

CULTURAL RESOURCES SURVEY REPORT

Historic Resources Survey, Inventory, and Evaluation

CASA BLANCA & EASTSIDE COMMUNITIES

Prepared for

City of Riverside
Planning Department
Riverside, California 92522

Prepared by

PCR Services Corporation
233 Wilshire Boulevard, Suite 130
Santa Monica, California 90401

October 2001

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EXECUTIVE SUMMARY

The Casa Blanca and Eastside Cultural Resources Survey was prepared by PCR Services Corporation of Santa Monica, California. The purpose of the survey was to identify and document potential cultural resources located within the Casa Blanca and Eastside neighborhoods, and use the findings of the survey to address future planning concerns within the two communities.

Project methodology, as called for in the scope of work, included a review of existing documentation on properties within the survey areas, several windshield surveys and an intensive-level survey, photographic documentation of buildings and structures, additional research to determine construction dates and assess architectural quality and integrity, and preparation of an historic context statement. Identified properties were evaluated for significance according to the National Register of Historic Places Criteria, Title 20 of the Riverside Municipal Code, and for eligibility for listing in the California Register of Historical Resources. Only properties constructed on or before 1950 were evaluated for historic significance in accordance with the procedures established by the City's Planning Department. Results of the survey work were recorded on the appropriate State of California Historic Resources Inventory forms (DPR 523 forms).

Approximately 1,400 properties within both the Casa Blanca and Eastside communities were surveyed and assigned a National Register of Historic Places Status Code 1 through 6 (see Section II. Project Methodology for rating code definition).

Casa Blanca

- 1 property recommended for National Register listing and National Historic Landmark designation (Casa Blanca School);
- 1 property recommended for National Register listing (site of the Casa Blanca Depot);
- 1 property currently listed as a local landmark (Villegas house-3105 Madison Street);
- 33 properties recommended as Structures of Merit;
- 86 properties merit special consideration in the local planning process;
- 152 properties identified as not historically and/or architecturally significant;
- No historic districts or neighborhood conservation areas identified.

Eastside

- 1 property listed in the National Register of Historic Places (University Heights Junior High School-2060 University Avenue);
- 3 properties designated as local landmarks (2921 Sixth Street, 2933 Seventh Street, 2374 Seventh Street);
- 1 property potentially eligible as a local landmark (2442 Prince Albert Drive);
- 15 properties designated as Structures of Merit;
- 64 properties appear eligible for Structures of Merit designation;
- 2 areas designated or formerly eligible for local historic district designation (Seventh Street and Ninth Street);
- 1 area recommended as a potential historic district (4700 block of Somerset Drive);
- 1 area recommended as a neighborhood conservation area (3300 block of Eucalyptus Avenue);
- 260 properties identified eligible for special consideration in the local planning process;
- 594 properties identified as not historically and/or architecturally significant.

The survey efforts are intended to serve as a foundation for future land use and historic preservation decisions and to involve these two communities in the important process of understanding and articulating their historic roots.

I. INTRODUCTION

A. STATEMENT OF PURPOSE

The Casa Blanca and Eastside Cultural Resources Survey project was prepared by PCR Services Corporation for the City of Riverside Planning Department, as partial fulfillment of a Community Development Block Grant (CDBG) as administered by the City. Credit is also given to the Casa Blanca and Eastside Neighborhood Advisory Committees (NAC) for appropriating the funds for the survey work. The survey identified and documented potential historic resources located within the Casa Blanca and the Eastside neighborhoods. The survey efforts are intended to serve as a foundation for future land use and historic preservation decisions and to involve these two communities in the important process of understanding and articulating their historic roots.

B. PROJECT DESCRIPTION

In March 2000, the City of Riverside Planning Department awarded PCR Services the contract to conduct historical research and complete a cultural resources survey of Riverside's Casa Blanca and Eastside communities. Prior to the completion of the survey work most of Casa Blanca and portions of the Eastside neighborhood had not been surveyed. According to the City's Request for Proposal, of the approximately 1279 properties in Casa Blanca, 269 were identified as being built before 1950; approximately 101 properties were of unknown built date. In the Eastside, approximately 978 of the area's 2269 properties were identified as being built before 1950; approximately 234 were of unknown build date.

This survey was prepared according to the State Office of Historic Preservation's (OHP) *Instructions for Recording Historical Resources*. Properties were evaluated based on the criteria established by the City's local cultural resources ordinance (Title 20), the California Register of Historical Resources, and the National Register of Historic Places. The consultant worked closely with the City's Planning Department staff to create a comprehensive, detailed, and usable survey document.

C. PROJECT LOCATION

Casa Blanca

The Casa Blanca community lies to the southeast of downtown Riverside and is bounded by Mary Street on the east and the 91 Freeway/Indiana Avenue on the north. Victoria Avenue bounds Casa Blanca on the south, while the railroad tracks that parallel Jefferson Street run along the west boundary.

Casa Blanca was founded as a community for citrus and railroad laborers in the late 1870s. At times Casa Blanca included Italian, Mexican, Japanese, and Chinese laborers. By

1900, however, it was largely a Hispanic community. In Casa Blanca, laborers were able to obtain small parcels of land inexpensively from area farmers. This practice helped assure a consistent labor supply for the citrus and agricultural industry. Casa Blanca has the distinction of being one of the oldest continuously owned and occupied Hispanic communities within California.

Eastside

The Eastside community is situated on the eastern edge of Riverside and is bounded on the north by Third Street, on the south by Prince Albert Drive/Woodbine Street, Kansas and Ottawa Avenues on the east and the 91 Freeway/Vine Street to the west.

The growth and development of the Eastside coincided with the boom years of the 1880s when Riverside and Southern California in general, experienced a period of tremendous growth. The first impetus for development in the Eastside occurred around 1882, when Matthew Gage built the Gage Canal bringing water to the eastern Riverside plain. The new canal was one of the circumstances making possible White's Addition, the first town-lot expansion of the original Mile Square, recorded in May 1886. The Eastside has played an important role in the ethnic history of Riverside. By 1900, African- and Mexican-Americans had settled within the city's Eastside, with the Hispanic community centered to the south of University Avenue (formerly Eighth Street), and the African-American community to the north.

II. PROJECT METHODOLOGY

A. PRE-FIELD RESEARCH

In order to identify and evaluate the properties as potential historic resources, a multi-step methodology was utilized. The consultant performed a records search and review of the National Register of Historic Places and its annual updates, the January 2000 California Historic Resources Inventory maintained by the State Office of Historic Preservation (OHP), and the City of Riverside Historic Resources Inventory List to determine existing evaluations and designations of any properties located within the two communities.

The consultant collected and reviewed relevant historic images, documents, and archives including those provided by the City of Riverside Planning Department and those on file at PCR prior to conducting sites visits and further research. In addition, the consultant reviewed and analyzed ordinances, statutes, regulations, bulletins, and technical materials relating to federal, state, and local historic preservation designation assessment processes and related programs.

B. FIELDWORK

The consultants verified the properties for inclusion in the survey by conducting several preliminary windshield surveys. This windshield survey process involved driving the survey areas and noting the general distribution and character of the buildings, structures, and landscapes within the two neighborhoods. Different architectural styles, periods, and modes of construction were also noted. Discrepancies in street addresses were resolved by additional site visits to the properties in question. In addition, building materials and architectural details not visible or unclear in the photographs were checked by returning to the field for on-site verification. The fieldwork also included photographing all inventoried properties in digital format.

C. PHOTOGRAPHY

Digital photographs for all properties over 50 years old were taken by the consultants. All photographs were taken from the public right-of-way. Photograph logs dividing the properties into survey/database assignments were created for each sub-area within the two neighborhoods. These photographs are included on the DPR 523 Primary Record forms completed for each property surveyed.

D. GENERAL RESEARCH

From the onset, it was recognized that the volume of properties to be researched precluded an in-depth investigation of each site. The research, therefore, focused on answering basic questions through the use of readily available records. These questions included the date of original construction; the identities of original owners, builders, and architects (where

appropriate); the nature and date of significance; alterations to the property; who some of the residents or tenants were; what historical associations could be made; and how the surrounding neighborhood developed over time.

The following sources were utilized:

Riverside County Tax Assessor Records

Records were used to determine parcel number, estimate date of construction, legal description of a property, the number of units on a property, and name and address of current owner.

City of Riverside Building Permits

Hard copy building permits provided dates of construction, the names of the owners, builders, and architects (if any), the cost of the improvement, and varying kinds of information about the improvement on some of the properties.

City Directories

Names of original owners, taken from building permits and tax assessments, were investigated in city directories for the appropriate years. When found, the residence address, names of family members, and occupations were noted. Where available, reverse directories (i.e. listings by street number) were reviewed to identify residents who were not property owners.

Sanborn Maps

These large format maps include building footprints and information on construction details as well as property lines and street configurations. Early maps only documented the most densely developed sections of the Riverside. From 1908 (revised 1952), Casa Blanca was mapped. The Eastside was mapped from 1895 (revised 1908, 1930, and 1952). While not providing a specific year of improvement, these maps could establish a period of years within which a building appeared. They also document changes in building footprints, additional construction, original addresses, old street names, and former street patterns. The newer maps were used for comparison with the older ones, to clarify addresses and to document improvements to many of the properties.

Census Data

Census records from 1880, 1900, 1910, and 1920s were utilized to identify settlement patterns and the ethnic make-up of each community. Census data listed information on individual "head of family" members, and included their age, country of birth, native language, marital status, number and sex of dependants, occupation, and educational level.

Oral Histories

In order to supplement the general research and to understand the events, places, and people the residents of Casa Blanca and Eastside regard as important to their heritage, oral histories with selected individuals and/or groups associated with each community were conducted. Each session was video- and audio-taped. Copies of the oral history interviews were deposited at the appropriate neighborhood libraries and at the City's Main Public Library downtown for public review. See **Section III. Oral History Methodology** for additional information on this subject.

Other Resources

The consultant also researched the development history of the two areas by accessing original tract and subdivision maps and records where available. This material was used to determine dates and boundaries of subdivisions in the survey areas.

A systematic exploration of other resources included a review of other context statements on the City of Riverside. In addition, general histories, periodicals, brochures, memorabilia were used in the development of the context statement. Refer to the bibliography at this end of report for specific sources used in this project.

E. EVALUATION AND IDENTIFICATION OF PROPERTIES

The purpose of the evaluation process was to determine the significance, if any, of the potential historic resources within both neighborhoods and assign a numerical level of significance corresponding to eligibility for the National Register of Historic Places, California Register, or City of Riverside landmark; structure of merit status; historic district; or neighborhood conservation area. All surveyed properties were evaluated by the consultant and City staff for architectural integrity and historic significance using the criteria developed for the National Register as utilized by the California State Office of Historic Preservation (OHP).

The consultant and City staff used the evaluation instructions and National Register Status Code system prescribed by OHP in its booklet *Instructions for Recording Historical Resources* (1995). This system provides a three-digit evaluation rating code for use in classifying potential historic resources. The first digit indicates one of the following general evaluation categories for use in conducting cultural resources surveys:

1. Listed on the National Register of Historic Places;
2. Determined eligible for listing in the National Register of Historic Places;
3. Appears eligible for the National Register of Historic Places;
4. May become eligible for the National Register of Historic Places;

5. Not eligible for the National Register of Historic Places, but of local interest;
6. None of the above;
7. Undetermined.

The second digit of the evaluation code is a letter code indicating whether the resource is separately eligible (S), eligible as part of a district (D), or both (B). The third digit is a number that is coded to describe some of the circumstances or conditions of the evaluation. Under this evaluation system, categories 1 through 4 pertain to various levels of National Register eligibility. The California Register, however, may include surveyed resources through level 5 (e.g. structures evaluated as of local interest in the planning process even if they are ineligible for listing in the National Register).

