of its size on the West Coast, and the first of its kind owned and operated by the churches.<sup>21</sup>

## Known Works

### Religious:

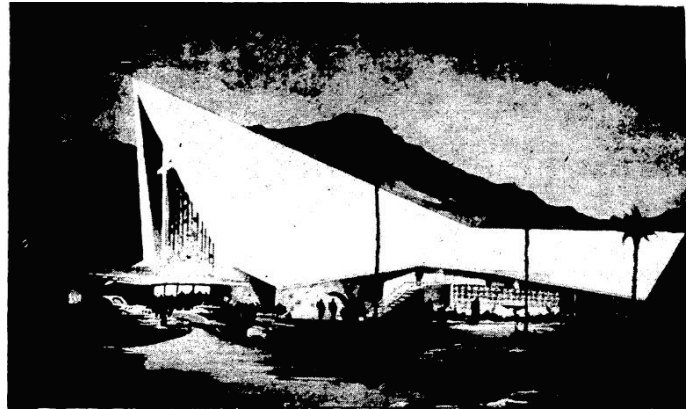
*"I also design many churches but the success is never evident until the first sinner kneels at its altars."* - Noble R. Bussey, *Foursquare World Advance*, Volume 5, #3, November 1968

- Arlington Foursquare Church (1959), 9085 California Av
- Bethel Assembly of God (1959), 3669 Madison Av
- <sup>A</sup>Church of Christ (1960) 6160 Riverside Av
- Calvary Temple (1966), 1224 Main St
- <sup>C</sup>St. George's Episcopal Church (1966), 950 Spruce St
- <sup>D</sup>University Baptist Church (1969 addition), 3334 Iowa Av



Architect's drawing shows new Arlington Foursquare Church as it will appear following completion.

Arlington Foursquare Church (1959)



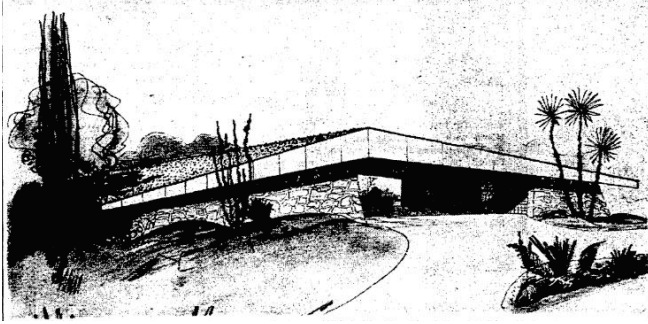
Church of Christ (1960)



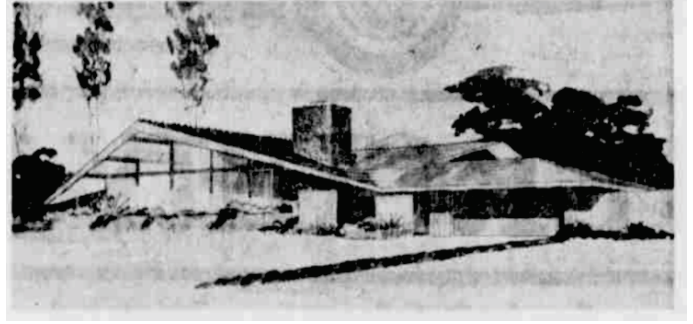
Calvary Temple (1966)

### Single-family Residences:

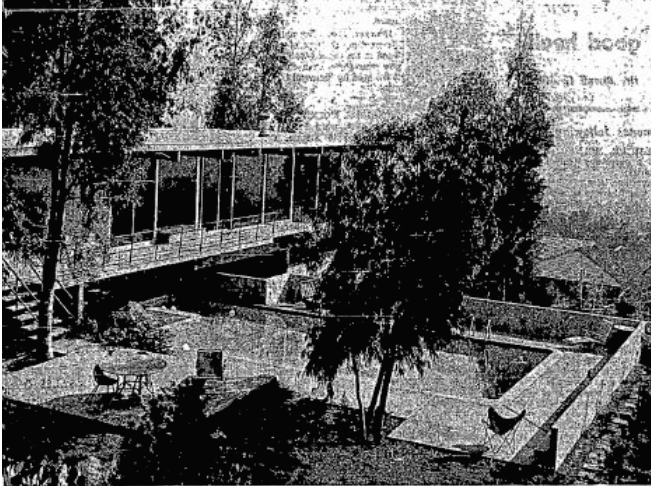
- Mr. & Mrs. Harmon C. Brown Residence (1950), 4285 Glenwood Dr
- <sup>E</sup>Budd House (1959), 4942 Rodeo Rd
- <sup>G</sup>Dr. & Mrs. Fred Z Havens Residence (1960), 2139 Archdale St
- <sup>B</sup>Home-O-Rama "Fashions in Square" (1960), 5451 Glenhaven Av
- 1957 Elsinore Rd (1961)
- <sup>G</sup>Vernon S. Tegland Residence (1963), 2130 Archdale
- <sup>B</sup>Charles Ford Residence (1964) 2220 Drummond Dr
- <sup>A</sup>William Cowan Residence #1 (1965), 4269 Miramonte Pl
- William Cowan Residence #2 (1972), 2291 El Captain Dr



The Budd House (1959)



Home-O-Rama "Fashions in Square" (1960)



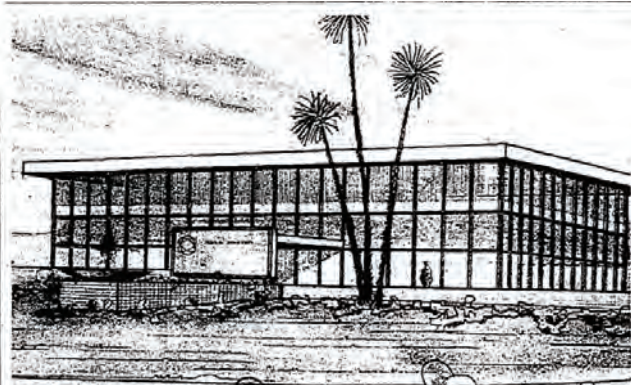
William Cowan Residence #1 (1965)



William Cowan Residence #2 (1972)

### Commercial Offices:

- Data Processing Center of Riverside (1962), 6600 Jurupa Av
- FDe Gennaro Office (1962), 6905 Brockton Av
- Flory Real Estate & Development Corp (1964), 6848 Magnolia Av
- FMagnolia Professional Buildings (1965), 6770-6794 Magnolia Av
- D,FCentral Plaza Financial Center (1969), 3600-3640 Central Av
- Riverside Schools Credit Union (1972), 6403 Riverside Av



Data Processing Center of Riverside (1962)



Central Plaza Financial Center (1969)

**Commercial:**

- La Paloma Restaurant (1958), 1795 8th St (University) *Demolished 2004*
- Caravan Inn (1959), 1860 8th St (University) *Demolished 2002*
- Pitruzzello's Restaurant (1959), 287 W La Cadena Dr
- Business Center (1965), 5335-5347 Arlington Av
- Riverside Automotive Center (1965)
- Riverside National Bank (1966), 6800 Brookton Av
- <sup>B</sup>Circle K Market (1966), 3264 Maude St w/ at least 16 other locations throughout the Inland Empire and Low Desert



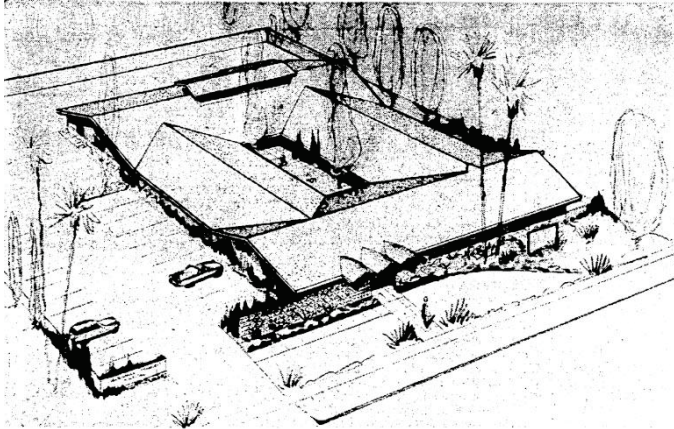
La Paloma Restaurant (1958)