Following the preparation of draft inventory forms, the consultant and City staff met to review the geographical distribution of extant resources, individual architectural integrity, development patterns in the survey areas, and historic contexts. Evaluations were made on the basis of these factors. (A more extensive list of "National Register Status Codes" is included in Appendix B of this report.)

F. DATABASE

A database designed in Microsoft Access by the consultants was utilized to record information collected on those properties surveyed. The initial data on those properties surveyed was obtained from the City and was imported into the consultant's database. Data fields listed in the database includes information such as property address, assessor parcel number, resource type, architectural style, property owner, function or use, NRHP evaluation code, photographic link, construction dates, architect, contractor, description link, and significance link. The consultant verified the initial data, made necessary corrections, and added relevant information to it throughout the survey process. The primary and secondary archival data collected included, copies of Sanborn Fire Insurance Maps, historic U.S.G.S. topographical maps, building permits, previous survey reports, tax assessor records, photographs, oral history statements, city directories, newspaper articles, and census records.

G. PREPARATION OF FINAL PRODUCTS

At the conclusion of the survey process, the consultant prepared a final report. This report included a statement of methodology, a historic context narrative of the two surveyed areas, the results of the survey and recommendations, bibliography, and state historic resources inventory forms (DPR 523). Further, a summary table providing the address, parcel number, construction date, architectural style, original use, current use, and National Register status code for each inventoried property is included in this report in Appendix C.

III. ORAL HISTORY METHODOLOGY

A. INTRODUCTION

The Eastside and Casa Blanca Cultural Resources Surveys involved three components: historical research, field survey, and oral history. The oral history component is of particular importance to this project because the community histories of Casa Blanca and Eastside have generally been largely excluded from the “official” written history of Riverside.

Oral history alone is not a substitute for written records. It is a complement to them and is most useful when written records are available. Conventional background research, using documentary sources, helps the oral historian to recreate the historical, social, political, economic, and cultural contexts that allows one to interpret oral history. But facts alone are not history until they are interpreted. To a large extent, interpretation in oral history involves seeing relations between the individual’s particular experience and the larger social and historical context discovered in background research.

As previously discussed, the background research component in this survey included a review of existing written histories and primary source documentation such as census records, historic maps, historic photographs, newspapers, and building permits. No previous study had analyzed or interpreted the majority of this primary data for these two communities. The architectural data obtained from the field survey also provided important evidence of existing historic resources in Casa Blanca and the Eastside. The oral interviews were interpreted in conjunction with the background research and field survey results so that the oral accounts could be placed into a meaningful social and cultural context that would be a lasting historical account of these two communities.

B. METHODOLOGY

The consultant worked closely with Janet Hansen, the City’s Cultural Resources Specialist, to coordinate the oral history interviews. The oral history methodology involved three stages of work: 1) pre-interview research; 2) interview; 3) post-interview analysis and review:

1. *Pre-interview research:* a) deciding on the scope of the project; b) background research; c) locating interviewees; d) explaining the project.
 - a. deciding on the scope of the project: upon review of the background research, interviewing key informants, and consulting with City staff, the consultant established manageable goals and identified key topics to investigate via oral histories;

- b. background research: (discussed above) conducting and reviewing the background research was an essential component in preparing the interview guide or questionnaire for the historical information to be obtained. The questions were designed to direct and facilitate the interview process. It was not intended to restrict the flow of information or to deter the interviewer from pursuing new directions.
- c. locating interviewees: City staff proceeded by first sending a preliminary bilingual press release regarding the project. The City made initial contact with key community leaders from each community NAC group.¹ PCR followed up with additional phone calls to confirm participation. The goal of these contacts was to identify potential interviewees, find out what type of information the potential interviewees were willing to offer, determine whether this information would be helpful, and then to set a time and place for each interview.
- d. explaining the project: this sub-stage involved providing a brief explanation of the oral history interview process and how it relates to the larger survey project. The goal was to give the interviewee an idea of the types of questions to expect, thereby allowing the interviewer time to think about the topics and prepare for the interview. Interviewees were asked to bring along home movies, family albums, newspaper clippings, old photos, family documents, or scrapbooks they may have in their possession that may be good sources for community history.

2. *Interview*: Initially, three group oral interviews were to be held in each of the two communities. PCR presented a verbal introduction and, where applicable, provided a bilingual written introductory statement to participants at the beginning of each interview session explaining the nature and objectives of the project. In addition, bilingual (Spanish/English) translators were provided, when needed. Participants were also informed that the interviews would be video- and audiotaped, and that those tapes would be deposited in the Riverside Municipal Museum and the Riverside Public Library with public access.

Every effort was taken to create a comfortable, informal environment conducive to discussion. The video camera and tape recorder were placed in a position that was not too prominent or distracting. Prior to the interviews, participants were asked to give their name and contact information to document their participation in the oral history interview and allow the consultant to contact individuals for follow up questions, if necessary.

The interviews ended when the participants became tired or had to leave because of prior commitments. Each interview session lasted an average of two hours.

3. *Post-interview analysis and review*: video- and voice-recorded material and written notes were reviewed following the oral interviews. A topic index to the recorded

¹ NAC: Neighborhood Advisory Committee.

material was compiled so that later users can reference the recordings. The indexed recordings will be placed in the Riverside Municipal Museum and Riverside Public Library for public use. The data from the oral histories was included in the historic resources survey report, as appropriate.

C. INTERVIEWS

Casa Blanca

In the Casa Blanca community, three oral interview sessions were initially planned. Upon contacting key community leaders, three separate sessions involving primarily the Mexican-American community were held over a one-month period. Two of the sessions were held at the Recreational Center in Villegas Park; the other session was held at a private residence in the neighborhood.

Session One (1):

Date: February 6, 2001

Time: 9:30 a.m. to 11:00 a.m.

Location: Ysmael Villegas Community Center/Villegas Park, 7240 Marguerita Avenue

Attendees:

Janet Hansen, City of Riverside
Frances Andrade, City of Riverside (translator)
Laura Keal, City of Riverside
Jan Ostashay, PCR Services
Paula Fell, PCR Services
Simona Valero
May Lopez
Mike Lopez
Mary Lo Moreno
Reginaldo Moreno
Mollie Navarro
Natalie Sanchez
Pola Sanchez
Maria Soria
Mary Valterria
Lucy Vasquez

Session Two (2):

Date: February 13, 2001

Time: 9:30 a.m. to 11:00 a.m.

Location: Ysmael Villegas Community Center/Villegas Park, 7240 Marguerita Avenue

Attendees:

Laura Keal, City of Riverside
Jan Ostashay, PCR Services

Paula Fell, PCR Services
Fermin Gomez
Mary Lo Moreno
Reginaldo Moreno
Mollie Navarro
Cruz Palmerin
Pola Sanchez
Lucy Vasquez

Session Three (3):

Date: February 28, 2001

Time: 11:00 a.m. to 1:00 p.m.

Location: John Garcia Residence, 3164 Samuel Street, Riverside

Attendees:

Janet Hansen, City of Riverside
Laura Keal, City of Riverside
Jan Ostashay, PCR Services
Paula Fell, PCR Services
Nick Aparicio
Sylvia Aparicio
Margaret Castro
Philip Castro
Antonia Cisneros
Tony Frivera
Lillian Garcia
Mike Garcia
Dora Magdaleno
Carmen Mendoza
Mary Mendoza
Rose Navarro
Virginia Torres
Feliciana Velasquez

Eastside

It was originally planned to conduct three separate oral interview sessions in the Eastside community by ethnic group: 1) African-Americans, 2) Mexican-Americans, and 3) Caucasians. Because of scheduling conflicts, only the African-American and Mexican-American groups were interviewed.

Session One (1):

Date: September 7, 2000

Time: 11:00 a.m. to 1:00 p.m.

Location: Park Avenue Missionary Baptist Church, 1910 Martin Luther King Blvd.,
Riverside

Attendees:

Janet Hansen, City of Riverside
Bill Wilkman, City of Riverside
Richard Hanks, Riverside Local History Resource Center
Jan Ostashay, PCR Services
Heather Puckett, PCR Services
Dorie (Dorella) Wilkerson Anderson
John Etta Alves-Clay
Mylie Taylor Davis
Lottie A. Holt
Gay Anita Beverley-Caroline
Susan McCoy Strickland

Session Two (2):

Date: October 11, 2000

Time: 7:00 p.m. to 9:00 p.m.

Location: Zacatecas Restaurant, 2472 University Avenue, Riverside

Attendees:

Janet Hansen, City of Riverside
Janet Ostashay, PCR Services
Heather Puckett, PCR Services
Cirena Rodriguez, PCR Services (translator)
Paul Chavez
Antonio Chavez
Anna Chavez
Conchita Marquez
Ruben Vaeroz
Gilbert Vasquez
Jesse Ybarba

IV. HISTORIC CONTEXT STATEMENT

A. INTRODUCTION

The significance of a historic property must be evaluated within its historic context. The National Register defines context as “a body of information about our history according to the stages of development occurring at various times and places.”²

Theme, place, and time are the basic elements that define historic context. A single context statement describes one or more important aspects of the historic development of a site or an area relating to its history, architecture, and culture. It is based on a series of events or activities, which define the association between the physical environment and the lives of a significant person or group of persons who influenced the character of a region. The context statement incorporates stages of physical development, including the evolution of building forms and architectural style, as well as highlighting particular facets of industries or events.

Historic context is further linked to the built environment through the concept of property type. A property type is “a grouping of individual properties based on a set of shared physical or associative characteristics. Physical characteristics may relate to structural forms, architectural styles, building materials, or site type. Associative characteristics may relate to the nature of associated events or activities, to associations with a specific individual or group of individuals”³ Historic contexts, therefore, become a viable framework for decision-making about the relative importance and integrity of actual properties.

B. GEOGRAPHIC AREAS

The City of Riverside, Riverside County, California, is located in the San Bernardino Valley, approximately 60 miles east of Los Angeles. The communities of Casa Blanca and Eastside played important roles in the ethnic history of Riverside.

The landscape of the Casa Blanca and Eastside communities is historically characterized by areas predominated by citrus groves, planted to the south and southeast of Riverside since the 1870s. The streetscape is primarily defined by Victoria Avenue, which lies to the south and east of the two communities. Victoria Avenue is lined with mature trees (palms, pepper, sycamores, eucalyptus, magnolia, etc.) and roses while adjoining streets, such as Jefferson and Washington, are lined with like trees, creating a notable landscape. The Gage Canal and Riverside Irrigating Canal, which at one time provided water service to the groves and developing residential areas, also run through portions of both neighborhoods. Also within the Eastside community is an area known as the “low ground.” Also noted on the Sanborn Fire Insurance Maps, this area of

² United States Department of the Interior, *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*, (Washington, DC: National Park Service, rev. 1997), p. 7.

³ United States Department of the Interior, *National Register Bulletin 16B: How to Complete the National Register Multiple Property Documentation Form*, (Washington, DC: National Park Service, rev. 1997), p. 14.

depressed ground runs along the back portions of those parcels situated along Tenth and Eleventh Streets between Park and Victoria Avenues.

Casa Blanca

The Casa Blanca community is situated southeast of downtown Riverside and is bounded by the Riverside (91) Freeway, Mary Street, Victoria Avenue, and Jefferson Street (including the industrial and commercial properties along the west side of Jefferson). The community encompasses approximately 710 acres and is characterized by a core of single-family residential neighborhoods surrounding Villegas Community Park. Multi-family residential development is limited to the modern Pueblo Casa Blanca complex at the east corner of Lincoln Avenue and Grace Street and two duplex units on the west side of Winstrom Street, south of the Riverside Canal. Commercial development is concentrated along Indiana Avenue, portions of Mary Street, Madison Street, and Jefferson Street, although numerous commercial uses are located within the residential core along Evans Street and Fern Avenue. Industrial uses are primarily centered around Lincoln Street at Evans and the AT&SF Railroad. Public and institutional uses consist of the Riverside County and Riverside Unified School District yards on Washington Street between Marguerita and Lincoln Avenues, the Home of Neighborly Services on Casa Blanca Street, and several churches are located throughout the area. Numerous vacant parcels are also scattered throughout the community. Much of Victoria Avenue frontage consists of citrus groves.