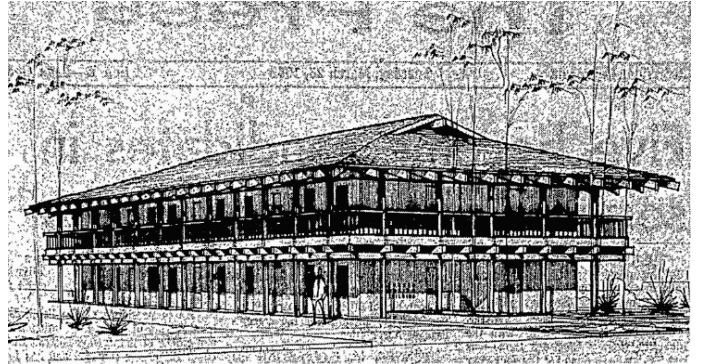
The Caravan Inn (1959)

## Medical:

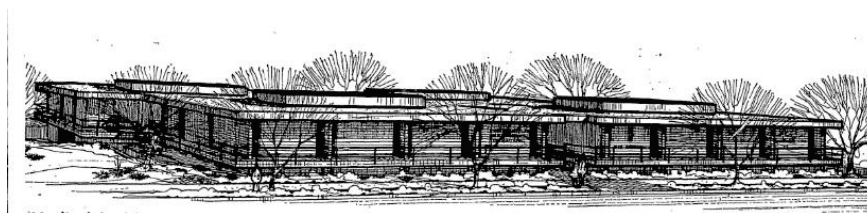
- Riverside Convalescent Hospital (1962), 4768 Palm Av
- Alta Vista Convalescent Hospital (1963), 9020 Garfield St
- Community Medical Building (1967), 4400 Brockton Av *Demolished 2025*
- Medical Center (1968), 7150 Brockton Av



Alta Vista Convalescent Hospital (1963)



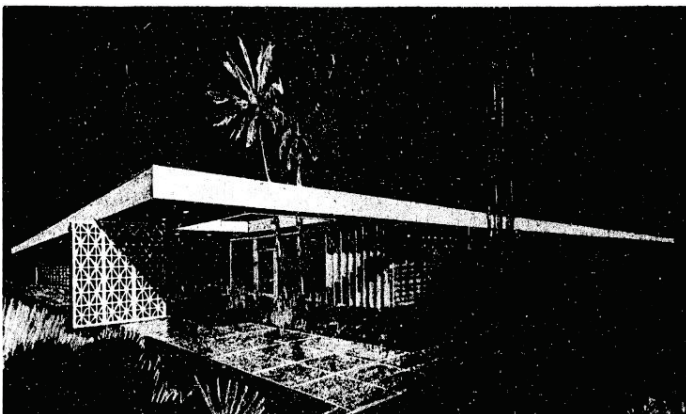
Medical Center (1968)



Community Medical Building (1967)

## Public:

- Riverside County Flood Control Office Building (1960), 1995 Market St
- Islander Swim Club (1961), 3794 Mt. Vernon Av
- Don Jones Park (Little League Park) (1964), 3995 Jefferson St



Riverside County Flood Control Building (1960)



Islander Swim Club (1961)

## Industrial:

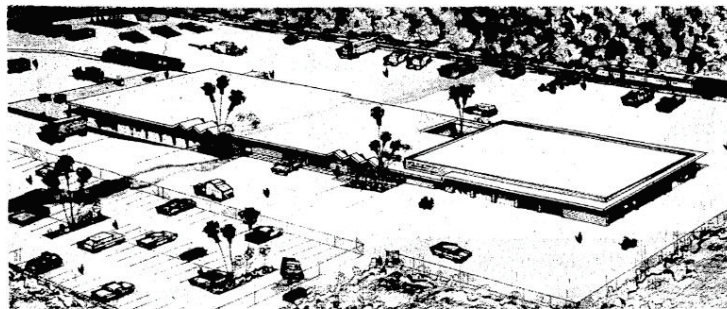
- <sup>A,F</sup>Bourns, Inc. Headquarters (1960-1964), 1200 Columbia Av
- RUSD School Maintenance & Warehouse Center (1961), 3070 Washington St
- City of Riverside Corporation Yard (1962), 8095 Lincoln Rd
- California Department of Food & Agriculture (1963), 3180 Cridge St
- Bianco Distributors (Gallo Wines) (1964), 660 Iowa Av *Demolished*



Bourns, Inc. Headquarters (1960-1964)



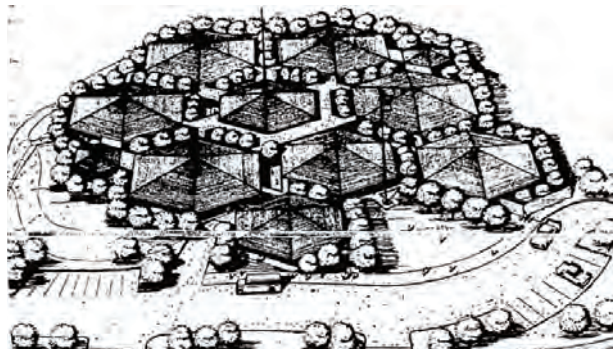
Bianco Distributors (Gallo Wines) (1964)



City of Riverside Corporation Yard (1962)

## Riverside Unified School District:

- Harrison Elementary School (1964), 2901 Harrison St
- RUSD Projects (1966), Various Locations
- <sup>B,F</sup>Castle View Elementary School (1966), 6201 Shaker Dr



Castle View Elementary School (1966)

## Higher Education:

- Knights of Pythias Hall (Borns Hall, CBU) (1966), 3750 Adams St
- Life Science (Biological) Building, Riverside City College (1967), 4800 Magnolia Av
- Master Plan, California Baptist College (1967), 8432 Magnolia Av
  - Smith Hall, Dormitory, California Baptist College (1967), 8525 Diana Ave
  - Simmons Hall, Dormitory, California Baptist College (1967) 8555 Diana Av
  - Van Dyne Field House, California Baptist College (1967), 8432 Magnolia Av



Master Plan California Baptist College (1967)

## Low-Income Multi-Family Housing:

*“Architect William Cowan, who is designing the facility, complained about the strictness of the regulations. ‘So Riverside can’t take care of the poor because we have to provide for two to three cars for each family,’ he said. ‘Pretty soon we’re going to have to create a zone for the poor, I guess.’” - Riverside Daily Press, April 19, 1968*

- Colton Community Homes (1968), 2001 N Rancho Ave, Colton, CA
- Pueblo Casa Blanca (1968), 7650 Lincoln Av (2801-2883 Grace St)
- Mecca Vineyards Apartment Complex, (1970), 83385 Gemini St, Indio, CA
- Meadowbrook Park and Tower Apartments (1971), 191 W 2nd St, San Bernardino, CA



Meadowbrook Park and Tower Apartments (1971), San Bernardino, CA

## Single-Family Townhomes:

*“A prime example of proper use of land where hills are involved” - William L. Cowan, Press Enterprise, June 29, 1972*

- Sunset Ridge (1972), El Captain Dr

## Single-Family Tract Houses:

*"Especially significant is the fact that the six basic plans were all developed and designed by Cowan and Bussey, nationally known, award winning AIA architects and offer many unusual and stimulating concepts never before shown to the home buying public" Press-Tribune (Roseville), June 16, 1961*

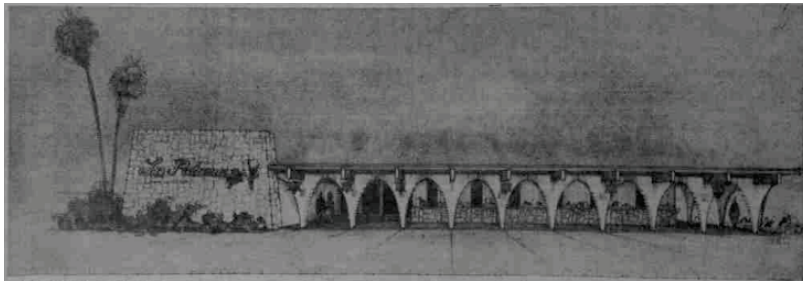
- Six House Plans for Champion Oaks (1961), Champion Oaks, Roseville, CA
- Aloha Homes (1961), Orange CA