Eastside

The Eastside community is situated on the eastern edge of downtown Riverside. Cutting through the Eastside area is University Avenue, a four-lane thoroughfare linking downtown Riverside and the Riverside campus of the University of California (approximately two miles). Existing land uses along University Avenue consist primarily of commercial development.⁴ North and south of University Avenue is the long established Eastside community, generally bounded by Third Street on the north, Chicago Avenue on the east, the Tequesquite Arroyo on the south, and the Riverside (91) Freeway on the west. The Eastside community is an ethnically diverse community of primarily single-family development and apartments. Industrial uses are primarily centered along Third Street and the railroad tracks. Public and institutional uses consist of numerous parks, schools, and churches scattered throughout the neighborhood.

C. HISTORY OF DEVELOPMENT

City of Riverside⁵

Prior to the founding of Riverside in 1870 by John W. North and the Southern California Colony Association, the area had long been inhabited by three Native American groups, including the Gabrielino, Serrano and Cahuilla. European explorers arrived in the Riverside area between 1772 and 1776, and the area soon operated as an outpost to the Mission San Gabriel

⁴ Note: University Avenue is not included in this current survey of the Eastside community.

⁵ Many thematic contexts have been developed for Riverside. For additional information, see the Riverside Municipal Museum's Shades of Riverside Neighborhoods Online Exhibit, available at <http://www.ci.riverside.ca.us/museum/exhibit/shdnei.html>, 2001.

(located near Los Angeles). After secularization in 1834, the mission lands were divided into several large land grants; grant holders included Juan Bandini, Louis Rubidoux, Cornelius Jenson, Able Stearns, Arthur Parks, Lorenzo Trujillo, and J. H. Stewart and others. In 1844, Bandini gave a portion of his lands, known as the "Bandini Donation," to settlers from New Mexico.

A failed attempt at a silk colony led to the founding of Riverside in 1870 by John North and other land speculators. The land centered on a square-mile tract, with governmental land lying to the east. Samuel Cary Evans, a banker and land speculator from the Midwest, obtained a monopoly on the community's water rights. Evans oversaw the formation of citizens' water company and the incorporation of Riverside in 1883. Subsequently, the water company and its leaders turned to Matthew Gage, a recent Canadian immigrant who began improving the canal system in the area, providing for water and settlement on lands within the government tract. Soon, with a readily available water supply, the town turned its attention to irrigating, growing, processing and marketing navel oranges. The citrus industry also attracted investors and settlers from Canada and Britain. The addition of the Southern Pacific and Atchison, Topeka and Santa Fe railroads further added to the growth of Riverside and its citrus market. Railroad depots in the area were situated along the tracks at Riverside (near downtown), Pachappa, Casa Blanca, and Arlington.

The citrus industry was a labor-intensive crop and required large pools of labor in order to succeed. As a result, immigrants from China, Japan, Korea, Italy, and Mexico flooded into Southern California to meet the labor demand. Riverside soon developed large ethnic communities including Casa Blanca and the Eastside. Parts of the eastside of Riverside continued to grow throughout the 1900s. With the introduction of March Field, Riverside welcomed many military and civilian workers to the area. Further, with the advent of World War II, many citrus related industries and others, such as Riverside's Citrus Machinery Company (Food Machinery Corporation [FMC]) and Hunter Engineering, supported the war effort. By 1956, following approval of the Interstate Highway Act by President Eisenhower, several highways were constructed and enlarged in the Riverside area, including Highway 91, the Riverside Freeway; and US Highway 60.

Casa Blanca

Casa Blanca has the distinction of being one of the oldest continuously owned and occupied Hispanic communities within California. The origins of the community can be traced to the 1870s when Mexican-Americans living in Agua Mansa and La Placita (formerly known as the "Bandini Donation," in San Bernardino County) used the land to the south and east of the Mile Square as grazing lands for their livestock.

The community of Casa Blanca typified the citrus colonia established by Mexican immigrants during the early twentieth century in Southern California. While the name derives from the estate of Harry Lockwood, Casa Blanca itself symbolized the arrival of a permanent Mexican American population in Riverside. Along with the Eastside community, Casa Blanca provided the labor supply needed by Riverside's potent navel orange industry. The families who settled in the colonia built a dynamic community, maintaining much of their cultural traditions,

and their commitment to the Roman Catholic faith. Saint Anthony's Church stands today as proof of their loyalty to this neighborhood, in spite of limited services from the City during the first fifty years of the colonia's existence.⁶

Based on Sanborn maps and other historical maps, the oldest existing part of Casa Blanca appears to be located in the vicinity of Madison and Evans Streets, near the location where the Lockwood estate once stood.⁷ The citrus industry and the railroad became the impetus for development in this part of the community in the 1870s, with packinghouses situated along the railroad tracks and residential areas intermingled amongst the citrus groves. At this time, citrus laborers and railroad workers settled the community where many could obtain small parcels of land from local citrus growers for whom many worked. The growers sold the lands at cheaper prices, hoping to retain a permanent labor supply nearby their groves. This practice helped assure a consistent labor supply for the citrus and agricultural industry. As a result, Casa Blanca soon became "a center for Mexican-American culture in Riverside."⁸

Between 1890 and 1895, much of what is today Casa Blanca was planted with navel orange groves under the management of the Arlington Heights Citrus Association, and was part of the Arlington Heights subdivision.⁹ In 1890, a tract map was developed for Casa Blanca and included Railroad Avenue and Pliny, Evans, Samuel Streets. No buildings or structures were illustrated on this map, except the railroad tracks. According to this map, the property lots were rectangular in shape, set within a grid pattern of streets.¹⁰

Despite the decrease in recent citrus production, the changing economic and technological growth and increase in overall development over the years, Casa Blanca has retained much of its ethnic heritage since its early development in the 1870s. It has remained a vital component of Riverside's history and development. Some of the surrounding areas are still planted in orange groves. Other vegetation in the community includes palm, ash, carob, bottle and live oak trees and Crepe Myrtle shrubs.¹¹ Since the 1950s, the Riverside Auto Mall, KACE radio station, several large industries, and the freeway have been established adjacent to Casa Blanca; however, the community continues to serve as a labor source for light manufacturing, agricultural, food-packing and the educational field.¹²

⁶ Riverside Municipal Museum: Shades of Riverside Neighborhoods.

⁷ Archaeological Associates, Ltd., (D.M. Van Horn and T.A. Freeman), "A Preliminary Cultural Resource Assessment of the Casa Blanca Redevelopment Project, In the City of Riverside, California." 1989: 6. See also the Sanborn Maps, 1895, 1908, and 1952.

⁸ Daniel Peirce, "Casa Blanca: The Success and Failure of Multicultural Preservation," 1994. Paper written for Historic Preservation course, University of California, Riverside.

⁹ Sanborn Map (1895).

¹⁰ Riverside Public Library Local History Office, Shades of Riverside Photographic Collections. "Map of the Village of Casa Blanca, of the City of Riverside" (S.C. Evans Jr., Proprietor). Original belonging to Dennis Garcia. [<http://www.ci.riverside.ca.us/museum/exhibit/s1938b.jpg>]

¹¹ Casa Blanca Community Plan, 1973: 34.

¹² Casa Blanca Community Plan, 1973: 15.

Eastside

The early development of the Eastside community coincides with the boom years of the 1880s when Riverside and the rest of Southern California experienced a period of tremendous growth. Not only were the 1880s a boom period marked by the expansion of the railroad lines, but also by the boom of the citrus industry which was spreading rapidly throughout Southern California.

The first impetus for development in the Eastside occurred around 1882, when Matthew Gage built the Gage Canal bringing water to the eastern Riverside plain. The new canal was one of the circumstances making possible White's Addition, the first town-lot expansion of the original Mile Square, recorded in May 1886. Water was piped from the canal to virtually every lot in the addition. Soon streets were improved with sidewalks and landscaping along many of the parkways. Several land companies formed, including the East Riverside Land Company, Riverside Land and Irrigating Company, the Riverside Trust Company and the Riverside Orange Company. Irrigated land in the Eastside was quickly divided into additional subdivisions, including Garfield Place, recorded August 1887, Madison Square, recorded November 1887, and the H.P. Kyes Tract, recorded May 1889. These tracts appear on the Sanborn and Blackburn maps in addition to maps at the County Assessors' office. Among the earliest landowners in the Eastside were John Wesley North, founder of Riverside; Matthew Gage; William Irving, Gage's brother-in-law; Christopher Columbus Miller, engineer of the canal; Albert S. White; William A. Hayt; Dr. O.W. Sylvester; H.P. Kyes; and William S. Collins, who built the Collins-Seaton House (corner of Seventh Street and Comer Avenue). Listings for these individuals were confirmed in the City Directories.¹³

The Sanborn Fire Insurance Map for Riverside (1895) depicts scattered development of modest one-story houses and two-story, middle-class dwellings within the Eastside area. The building footprints are consistent with one- and two-story Queen Anne house types.¹⁴

By the early twentieth century, there was considerably more residential development in the community. A number of developers and residents of the houses located within the survey area were associated with the citrus industry. Also at this time, African-Americans and Mexican-Americans had settled within the city's Eastside, with the former community centered to the south of University Avenue and the latter, to the north.¹⁵ During the 1920s, the Eastside's African-American and Mexican-American populations increased. Of the three Riverside Junior High Schools constructed during the decade, African-Americans generally attended University Heights Junior High School (1928; now Riverside Community Center).¹⁶

¹³ Matthew Gage purchased a ten acre grove and house at the south side of Fourteenth Street near Vine. He named his ranch, "My Sweet Anna" in memory of his daughter Edith Anna who died in Riverside in 1881. The ranch had previously belonged to Frank and Hattie Green; it was purchased for \$4,500. C.C. Miller was the father of Frank Miller, architect of the Mission Inn. See Joan H. Hall, *A Citrus Legacy*, Highgrove Press, 1992.

¹⁴ Lauren Weiss Bricker and Janet L. Teamen, *University Avenue Cultural Resources Survey and Analysis: Park to Ottawa Avenues*, prepared for the City of Riverside, 1998, p. 7.

¹⁵ Ibid.

¹⁶ Ibid.

In the late 1920 (c. 1929-1930), the addresses were changed from 3 digits to 4 digits, and after that time, there was no longer a distinction between “East” and “West” in the street names. Sanborn maps of the time, confirm this change.

In comparing earlier Sanborn Fire Insurance Maps of Riverside (1908; rev 1951), and reviewing County tax assessor records, and City building permits the Eastside area appears to have remained predominately residential until the end of the early 1950s. The 1951 Sanborn Fire Insurance Map also noted that University Avenue was by then a segment of State Highway 60, and ran from Mission Boulevard east through downtown. The highway functioned as an important transportation link between the Los Angeles area and the communities to the east and the desert. The impact of motorized consumers traveling along the highway began to be reflected in the built environment along University Avenue.¹⁷

By the late 1950s, a number of single-family residences were converted to multi-family units and/or commercial use; in some cases commercial and residential buildings were combined on one lot. The majority of single-family residences along University Street were replaced with restaurants, motels, car washes, and service stations that served the travelers visiting the area. However, the rest of the Eastside community remained primarily residential. In the early 1960s, State Highway 60 was re-aligned, so that it by-passed University Avenue. After this time the loss of direct contact from motorists began to be evidenced on the local economy. This financial decline continued through the 1970s and 1980s. From that time to the present, the redevelopment of the downtown area and the expansion of the University of California Riverside campus have provided impetus for the revitalization of the Eastside community.

D. IDENTIFICATION OF HISTORICAL THEMES AND ASSOCIATIVE PROPERTY TYPES

By relating a property to important themes in the history of a community, the historic context better enables City staff, commission members, planners, and concerned citizens to address the integrity and importance of individual properties and/or districts for future projects and programs. As a result, this discussion will highlight historical development patterns and themes that are crucial to understanding the built environment (specific property types) and will act as a guide for identifying historic, architectural, and/or cultural resources in the Casa Blanca and Eastside communities.

Casa Blanca

Immigration and Ethnic Diversity

Beginning in 1890, the citrus industry began attracting many immigrants to Casa Blanca, when the land operated under the auspices of the Arlington Heights Citrus Association. The railroad also attracted new settlers to the community. According to census data, Casa Blanca, at one time, included Chinese, Japanese, Italian, and Mexican laborers in addition to the Canadians, English, and Scottish who attended the Casa Blanca Lawn and Tennis Club social functions or owned the nearby farm lands or citrus groves. By 1900, however, Casa Blanca was largely a

¹⁷ Ibid., p. 8.

Hispanic community, mostly due to the increase of immigrants fleeing from Mexico during the Mexican Revolution (circa 1911). These Mexican immigrants established two settlements within the City of Riverside, Colonia Casa Blanca, and Colonia Park on the Eastside. Many immigrants wrote home telling of the booming citrus industry in the Riverside area, thus beginning the “family chain migration” to the area and beyond.¹⁸ As a result, today many residents can trace their heritage to the original Mexican-American settlers of the area. Traditions, family, religion and community social life remains the strongest of ties in the Casa Blanca community.¹⁹

Due to the economic crisis of the Great Depression and the severe droughts in the southwestern Great Plains (The Dust Bowl), Mexican immigrants had been discouraged from entering the United States. This lack of immigrant labor affected the production lines of the citrus industry in Riverside and elsewhere. The “suitcase” farmers of the Midwest, affected by the Dust Bowl disaster, came to and settled in portions of Casa Blanca, seeking employment in the citrus industry. This influx of workers, however, did not relieve the labor shortage, which was further fueled by the demand for industrial expansion caused by the advent of World War II (WWII). During WWII, the United States and Mexico made an agreement, known as the Bracero Program, which was intended to bolster the Mexican economy and provide laborers for the US agricultural industry.²⁰ Because of this program, the Casa Blanca community greatly expanded its population.

Mexican Americans also responded in great numbers to participate in the armed services of World War II. Among those who enlisted was Ysmael [Ismael] “Smiley” Villegas, of Casa Blanca. Villegas died in action; he was the only resident from the City of Riverside to receive the Congressional Medal of Honor during WWII. Other minorities found jobs at March Field while others worked in industries that supported the war effort, such as Food Machinery Corporation, Hunter Engineering, and Kaiser Steel.²¹

Upon returning from war, veterans received financial support from the Government Issue (GI) Bill, which provided benefits for education and loans for housing and businesses. Following the war, Mexican American organizations, such as the Brown Berets and Cesar Chavez’s United Farm Workers’ Movement, became vocal and argued for equal rights in their communities.²² In Casa Blanca, the residents were politically ignored until after World War II; at that time the community spoke out to have their streets paved and sewers added. It wasn’t until the 1950s that those services were provided to the community by the City.

Housing stock occupied by Mexican Americans, African Americans, or Italian immigrants survive today and can be traced through early maps and directories. Examples which

¹⁸ Dr. Vincent Moses, “Nuestros Antepasados [Our Ancestors]”. Riverside Municipal Museum.

¹⁹ Riverside Museum Press, “Riverside’s History from its First People to the Present.” Published for the Riverside Unified School District Instructional Services K-12 (n.d.): 95.

²⁰ Marth Olivera, “The Man With the Hoe: Mexican Migrant Workers in 20th Century California (n.d.).

²¹ Riverside Museum Press, “Riverside’s History From its First People to the Present,” 103. Food Machinery Corporation (FMC) furnished amphibious tanks, “Water Buffalo,” for the military during World War II and the Korean War. The Water Buffalo were tested at Lake Evans in Riverside. Hunter Engineering in Riverside is where aluminum is cast and used throughout the world.

²² California Department of Parks and Recreation, Office of Historic Preservation. *Five Views: Ethnic Historic Site Survey for California*, 1988.

survive may not only be of significance to each individual ethnic group, but may demonstrate a sequential residential pattern significant to all those who shared the community.

Economic Development

The economic development of the Casa Blanca area from the earliest days of the first railroad lines to the mid-1950s was heavily dependent on the transport of goods and passengers, agriculture, other related industries, and locally centered commercial activities. Agriculture was the primary activity that profoundly affected the form of the community's built environment. The area's economic development also affected the development and form of the areas residential context. Booms and depressions in real estate sales were reflected in the area's physical growth patterns, resulting in spurts of economic development.

Water Rights and Access

The availability and distribution of water for agricultural and residential uses was of primary importance to the people of Casa Blanca. Water sources were the governing factor in determining boundaries and land values during the rancho period and continued to shape facets of the area's economic and political life.

The Gage Canal was constructed in Riverside in the early 1880s, providing water to the Casa Blanca community and elsewhere in the City of Riverside. At this same time, Ohio banker Samuel C. Evans and San Francisco businessman W.T. Sayward formed the Riverside Land & Irrigation Company, assuming control over all of Riverside's water systems. As a result, as evidenced by Sanborn maps from 1895, 1908, and 1952, water also was provided to Casa Blanca via the Riverside Irrigating Canal (Number 1, also known as the Riverside Upper Canal) and several crude drainage ditches, all supplied by the Gage Canal. The Gage Canal and the City Domestic Reservoir were situated to the south of the Casa Blanca community. The Gage Canal provided irrigation water until the 1970s.²³

By 1929, the Riverside Water Company operated the Riverside Irrigating Canal. Water pipes were noted throughout sections of Casa Blanca from the 1920s on the Sanborn maps, although the community had no underground sewer systems or paved streets until the 1950s. An electrical transformer station was added sometime between 1908 and 1952 at the intersection of Samuel and Evans Streets along the Atchison, Topeka and Santa Fe railroad tracks.²⁴ By the 1970s, all community services, including water, electricity, sewage and solid waste disposal, fire protection services and police services were provided by the City of Riverside.

Only one resource type associated with water rights and access is extant and located within the survey area, the concrete lined Riverside Irrigating Canal No.1. The Gage Canal is extant; however, it is located outside of the survey area.

²³ Casa Blanca Community Plan, 1973.

²⁴ See the Sanborn Fire Insurance maps, 1895, 1908, and 1952.

Shipping and Transportation

Shipping and transportation played a critical role in the development and organization of residential, industrial, commercial, and institutional land uses in the Casa Blanca area. Before the advent of rail and motor transport, routes were developed to link the sprawling ranchos. Some of those routes later became roadways or railroad lines as sections of the vast ranchos were subdivided into smaller farms and residential communities. Land not included in the ranchos was organized by grid; thus, many streets were platted on the grid pattern as well. Major thoroughfares like Indiana, Madison, and Evans were then semi-improved and extended by real estate entrepreneurs anxious to make their subdivisions accessible.

Original railroad and interurban routes were directly tied to the citrus industry and real estate ventures of property owners and their associates. Rail service to Casa Blanca (and beyond) was initiated in March 1886, when the Atchison, Topeka & Santa Fe Railroad (Santa Fe Railroad) linked San Bernardino, via Riverside and Fullerton, to Los Angeles. The passenger stop was located along the railroad tracks at Railroad Road and Pliny [formerly Pling]. A small, wood framed passenger depot was eventually built in 1890. In 1897, a larger single-story, combination depot replaced the original structure.

Shipping activities in the Casa Blanca area consisted of packing and transferring citrus goods, via railroad, nationwide. The Casa Blanca Depot was the hub of the area's citrus industry for several decades. With the end of World War II, the beginning of suburbanization expansion into the citrus groves, and the consolidation and relocation of citrus packinghouse associations, the Depot began to see considerably less freight traffic. It did, however, continue to provide Casa Blanca with a railroad office and passenger terminal for several more decades. In 1967, the ticket office closed, the station stop was retired, and the depot was demolished. Today, all that marks the site of the depot are three Canary Island palm trees, its concrete foundation, and the "Casa Blanca" station stop sign.²⁵

In late 1896, the Prenda Spur was built from a point near Casa Blanca to a stone quarry (Casa Blanca Quarry) and packinghouse, approximately 2.4 miles away at Dufferin Avenue, north of Madison Street.²⁶ A few years later the spur was lengthened to service a second quarry. The extension to the second quarry was retired in August 1940. The main track to Prenda remained in service, hauling citrus until the Prenda packinghouse was destroyed by fire in 1977. In 1979, portions of the Prenda Spur, between Lincoln and Prenda, were removed. Approximately three hundred yards of rail remain in service today, by which the Santa Fe still provides access to the packinghouse at Lincoln Avenue and Jefferson Street.²⁷

Resources associated with shipping and transportation industry in Casa Blanca include some of the area's roadways, right-of-ways, railroad spurs, railroad side-tracks, depot platforms, and landscaping.

²⁵ Lee Gustafson and Phil Serpico, *Santa Fe Coast Lines Depots: Los Angeles Division* (1992): 119, 120. The modifications to the building are best seen by comparing the 1908 and 1952 Sanborn Maps.

²⁶ Tom Patterson, *A Colony for California*. See also Sanborn maps from 1895 and 1908.

²⁷ Lee Gustafson and Phil Serpico, *Santa Fe Coast Lines Depots: Los Angeles Division*. Palmdale, California: Omni Publications (1992): 114, 119-120. See also maps for the Casa Blanca area.

Citrus-Related Agriculture

Introduction of the Washington Navel Orange to Riverside in the early 1870s gave way to a mass citrus industry in the area. Between 1871 and 1880, much of Riverside was planted in orange, lemon, and lime groves. The crop not only required a large labor supply and land, but also a variety of industries to support it, including packing houses, warehouses, labor camps, and the railroad lines.

Mass production of citrus relied heavily on its labor force. The earliest laborers in citrus had been the local Native American population, specifically the Cahuilla. In 1879, the earliest Chinese in Riverside were working primarily in raisin packing sheds. But by the 1880s, when the grape and citrus harvest seasons did not conflict, the Cahuilla were replaced by Chinese immigrants who soon became the main source of labor in the citrus industry, working as pickers, packers, and irrigators.²⁸ The Chinese assisted in the experimental methods for cultivating, harvesting, fertilizing, irrigating, grafting and insect control.²⁹ Chinese immigrants had also been used in 1872 when Drs. Greves and Shugart and others began planning several acres of opium poppies.³⁰ The Chinese Exclusion Act of 1882 and the Geary Act of 1892 prohibited Chinese immigrants, and by 1902 exclusion of Chinese became permanent, leading to the decline of Chinese as a source of labor. As a result, Riverside citrus producers turned to Japanese immigrants. Japanese citrus laborers began in the early 1890s, primarily as migrant pickers and packinghouse workers. By 1900, nearly 3,000 Japanese laborers were employed in Riverside in the citrus industry alone.³¹ The Yamato Company (113 East Arlington Avenue) and the Shibata Brothers (154 East Fourteenth Street), labor contractors who recruited Japanese workers in the early 1900s in Riverside, oversaw the recruitment process for the citrus associations. Gradually the Japanese drifted out of the citrus labor market as an anti-Japanese sentiment swept through California.

By 1910, many grove owners and associations began looking for cheap laborers such as Koreans, East Indians, and American and Jamaican Blacks. Mexican nationals and Mexican-Americans also made up a large part of the labor force. After 1914, they became the dominant labor source, comprising 30% of the labor force in the citrus orchards in 1919, and two-thirds of the work force by the mid-1940s.³² Beginning as migrant agricultural labor, these individuals established their own communities in Riverside, San Bernardino and Redlands, as indicated on the Sanborn maps. In Riverside, the Chinese, Japanese and Koreans settled at various times in the Mile Square, Casa Blanca, or the Eastside. Most of the Hispanic population settled in either Casa Blanca or the Eastside.