## Multi-Family Apartments:

- Brockton Manor (1961), 3643 Brockton Av
- The Waldorf (1964), 3439 Anderson Av

## Outside Riverside:

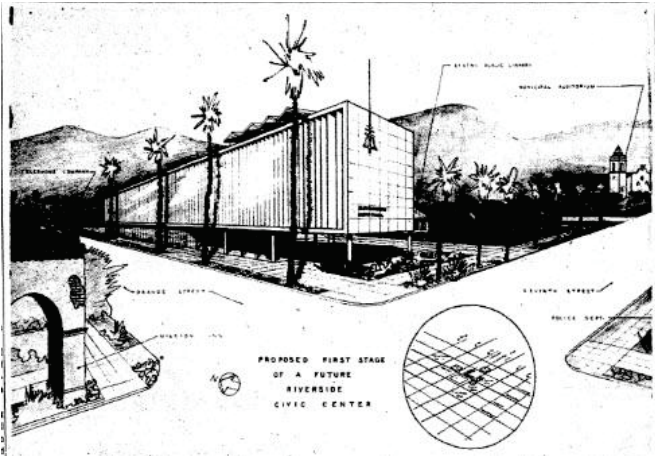
- La Paloma Restaurant (1963), 14882 Holt Av, Tustin, CA
- Bel-Air Apartments (1964), Banning, CA
- Shopping Center (1964), Banning, CA
- La Mesa Hospital (1964), San Diego CA
- Post Office (1966), 66321 Pierson Blvd, Desert Hot Springs, CA
- Lawler Youth Camp (1972), 19751 CA-243, Idyllwild-Pine Cove, CA



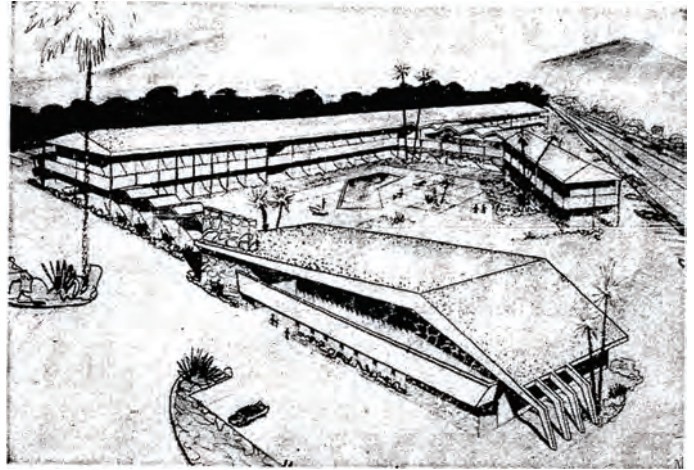
La Paloma Restaurant (1963), Tustin, CA

## Proposals/Unbuilt:

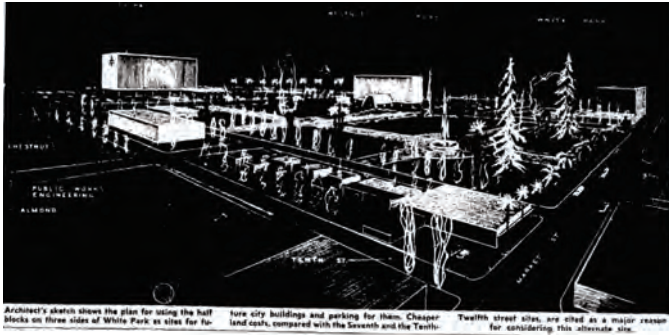
- Riverside Civic Center Proposal #1 (1958)
- 8th St (University) 96-Unit Motel (1959)
- Riverside Civic Center Proposal #2 (1960)
- 9th St Nursing Home (1960)
- "Book of Life" Building, California Baptist College (1963)
- Victoria Avenue Townhomes (1963)
- Rubidoux Low-Income Apartment Proposal (1969)
- Sedgwick Av Low-Income Apartment Proposal (1969)