²⁸ H. Vincent Moses and Brenda Buller Focht, *Life in Little Gom-Benn: Chinese Immigrant Society in Riverside, 1885-1930*. Riverside Municipal Museum, 1991.

²⁹ Ibid. It is noted that the Duey Woo Lung Company, who organized Chinese workers in Riverside, proposed methods by which the Cottony Cushion Scale and other insects could be controlled. Among the methods proposed was a suggestion to hire the Chinese to hand wash the leaves of every tree in each of the city's orchards. Many anti-Chinese agitators in Riverside met the proposal with disagreement.

³⁰ Patterson, *A Colony for California*, 50.

³¹ Patterson, *A Colony for California*.

³² Patterson, *A Colony for California*.

Citrus packinghouses, along with other associated buildings, became the predominant built forms of the citrus industry in Casa Blanca. The large packinghouses were located near major transportation routes, such as the Santa Fe railroad line. According to City Directories from 1893, some of the earliest packinghouses in Casa Blanca included the Earl Fruit Company Orange Packing House (at the corner of Pliny and Evans Streets); Indiana Avenue Orange Packing Company Storage (at the corner of Pliny and Evans Streets); E.S. Moulton's Orange Packing House (at the corner of Madison and Evans Streets to the southwest of the Casa Blanca railroad station); Keystone Orange Growers Association Orange Packing House (corner of Cary and Evans Streets); and the Pattee & Lett Company Orange Packing House (at the corner of Madison and Evans Streets at the railroad tracks).

In 1893, the Arlington Fruit Association and the Arlington Heights Orange and Lemon Company formed the Arlington Heights Fruit Company. The combination of the two, formed the largest packinghouse in the area. Brands packed by the company included *Black Hawk*, *Spanish Girl*, *Barbara Worth*, *Squirrel* and *Superfine*. By 1903, several new packers and shippers had arrived in Casa Blanca, including the Victoria Avenue Citrus Association.³³

The citrus industry continued to expand in the Casa Blanca community, noted by the presence of additional packinghouses, box nailing and warehouse structures on the 1908 Sanborn map. New buildings included the Ely-Gilmore Company's Fruit Packing House, a one-story structure situated on the north side of the railroad tracks and the Speich Fruit Company, a one-story structure at the corner of Cary and Evans Streets, which also housed a box nailing facility and a horse shed.

Much of the land around Casa Blanca remained covered in orange groves, although it had been subdivided into the "Sayware [sic. Sayward] and Evans Tract" and the "Washington Square Div. A."³⁴ Ranchers were noted as living at 614 Evans Street in 1921.³⁵ As noted in topographic maps of the area, even into the 1940s much of Casa Blanca remained rural with citrus groves planted adjacent to the community. Groves extended from Lincoln Avenue past Victoria Avenue on the south and stretched as far north as Arlington Avenue.³⁶

By the 1950s, there were a number of changes to the Casa Blanca community noted on the Sanborn maps and other historical maps. Most of the packinghouses had been removed (due to fire) or replaced by fewer, more dominant, citrus companies. By 1952, only eight packinghouses were extant. The Victoria Avenue Citrus Association had taken over the entire corner of Evans and Pliny. Electrical transformers were installed on the lots where the California Citrus Union Packinghouse and the Fairview Citrus Packinghouse once stood.

Property types and sites associated with Casa Blanca's tremendous agricultural industry included the extant citrus groves, fields, and trees. The packinghouses associated with the citrus

³³ Riverside City Directories, 1903: 326-327.

³⁴ Riverside Public Library, "Map of the City of Riverside, October 1917." On file at the Riverside Public Library.

³⁵ Riverside City Directories, 1921: 341.

³⁶ War Department, Corps of Engineers, US Army. Riverside Quadrangle, 15' Series (1942 and 1943). On file at the Science Library, University of California, Riverside.

industry were the predominant built forms of the agricultural industry in Casa Blanca. Today, much of the land once occupied by the packinghouses is now dotted with modern residential dwellings. Only the railroad spurs that once ran to the loading docks of the packinghouses, a few orchards along Victoria Avenue, and a modern packing house at Lincoln Avenue and Jefferson Street survive as a reminder of the citrus industry boom of long ago.

Local Commerce

Local commerce activity, which contributed to the physical form of Casa Blanca, included agriculture and the railroad, as well as a few retail establishments which served the residents of the community. Citrus related agriculture was the primary industry in Casa Blanca. The local commercial buildings centered near the intersections of Madison and Evans or adjacent to the large packinghouses situated along the railroad tracks. These commercial businesses, which included grocery stores, a post office, a barbershop, a billiard hall, and restaurants formed the “hub” or so-called “downtown” of Casa Blanca.

City Directories indicated that J.L. Kidd owned a dry goods store in Casa Blanca as early as 1903.³⁷ In 1908, small stores were noted on the Sanborn maps along Madison, Pliny, Cary and Evans Streets. A drug store was located at 424 Evans. Another grocery was noted in 1921, at 50 Evans Street.³⁸ The owners of the house at 7526 Evans Street operated the structure as a cantina, pool hall, boarding house, and a store in the 1930s. It later served as a private residence.

After the end of World War II, several small grocery stores opened in Casa Blanca. Among those listed in the City Directories were those owned by Francisco Elizarraras (3108 Pliny); Tiburcio Gonzales (7778 Evans); Kanyomon Gotori (2931 Madison); Victor Mendoza (7450 Evans); Reyes Brothers (3123 Madison); Lucio Rodriguez (7562 Evans); Alfonso Sanchez (7656 Evans); and P.L. Vargas (3328 Madison).³⁹

As noted in the City Directories and on the Sanborn maps, by the mid 1950s, a couple of restaurants were established along Evans Street (7605 and 7666). Several more small shops including a furniture store, warehouse, and storage facility were also situated along Evans and Madison Streets.

Commercial buildings from the earliest period of the community’s development, those associated with prominent architects or individuals, and those which have survived unaltered are potentially significant for their contributions to the development of the area and to the visual and economic stability they provided their residential neighbors.

Residential Development

The residential development of Casa Blanca from the turn-of-the-twentieth century through the 1950s was responsible for the initial organization and form of much of the area’s built environment. Beginning with vast, open farmlands and continuing through the region with

³⁷ Riverside City Directories, 1903: 331.

³⁸ Riverside City Directories, 1921: 341.

³⁹ Riverside City Directories, 1941: 538-539.

the construction of inexpensive, modest dwellings, residential construction in most cases followed that of citrus-related commercial development. Patterns of residential development contributed not only to the physical characteristics of the built environment, but also to the social fabric of the community and the City of Riverside.

In 1878, Henry Lockwood built a 58-acre estate and a whitewashed adobe home, from which the community bears its name. The estate represented the Victorian era of the Riverside area and was surrounded by acres of orange groves. The Santa Fe railroad depot was erected near the house, and appropriately called the "Casa Blanca Station." By 1883, the Lockwood estate became the headquarters for the Casa Blanca Tennis and Lawn Club, an archery club, a social tea club, dances, and a bicycle club. In 1887, Henry Lockwood moved to the east coast. His estate was subdivided and the lots sold as the Casa Blanca Homestead Tract.⁴⁰ The house parcel itself was sold in 1891.

By 1917, several portions of Casa Blanca had been subdivided into the "Sayware [sic. Sayward] and Evans Tract" and the "Washington Square Div. A." as evidenced by the Blackburn maps. One section, between Diamond and Emerald Streets, along Madison Street was known as the "Casa Blanca Heights."⁴¹ By 1929, it appears the community of Casa Blanca had extended itself from the railroad tracts to Lincoln Avenue. Though the land to the southeast had been further subdivided into small lots (approximately 9.59 acres each), it remained planted in orange groves during the first years of the Depression.

According to the Blackburn maps, there were substantial changes in the Casa Blanca community by 1930. By this time, several individuals owned land in Casa Blanca, including Puffer & Harris (corner of Mary Street and Lincoln Avenue); A.V. Jester; J.R. & J.W. Mocking; N. Witsbrock; W.G. Bowers; F.L. Kinney; F.F. Smith; J.A. Hardy; and A.B. Todd and I. Russell.⁴² Orange Acres No. 2, a small area at the northern portion of Casa Blanca (around Coolidge and Marguerite Avenues at Mary Street), had been subdivided into several long and narrow lots.⁴³ Individuals owning land in the Washington Square Div. A, included W.L. Shepherd; O. Hall; and J.N. Cox. The "Sayward and Evans Tract" had been purchased by a number of individuals as well by this time, including M.J. Tener, R.B. Plumb, and H.G. Parks. Sporadic residential development had spread from the railroad tracks to Lincoln Street (bounded on the southwest by Grace Street and with portions settled as far north as Jacaranda Street) by the end of 1930.⁴⁴

⁴⁰ Riverside Daily Press, June 20, 1887, as cited in Paul Viafora. See also Patterson, A Colony for California.

⁴¹ Riverside Public Library, "Map of the City of Riverside, October 1917." On file at the Riverside Public Library. City Directories for 1921 indicate that several residents were living in Casa Blanca, especially along Cary Street, Casa Blanca, Depot, Diamond, Emerald, Evans, Opal, Peters, Pliny, and Railroad.

⁴² City Directories support these listings.

⁴³ H.D. Bradley, "City of Riverside and Adjacent Subdivisions" 1929. On file at the Riverside Public Library.

⁴⁴ Blackburn Map Company. "Map of City of Riverside, California, Compliments of Riverside Chamber of Commerce." On file at the Science Library, University of California, Riverside (1930). Several additional residences were noted in the City Directories for 1930, especially noted in the Casa Blanca, Cary, Winstrom, Evans, Juanita, Madison, Gee [Grace], Freda, and Railroad Streets area.

With the conclusion of WWII, another building boom occurred in Casa Blanca. Approximately 65 residences were constructed between 1946 and 1950. These single-family homes were the typical, modest one-story post-war style tract houses.

Single-Family Residences

The single-family residence is the primary resource type associated with residential development in Casa Blanca. As early Anglo residents settled in areas of Casa Blanca, they built their houses based on styles and forms of the American Midwest. Proximity to farmland, orange groves, packinghouses, and the routes of railroads in most cases determined the first areas of concentrated residential development. The overwhelming presence of the single-family residence after the turn-of-the-century was the product of the local growers who offered land to Mexican Americans at reasonable prices in an effort to retain a resident supply of cheap labor.

Little development is noted in Casa Blanca on the Sanborn maps in 1895. To the south of the railroad tracks, only a few streets, including Madison, Cary, and Pliny are noted. Although no houses are indicated on the 1895 Sanborn map, it is believed that one dwelling, 7546 Evans Street, had been constructed around this time.⁴⁵ According to records and interviews, the house was originally constructed on a nearby farm, but was moved to this locale in 1928.

Approximately 52 single-family residences appear on the Sanborn map of 1908, although there were a number of vacant lots along Railroad Avenue, Evans, Pliny, and Peters Streets, and at the corners of Cary, Samuel and Evans and Evans and Madison Streets that were also noted.⁴⁶ One of these structures, located at 297 [7689] Railroad Avenue, directly opposite of the Casa Blanca Station is still extant today. The same Sanborn map illustrates the location of approximately seven adobe structures. These adobe structures were either small, stand-alone residential dwellings or additions added onto existing residences.

“Japanese shanties” were noted at the corner of Madison and Peters Streets on the Sanborn map of 1908, but by 1952, the “Japanese” reference on the Sanborn map was gone and newer buildings had been built in this area. Two houses along Evans Street (543 and 289 Evans) were noted as “Chine” [Chinese] on the Sanborn maps; however, by 1952, these structures were gone.

Any early properties associated with single-family residential development that may survive in relatively intact condition are significant as reminders of the first residents of Casa Blanca, and the achievement which home ownership represented to them.

Multi-Family Residential Development

Residential development in Casa Blanca was not only limited to the single-family home, although it remained the primary residential resource type in the community for years. Though

⁴⁵ City of Riverside, Planning Department. “Statement of Significance—7546 Evans Street.”

⁴⁶ See also U.S. Geological Survey. San Bernardino County Quadrangle, 15’ series (1901). And the Riverside Topographic Quadrangle, 15’ series (1901, reprint 1942). Both maps on file at the Science Library, University of California, Riverside. Little development is noted on topographic maps of Casa Blanca in 1901 either.

few in number, multi-family dwellings in the area included a two-story boarding house at 365 [3138] Cary Street (gone), and three small duplexes.⁴⁷ Executed in the same styles and materials as single-family homes, these structures in most cases were rental properties for those for whom home ownership was not feasible.

Development of Civic, Educational, Religious, Cultural, and Social Institutions

As agricultural industries developed and as neighboring land was subdivided and settled, the community of Casa Blanca developed civic, educational, religious, cultural, and social institutions integral to its continued growth. Though the quantity of residential development outweighed that of local institutions, schools, civic buildings, churches, and parks were developed to serve the community. In some cases, institutional development occurred simultaneously with commercial, industrial, and residential development. The institutions that evolved between the area's first period of settlement and 1950 substantially shaped the physical and cultural landscape of Casa Blanca.

Civic Institutions

Prior to the establishment of a post office in Casa Blanca, mail was delivered by rural delivery service. In 1928, a post office was established and operated as a contract station until 1974. The initial post office was located at 3175 Samuel Street, in a market operated by F. Chavez. By 1952, it had been relocated to a small, wood-frame structure at 3191-93 South Madison Street.

Other civic institutions included a police sub-station at the corner of Evans and Cary, in 1921.⁴⁸ Other than the post office and police sub-station, Casa Blanca's civic institutions did not evolve until the 1970s. At that time, the City of Riverside provided additional police and fire protection services to the community. In addition, the Southern California Gas Company provided gas services, while the Pacific Telephone Company provided telephone service to Casa Blanca.⁴⁹ A branch of the Riverside Library was also established after World War II in Casa Blanca, offering library services to the residents of the community; however, it was demolished in 2001.

Educational Institutions

The only school of primary-level learning in the community was the Casa Blanca School. Situated at the corner of Madison and Emerald Streets, Casa Blanca School, designed by local architect G. Stanley Wilson, was built in 1923 at a time when the community was predominately Mexican American. While the community continued to grow, Riverside's educational policies also grew more clearly entrenched in favor of racial segregation. The Casa Blanca School epitomized the historical tradition of *de facto* segregated, separate, and unequal education of

⁴⁷ Sanborn Map (1908, 1952) and Riverside City Directories, 1903: 304.

⁴⁸ Riverside City Directories, 1921: 341.

⁴⁹ Casa Blanca Community Plan, 1973: 30-33.

Mexican Americans and other ethnic minority children in California.⁵⁰ Thus, the school became a segregated Mexican school, and remained so for the next forty years, until 1965. The Casa Blanca School is an important institution, which reflects the educational, ethnic, and political history of the community and the City.

While Casa Blanca operated as an educational institution, the Riverside School District adopted a “poll tax” tactic used in politics to tax education. In view of the fact that citrus work was seasonal, and that most children migrated with their families, the school district assessed a fee of \$4.00 per semester per migrant child for the privilege of attending elementary school. The fee for attending high school was assessed at \$8.00 per semester. In Riverside, neither voting nor public education were accessible to most migrant Mexican families. It wasn’t until 1965 that the Riverside School District voted to desegregate its elementary schools, including Casa Blanca School. After over forty years, the school closed in 1967. In 1972, the Diocese of San Diego bought the property; the building now serves as a community social center.

Religious Institutions

Religious institutions in Casa Blanca were an integral part of the community’s social functions. Religious diversity was a natural product of settlement patterns, which assembled followers of many different faiths resulting in several churches in the area. Residences and meeting halls were often the first home to religious institutions. Saint Anthony’s Church at 3056-3074 Madison Street appears to be one of the first churches established in the community. Founded in 1921, the first church building was built the same year; however, a larger Mission Revival style facility was constructed with the assistance of many of the community members in 1923.⁵¹

According to Sanborn maps and City Directories, the Casa Blanca Calvary Presbyterian Church was also established by 1921. Once located at 3187 Madison Street, it remained an institutional anchor to the community for over 40 years. Other religious institutions located within the Casa Blanca neighborhood included the Pentecostal (Mexican) Church at 7422 Diamond Street, and the Presbyterian Mexican Church at 7539 Emerald Street, and the Mexican Baptist Church at 7247 Marguerita Avenue.

Cultural and Social Institutions

Recreational clubs, fraternal organizations, social halls, and other associations became a part of the social fabric of Casa Blanca beginning in the 1883. The founding of the Casa Blanca Tennis Club, for example, inspired the name of the community and the railroad depot in which it was located. One feature of the Harry Lockwood property, appropriately called “Casa Blanca” for the big white house there, was its spacious tennis courts, which soon became a gathering place of social sports. The Lockwoods originally built three tennis courts and a croquet court in a park-like setting. Social tennis took on an organized form five years after the house was built (1878). On December 13, 1883, the Casa Blanca Tennis Club was formally established. The

⁵⁰ California Department of Parks and Recreation, Office of Historic Preservation. *Five Views: An Ethnic Historic Site Survey for California*, 1988.

⁵¹ Saint Anthony’s was listed on the California Inventory of Historic Resources in March 1976.

group formed a board of managers who solicited memberships, built additional courts, planned tournaments, and offered prizes. In 1891, the parcel with the home and club was sold, and the Casa Blanca Tennis Club moved its courts to a property along Adams Street (now demolished).

Fraternal groups were among the first social groups in the community, though they were subsequently joined by a variety of others. During the Great Depression, the Casa Blanca residents formed fraternal organizations such as *Comission Honorifica Mexicana*, which provided economic assistance and legal advice to its community members. Other organizations such as the *Sociedad Progresista Mexicana* provided similar advice and assistance to Casa Blanca, Eastside and San Bernardino residents. When needed, fundraising activities were also held in the community as well. The *Alianza Hispano Americana*, a local insurance company, helped to raise funds for funeral costs for residents who could not afford those services.

Cultural and recreational institutions, which served the neighborhood, evolved to supplement local clubs and social organizations. Public parks and recreational venues were among those institutions that were later developed after World War II. In 1947, the City of Riverside established Villegas Park in honor of World War II Congressional Medal of Honor recipient Private Ismael Villegas, who lost his life in combat. The park currently comprises 5-acres of land and a community center in the heart of Casa Blanca. For several decades, local Club-level baseball teams from around Riverside County used the baseball field behind Casa Blanca School for weekly ballgame events. The games played at this field were one of the primary sources of social and recreational entertainment for the community.

Eastside

Immigration and Ethnic Diversity

The Eastside has played an important role in the ethnic history of Riverside. Coming to Southern California in the 1870s and 1880s, many African Americans sought “Canaan”—a land free from the cruelties of bondage in the American south at the end of the Civil War. They also came for the prospect of land, home ownership, equality and employment. African American migration to Riverside occurred during two principal waves: 1870-1900 (coming with Anglo families at the beginning of the commercial citrus industry) and during the 1900s-1930s. A smaller wave occurs again from 1940-1960.

The first African American to settle in Riverside arrived with Eliza Tibbets, who introduced the Washington Navel Orange to Riverside. Robert Stokes, patriarch of Riverside’s Black pioneers, traveled West with a family from Georgia. Stokes prospered, sending word to Georgia that Riverside offered better economic and social conditions than one could find in the South. Other members of the Stokes family and close friends soon began to arrive in town. By 1900, the Williams family, along with the Decatur, Dumas, Carter and Streeter families had members living in Riverside.

Many of these African Americans found employment alongside the Mexican, Japanese, and Korean laborers, planting trees, picking fruit, and building roads throughout Riverside. They

also worked as janitors, construction workers, porters at the Mission Inn, waiters, garbage collectors and desk clerks. Some also served as policemen and firefighters.⁵²

As evidenced by Sanborn maps of 1908, African- and Mexican-Americans had settled within the city's Eastside community, along the Santa Fe tracks. Mexican Americans had come to southern California, fleeing the Mexican Revolution. They came to Riverside establishing Colonia Park in the Eastside and Colonia Casa Blanca to the south. The Hispanic community centered generally south of University Avenue and the African-Americans to the north.

The return of White supremacy [Ku Klux Klan] during the 1920s, and the Anglo elite's desire to control property, forced a substantial number of Riverside's African American community into a specific geographic area of the city. Confined primarily to Riverside's Eastside, African Americans moved into an area that encompassed Park Avenue, Ninth Street to Prospect Avenue, Pachappa Avenue, and Kansas Avenue, and was populated predominately by pioneer families.⁵³

Between 1900-1920, the Japanese supplanted all other cultural groups in Riverside's citrus labor. The Immigration Commission concluded in 1909, that the industry's successful expansion was due to the influx of Japanese workers. They provided a vast pool of low cost skilled labor with centuries of horticultural knowledge to draw upon. By 1900, approximately 3,000 Japanese were employed in the citrus industry around Riverside. According to Sanborn Fire Insurance maps, many Japanese workers settled within the Eastside community along Howard Avenue and Fourteenth Street. Anti-Japanese agitation eventually drove them out of the citrus industry.⁵⁴

In the early part of the twentieth century, the Eastside community also had a small Korean and Filipino population. While all of the jobs in the citrus orchards were controlled by Japanese labor contractors at this time, Ahn Chang Ho, a Korean immigrant from San Francisco, and two old friends from Korea established a Korean employment agency and Korean village. This settlement was located at Pachappa and Cottage, near the packinghouse district and the railroads. The employment agency prospered until 1913, when a great freeze struck the orange belt of Southern California, nearly wiping out the industry. As a result of the freeze, many of the residents of the Korean settlement left the city. However, according to city directories some of the original Korean pioneers remained in Riverside through the mid-1930s.⁵⁵

For a brief period in the early 1930s, a small Filipino population (approximately 60) had settled in the Eastside area. Brought in from Corona by a labor contractor to pick oranges, the Filipinos were temporarily housed in a court of cottages at 2510 Tenth Street.⁵⁶ However, because of the high unemployment rate in the city the import of additional laborers, especially

⁵² Ibid.

⁵³ Riverside Museum Press. *Riverside Municipal Museum presents Our Families Our Stories, From the African American Community, Riverside, California, 1870-1960* (1997).

⁵⁴ Vincent Moses. *To Have A Hand In Creation: Citrus and the Rise of Southern California, 1880-Present*. Riverside: Riverside Municipal Museum. 19xx.

⁵⁵ Vincent Moses. Dosan Ahn Chang Ho: An American Pioneer. Riverside: Municipal Museum. n.d.

⁵⁶ Riverside Enterprise Newspaper. "Filipinos Brought to Riverside Area for Orange Picking." November 25, 1931.

Filipino laborers, was outlawed by the Riverside Chamber of Commerce. According to the local newspaper, the labor contractor and Filipino laborers had left town by the first week of December 1931.⁵⁷

During the Great Depression many Mexicans returned to Mexico, leaving much of the Eastside predominately black. By 1940, however, the Eastside was considered an African- and Mexican-American district.⁵⁸

The ethnic heritage of the Eastside is reflected in the packinghouses, orchards, billiard halls, recreation halls, churches, shanties, and shops. Other structures indicating ethnic heritage in the Eastside include: two adobes, located at 3642 Franklin Avenue and 2291 Twelfth Street (Moody); an area noted as the "Mexican" section 2973-75 East Eleventh; and Lincoln Park, bounded by East Twelfth on the north, East Thirteenth on the south, Park Ave on the east and Food Machinery Corp on the west.