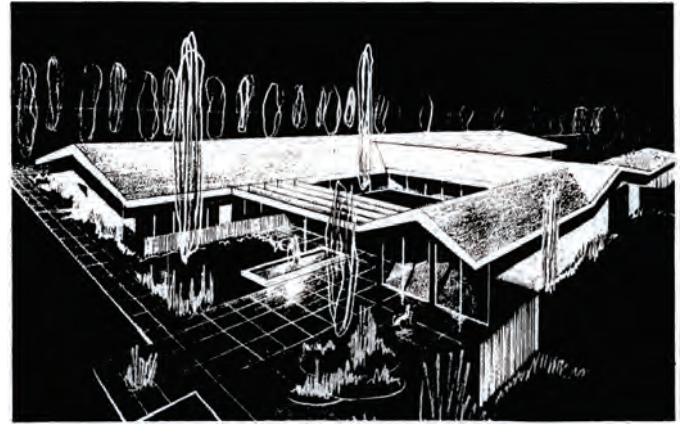
Riverside Civic Center Proposal (1958)



8th St (University) 96-Unit Motel (1959)



Riverside Civic Center Proposal #2 (1960)



9th St Nursing Home (1960)



Sedgwick Av Low-Income Apartment Proposal (1969)

- <sup>A</sup> Individual Properties Eligible for Listing in the California Register (3CS, 5S3)
- <sup>B</sup> Individual Properties Eligible for Local Listing (Landmark or Structure of Merit) (5S3)
- <sup>C</sup> Individual Properties that Appear Historically Significant but Require Further Study (7R)
- <sup>D</sup> Individual Properties that Do Not Appear Eligible for Designation (6Z)
- City of Riverside, Citywide Modernism Intensive Survey, September 2013
  
- <sup>E</sup> Individual Properties Eligible for Listing in the National Register under Criterion C.(3S/5S3),
- <sup>F</sup> Individual Properties listed in Riverside Modernism Historic Context Statement Study List
- <sup>G</sup> Pictured in Appendix IV, The Work Study Program for the Victoria Groves Neighborhood
- City of Riverside, Modernism Context Statement, November 2009

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10. "USC Architectural Display at College," *Riverside Daily Press*, March 31, 1949, page 4.
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Bethel Assembly of God (1959), 3669 Madison Av

27. "Young Man's Faith Builds Church From Small Start," *Riverside Daily Press*, November 19, 1966, page 8.

#### Church of Christ (1960), 6160 Riverside Av

28. "Planned Church," *Riverside Daily Press*, November 15, 1958, page 5.
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30. "Church Site Across From Plaza," *Riverside Daily Press*, October 10, 1959, page 15.
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32. "Beauty In New Design," *Riverside Daily Press*, September 17, 1960, page 4.
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34. "Ribbon Cutting Tomorrow Opens New \$500,000 Calvary Temple," *Riverside Daily Press*, February 12, 1966, page 10.

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41. Parrish, Nancy, "29th Annual Vintage Home Tour "A Midcentury Moment" Guide", Old Riverside Foundation, 2022, page 5

#### Dr. & Mrs. Fred Z Havens Residence (1960), 2139 Archdale St

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#### Home-O-Rama "Fashions in Square" (1960), 5451 Glenhaven Av

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#### William Cowan Residence #1 (1965), 4269 Miramonte Pl

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47. Barlett, Maxine, "An Architect's Dream Come True," *Riverside Daily Press*, January 24, 1967, page 14.
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55. "Near Airport," *Riverside Daily Press*, April 20, 1962, page 19.

#### Flory Real Estate & Development Corp (1964), 6848 Magnolia Av

56. "New Office Building Opens," *Riverside Daily Press*, August 4, 1964, page 4.

#### Central Plaza Financial Center (1969), 3600-3640 Central Av

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60. "Grand Opening," *Riverside Daily Press*, August 12, 1958, page 11.

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