Economic Development

The economic development of the Eastside was inextricably tied to the economic development of the Mile Square downtown Riverside area. Transportation in the form of horsedrawn wagons, and then automobiles, governed residential and commercial expansion, while the major railroads contributed to the growth and form of industrial land uses nearby. The citrus related agricultural industry profoundly affected the form of the built environment, and the commercial land uses further shaped the Eastside's residential neighborhood. Punctuated by a series of booms and depressions, which were tied to the regional real estate market, the economic development of the Eastside in turn established a pattern for the area's residential and institutional development.

Water and other Municipal Services

The availability and distribution of water and other municipal services for agricultural, industrial, and residential use was of primary importance to the Eastside neighborhood. The Riverside Gas and Electric Light Company on Pachappa Avenue and East Tenth provided municipal services to the Eastside in 1895, based on Sanborn map and City Directory analysis. Water was provided by the Riverside Irrigating Canal, and water lines such as the Riverside Heights Water Company (along East Eighth and East Tenth), Hall's Addition Water Company line (along East Eleventh in the Hall's Addition), and Cox's Addition Water Company line (along High and East Eighth in the Cox's Addition). Riverside Heights Water Company, Hall's Addition Water Company and Cox's Addition Water Company received water from reservoirs filled by the Gage Irrigating Canal. The Gage Canal was supplied from artesian wells located 12 miles northeast of Riverside.⁵⁹ Evidence of a sewer system in addition to the water and irrigation systems is evident on the 1895 Sanborn Map.

⁵⁷ Riverside Enterprise Newspaper. "Quarters for Contractor's Gang Vacated." December 3, 1931.

⁵⁸ Judith A. Newkirk. *Context Statement: The East Side of Riverside; Immigration and Ethnic Diversity* (1990).

⁵⁹ Sanborn Insurance Maps, 1895.

By 1908, according to Sanborn maps, electrical power was provided by the Edison Electric Company Gas Works. The Edison facility was located at 108-120 East Tenth Street, at the former location of the Riverside Gas and Electric Light Company, Edison enlarged the facility, which, by 1908, comprised several 1-story buildings and three large circular gas-holding tanks. At this time, improvements such as culverts and footbridges to provide easy access from Mile Square to the Eastside, had been made to the Riverside Irrigating Canal No. 1.

Water continued to be provided by Riverside Irrigating Canal No. 1 in the 1950s; however, water pipes are shown throughout the Eastside on the Sanborn maps, indicating more municipal services. Electrical power continued to be provided by Edison, however an electrical contracting firm had secured a business at 2530 Third Street by this time.

Water-related resources remaining in the Eastside are the concrete lined Gage Canal and the Riverside Irrigating Canal No. 1 (Riverside Upper Canal). Most of the utility-related structures are gone or have been extensively modified.

Shipping and Transportation

As with most new communities, transportation played a critical role in the development and organization of industrial, commercial, residential, and institutional land uses in the Eastside area. The earliest forms of transportation noted in the Eastside in 1895 included wagons and buggies, as evidenced by a number of sheds at the rear of homes (rear 414 East Eleventh and 451 East Twelfth) on the Sanborn maps. The Southern California Railroad (Santa Fe Route), whose tracks ran along Commerce (Pachappa) Avenue, provided transportation by rail at this time. In 1893 and 1894, the City Railroad Company, operated by W.A. Hayt, provided hourly service from White's Addition in Eastside to depots near Chinatown, while the Hall's Addition Railway Company offered hourly service from Hall's Addition, to Sixth and Main and Fourteenth Streets.⁶⁰

In 1908, the Atchison, Topeka & Santa Fe (AT&SF of the Southern California Railroad) continued to provide service along the Eastside, as indicated by the Sanborn maps. Depots had been constructed at 702-798 Evergreen Avenue and 130 Eighth Street; the depot at Eighth Street included a freight and passenger depot with two buildings, one for "baggage" and the other for "lunch," as evidenced by the 1908 Sanborn map. According to the Sanborns, an additional rail line, the San Pedro, Los Angeles, Salt Lake Railroad (S.P., L.A., & S.L.), had been constructed to the west of the AT&SF tracks. The SP, LA, SL line had several northeast-southwest trending tracks, sidings and a "turn table" at the corner of Vine and the canal.

Freight houses and repair yards, such as the S.P., L.A., & S.L. Railroad Freight house (corner Sixth and Vine Streets), the Southern Pacific Railroad Company's freight house (corner of Pachappa Avenue and East Eighth), and Pacific Fruit Express Repair Yards and Shop (on the San Pedro, Los Angeles, Salt Lake Railroad sidings), were located along the tracks and appear in the listings of the City Directories. The automobile had also been introduced to the Eastside of Riverside, as indicated by the automobile garage at 744½ Comer Avenue, noted on the Sanborn map for 1908.

⁶⁰ Riverside County Directory, 1893-1894.

By 1952, based on Sanborn and other historical maps, transportation modes had changed little in the Eastside. There were also a few changes in street names, such as Pachappa becoming Commerce Avenue; Blaine Street, east of Comer Avenue, becoming Third Street; and High Street renamed Victoria Avenue. The two most prominent forms of transportation were the automobile and the railroad, evidenced by the AT&SF, Southern Pacific and Union Pacific tracks and depots. Several more automotive repair shops had been constructed at Park and East Tenth, the intersection of Comer, Sedgwick, and along Eucalyptus. Automotive washing facilities were located at 2731 East Eighth, while automotive metal work and gas station were situated at 2584 and 2570 Third [Blaine] Streets. Parking lots were provided at 2908 East Seventh Street and 3441/3455 Comer Avenue. A used car sales lot was established at 3021 East Eighth Street; it included an automotive wrecking yard.

Wood barns and stables were the predominant built forms associated with the early modes of transportation. Utilitarian in design, they displayed simple gable roof forms and plank or board and batten exterior sheathing. It is unlikely that any examples of these resource types survive today. If identified, however, even in deteriorated condition, they would be significant remainders of the region's early past.

Resources associated with the railroad include substations, depots, trackage, and spurs, which were located along the rights-of-way. Resources associated with transportation in the Eastside include some of the roadways and rights-of-way, as well as the street lights and parkway strips, which adorned them.

Citrus-Related Agriculture

Citrus-related agriculture was the primary industry of Riverside from introduction of the Washington Navel orange by Eliza Tibbets, until residential and commercial development consumed most of the vast orange groves in the late 1940s and 1950s. With its location near the railroad tracks and depots, and its proximity to the citrus groves and downtown, the Eastside had the distinction of being the City's leading packing and shipping center for agricultural products since before the turn of the 20th century.

Citrus packinghouses, along with other associated buildings, became the predominant built forms of the citrus industry associated with the Eastside. The large packinghouses were located near major transportation routes, such as the Santa Fe and Union Pacific railroad lines. According to Sanborn maps and City Directories, by 1893, there were several fruit packers and shippers in the Riverside area, including several in Eastside. Among those in operation were the J.Z. Anderson Fruit Company (Eight Street between Pachappa and Vine Street), Brown & Raley (corner of Pachappa Avenue and Ninth Street), the California Fruit Company (corner Thirteenth and Pachappa), Cook & Langley (Pachappa Avenue and Ninth Street), F.B. Devine (Pachappa Avenue and Eight Street), the Earl Fruit Company (Pachappa Avenue and Ninth Street), Ford & Tasker (corner of Seventh Street and Pachappa Avenue), the Germain Fruit Company (corner of Pachappa and Eleventh Street), Griffin & Skelly (Pachappa Avenue and Twelfth Street), the Orange Growers Packing Company (Pachappa Avenue and Fourteenth Street), the Porter Brothers Company (on Eighth Street between Pachappa Avenue and Vine Street), the Silver-

Brown Fruit Company (Pachappa Avenue and Seventh Street), and the Twogood Fruit Company (Pachappa Avenue and Seventh Street).⁶¹

Early growth of Riverside's packing house associations in the Eastside area was dramatic, and by 1908 over a dozen additional packinghouses were clustered along the Santa Fe and Union Pacific railroad tracks and depots, thus creating a "packing house row." Among those packinghouses built were the Sutherland Fruit Company Packing House, located at 132 East Fifth and now used by the "Old Spaghetti Factory" restaurant; the La Mesa Packing House (later called Monte Vista Citrus Association), located at 103 Fourth Street; and the Independent Fruit Company Packing House at 136 East Seventh Street. Other new facilities built at this time, included the Altland Fruit Company Packing House at 151 Ninth Street, the Strachan Fruit Company Packing House at 482-498 Pachappa Avenue, the E. H. Verrill's Fruit Packing House at 131 Ninth St, and the Worthley & Strong Fruit Company Packing House at 101 East Seventh.

The 1920s and 1930s became the citrus industry's most expansive decades. The devastating effects of the Great Depression were not as strongly felt in Riverside or in other areas of Southern California in part because of the strong citrus economy. By 1952, several new packing houses had been constructed including the Blue Banner Company Incorporated Fruit Packing House at 3165 Fourth Street, the Blue Goose Growers at 3040 East Ninth Street, the Evans Brothers Packing Company at 3345 Commerce (Pachappa) Avenue, the McDermont Fruit Company at 3141 Ninth Street, and the Riverside Consolidated Growers Packing House at 3302 Commerce (also at 3069 Fourth).⁶²

Property types and sites associated with the Eastside's tremendous agricultural industry include fields, trees, and orchards, some examples of which, although reduced in number and scale, may still be extant in the area. Packing houses and related warehouses for packing, storage, and shipping agricultural products were another type of structure associated with the industry, and were often very large, one story buildings. Many of these large structures are still extant, though their function and use has changed. These properties are also potentially significant for their association with a prominent architect, distinct architectural style, or important historical events. Those associated properties that have survived unaltered may also be potentially significant for their contribution to the overall development of the community and economic stability they provided their residential neighbors and the City.

Local Commerce

Local commerce in the Eastside consisted of retail businesses offering goods and services such as groceries, dry goods, livery, lumber, grain, fertilizers, wood, coal, and orange boxes. These commercial properties were generally housed in simple, low-rise buildings constructed of wood or brick. They were typically located along the main streets of the community or along the railroad right-of-way. For instance, one- and two-story wood frame buildings were located along Pachappa Avenue and surrounding numbered side streets to the east, as early as 1895. Pachappa Avenue was the major north-to-south thoroughfare that ran along the east side of the Southern

⁶¹ Sanborn Maps, 1895; see also Riverside County Directory 1893-1984: 78-79.

⁶² Sanborn Map, 1952.

Pacific (Santa Fe route) railroad right-of-way adjacent to the concrete lined Riverside Irrigating Canal No.1.

By 1908, as indicated by Sanborn maps, commercial development in the Eastside had expanded. New businesses noted on historical maps and in the City Directories included the California Iron Works at the corner of Ninth and Santa Fe Avenue at Vine, the Contractors Yard at 475 East Tenth, the National Ice & Cold Storage Company's Ice Works at 1101-1175 Pachappa Avenue, the Pacific Fruit Express Lumber Storage & Repair Shop at 130 Fourth Street, the Riverside Milling & Fuel Company at the corner of Pachappa Avenue & East Ninth Street, the Soda Water Manufacturing plant at 124 East Sixth, and a meat and rendering facility at 152-158 East Eighth Street. Several Japanese grocery stores were also indicated on the 1908 Sanborn maps and in the City Directories.

By the 1920s, garages and other related automotive structures were already firmly established in the community; most were constructed of concrete or other masonry materials and were located near the commercial and industrial areas. Gas stations were simple one-room structures oriented diagonally towards a street corner. Despite the availability of public transportation, commercial structures serving the automobile proliferated throughout the Eastside. At this time, most residential lots included a garage for automobiles.

During the 1940s, several small, wood-framed grocery stores opened along the 4000 block of Park Avenue, including those owned by Anselmo Aguilar (4145 Park Avenue); J.W. Blair (4591 Park Avenue); Tony Chavarrias (4098 Park Avenue); Sostenez Lopez (4173 Park Avenue); Mike Matsumoto (4195 Park Avenue); and Frank Sanchez (4398 Park Avenue).⁶³

By the 1950s, the Eastside's local commercial enterprises were well-established and included general stores, retail clothing businesses, ice plants, gas and oil companies, restaurants, machine shops, warehouses, and storage facilities. Many of these businesses were located in one or two story wood-framed or concrete constructed structures of utilitarian function and design along University Avenue.⁶⁴

Commercial buildings from the earliest period of Eastside's development, those associated with prominent architects, those associated with important individuals or historical events, and those that have survived unaltered may be potentially significant for their contribution to the economic development and stability of the community and/or for their architectural value.

Residential Development

Prior to the 1870s, when Riverside's Mile Square was being settled, land on the east side of the City had been subject to homesteading. Residential development in the Eastside area, from the 1880s through to the 1950s, was a powerful and persistent factor in the organization and

⁶³ Riverside City Directories, 1941: 538-539.

⁶⁴ Note: those areas encompassed by the University Avenue Cultural Resources Survey are not covered by this current survey of the Eastside.

development of the community's built environment. Residential development and the influx of residents took place over several decades, paced by economic booms and recessions of the greater Riverside area. From these booms and recessions, the Eastside acquired a variety of characteristics. These characteristics document the changes in population and income level, as well as the architectural conventions of the time.

Home ownership was a cultural value of almost every generation and ethnic group of settlers who came to Riverside, and local real estate entrepreneurs capitalized on that value. As a result, the single-family home was the predominant type of residential development in the Eastside. Size, site characteristics, and architectural style were the primary variables that distinguished the period of construction and each area within the Eastside neighborhood.

Some areas of the Eastside were developed over two or three decades and continued to change as newer structures were placed next to older ones. These neighborhoods evolved a variety of characteristics, which today document changes in population and architectural conventions preferred by successive generations. Patterns of residential development contributed not only to the physical characteristics of the built environment, but also to the social fabric of the community.

Single-Family Residences

The single-family residence is the primary resource type associated with residential development in the Eastside community. The overwhelming presence of this property type was the product of a society which prized individuality and home ownership as cultural values. Real estate entrepreneurs and packinghouse owners capitalized on the desire to own property and develop expansive residential subdivisions of lots appropriate for home construction. Though the house type, size, site characteristics, and architectural style varied greatly over time, each structure shared a sense of individuality, independence, and self-sufficiency.

Single-family homes built prior to the turn of the twentieth century were derived from Victorian-era styles. They were wood frame structures, vertical in massing, and typically had steep gable roofs, dormers, and wide ornamental porches. Turrets, balconies, and complex roof systems were present in the homes of wealthy citizens, while the decoration of one-story homes occupied by families of more modest means were less detailed. The variety of Victorian-era houses, their profusion of architectural detail, their age, and their influence on the residential and aesthetic development of the Eastside, all contribute to the significance of surviving examples.

Bungalow type houses began to appear in the Eastside after the turn of the century, and continued for over thirty years. Bungalow styles generally followed the ideals of the Arts and Crafts movement: utility, simplicity, and stylistic in nature. In the Eastside, modest bungalows were built in the working class neighborhoods, while the larger "Craftsman" style homes were constructed by the more affluent residents of Eastside.

Other architectural styles, which predominated in the twentieth century single-family residence in the Eastside, included the Classical or Colonial Revival bungalows and the Mediterranean or Spanish Colonial Revival style home. The vast majority of residences in the

area were not architect designed. Instead, they were vernacular buildings constructed by a local builder or contractor or even the homeowner. Still possessing some individuality, these were the homes of generations of working and middle class citizens. Intact clusters of properties help to reveal the character of early working class neighborhoods.

The typical residential lot was narrow and rectangular in shape. Consequently, the houses constructed on the lots were long and rectangular; many had porches on a front corner or across the entire primary elevation. Backyard arbors were popular, in keeping with the prevailing late Victorian tastes of the day and filled the need for shade in the hot and arid climate. Many of these arbors were noted from East Seventh to East Fourteenth Streets and along Howard Street.

Single-family residences depicted on the Sanborn Fire Insurance Maps (1895, 1908) were primarily one-story, wood-framed dwellings, although there were a number of larger one-and-a-half and two-story dwellings in the Eastside area. Many of the residential properties had a one-story shed and/or arbor at the rear of the lot, as evidenced by the Sanborn maps. Some property owners kept livestock, as indicated by the placement of barns, cowsheds, cow yards and livestock corrals. The dwelling at 169 (2969) East Fifth had a corral and barn on the lot. The house on the corner of Park Avenue and East Fourth Street had a hen yard and poultry house. Several larger residences along East Seventh Street had corrals, barns and hen houses.⁶⁵ Wagon and buggy sheds were also noted at the rear of 414 (2650) East Eleventh Street and 451 (2611) East Twelfth Street.

According to the 1952 Sanborn map, Riverside's Eastside contained over 200 one-story, single-family dwellings and approximately eighteen one-and-one-half and two-story single-family dwellings. After the mid-1950s, the construction of modern, tract style houses dominated certain areas of the neighborhood.

Areas where many single-family houses of like origins and physical characteristics survive unaltered may be potentially significant to the development of the community. Such areas identified by the survey include those properties found along Eucalyptus Street and Somerset Drive. While each individual house within these areas may not be architecturally significant, the groupings of houses, with uniform setbacks and street features, give those areas their strong sense of place.

Among the more visually prominent residences of the Eastside community are the Collins-Seaton House (2374 Seventh Street) and the Ward House (2969 Seventh Street). Both are local landmarks. Houses situated at 2110-3015 Ninth Street, 3840 Park, and 3881 Eucalyptus were constructed by Harp Brothers, F.G. Richmond, J.Bird and others.

⁶⁵ Sanborn Maps, Riverside County, California, 1895. Livestock barns, corrals and cow yards and sheds are noted at East Fifth, Sixth, Seventh, Eighth, Ninth, Tenth, Eleventh and Twelfth, and at Comer and Park Avenues. Poultry yards and hen houses were also noted in these areas.

Multi-Family Residences

Though not the primary residential property type, multi-family residences such as duplexes, four-plexes, row housing, apartment buildings, and boarding houses were also constructed in the Eastside. Executed in the same styles and materials as single-family houses, these structures in most cases served the working class population of the community, including new immigrants and transient workers. Initially, multi-family residential settlement was most dense along East Tenth and Eleventh where workers' housing was located in proximity of the nearby fruit packing companies.

In addition to these residences shown on Sanborn maps were three boarding and lodging houses (146 East Ninth Street, 153 and 158 East Tenth Streets) and seven duplexes. The large, classical design house noted on Sanborn maps from 1895, at the corner of Park Avenue and East Ninth Street, had been subdivided into a duplex by this time; there were four other duplexes noted in the Eastside at this time. There were two multiple family dwellings on the Eastside by 1908 (546 Comer Street and 415 East Eighth Street).

Row housing had been constructed at the corner of Eucalyptus Avenue and East Sixth Street; it comprised eight 1-story rectangular structures. Many duplex shanties were noted along Park Avenue. The "Japanese Shanties," noted on the Sanborns in 1895, had continued to expand from East Thirteenth Street to Cottage Street, and Howard and Clinton Streets on the north and south. The Japanese citrus laborers who worked in the nearby citrus industry occupied these shanties. A "Korean settlement" is also evidenced on the 1908 Sanborn; it is situated near the Japanese shanties, but extends to Pachappa Avenue. It has been previously noted that Korean immigration into Riverside was very small in numbers.⁶⁶

According to the 1952 Sanborn map, over sixteen duplexes had also been constructed in the community. Row houses were situated at 3340 and 3342-3346 Franklin Avenue. Apartment complexes were constructed at 3316 Comer, 3340-3343 Eucalyptus, 2957 Sixth Street, 2986 Sixth Street, 2968 Sixth Street, 2626 Fifth Street, 2750 Seventh Street, 2811 Eighth Street, 2125 Seventh Street, 3633 Kansas Avenue; 3005 Ninth Street, 2938 Ninth Street, 2859 Ninth Street, and 2374 Ninth Street. Three duplexes were noted at 3607 Comer Street, 2782-2780 Seventh Street, 2716 Seventh Street, and 2874-76 Sixth Street, while three four-plex dwelling units were noted at 2850 Seventh Street, 3725 Comer Street, and 2014 Ninth Street. The largest of the multiple-family units noted on the 1952 Sanborn map was an eight-family dwelling at 3717-3747 Kansas Street. Lodging houses were also noted in the Eastside area.

Early multi-family residences associated with the Eastside's initial residential development, those associated with prominent architects or prominent individual residents, and those that have survived unaltered are all potentially significant for their contribution to the overall residential development of the Eastside community. These examples, regardless of their size, contribute to our understanding of the physical and social fabric of the region and provide a sense of stability important to the area's historic and contemporary residential neighborhood.

⁶⁶ Mary Paik Lee in Judith A. Newkirk. *Context Statement: The East Side of Riverside: Immigration and Ethnic Diversity* (1990).

Development of Civic, Educational, Religious, Cultural, and Social Institutions

As agricultural land was settled and as transportation systems brought residential development to the Eastside, the community developed its own distinct social, religious, and cultural institutions, as well as civic institutions introduced by the city government. Meeting halls, club buildings, churches, and parks catered to the social, cultural, and religious needs of the community. Post offices and schools were often the first civic buildings constructed in the area, followed by police and fire stations, and libraries. Often, civic institutions were originally housed in buildings not specifically designed for their use.

Civic Institutions

The first fire station in the Eastside was constructed prior to 1905. In 1937, a new facility designed by local architect G. Stanley Wilson (Fire Station No. 4) was constructed at Eighth and Franklin Streets. Ed Strickland was the first black firefighter, engineer, and Captain for the Riverside Fire Department. Born in Georgia in 1913, Strickland moved to Riverside with his family in 1918. He is known not only for his contributions to firefighting tactics, but also for his being a co-developer of a pre-connected 1½" hose line. Developed in 1940, the hose line is now a universally used fire ground tool.⁶⁷

Educational Institutions

School buildings conveyed the importance of education to the community, and evolved in much the same way as other civic buildings. However, because of Riverside's educational policies the school district was entrenched in racial segregation. From the 1920s, many of the schools in the Eastside became segregated schools, and remained so until 1965.

Thirteenth Street Public School was noted on Sanborn Fire Insurance Maps (1895, 1908) at 1330 Grove Street, east of Thirteenth Street and north of High Street (Victoria Avenue). By 1908, a second school, the Longfellow Public School, a two-story (plus basement) building at 441 East Seventh Street, had also been constructed. A third school, Lowell Public School (4690 Victoria Avenue) was constructed in the area in 1911. By 1952, the Sanborn Fire Insurance Map depicted a larger school consisting of several buildings on the same large parcel as where the Thirteenth Street Public School once stood (2775 Fourteenth Street). This new educational facility, called the Irving Elementary School, was built in 1940. It included a large late Moderne style classroom-auditorium building, satellite classrooms, and a small kindergarten classroom housed in a wood-frame Craftsman bungalow. The former University Heights Junior High School (2060 University Avenue), constructed in 1928, is now the Cesar Chavez Community Center and has been designated a local landmark and is listed in the National Register of Historic Places.

Prior to desegregation in the 1960s, African-Americans and Mexican-Americans in the Eastside area generally attended Irving [Elementary] School (Thirteenth Street Public School

⁶⁷ Richard Lewis and Vincent Moses, *The Riverside Fire Department Presents a Century of Service: A Pictorial History*, 1983.

prior to 1940) and University Heights Junior High School before going on to Riverside High School.

Religious Institutions

Religious institutions in the Eastside were an integral part of the community's social functions. Each neighborhood within the Eastside included at least one church building and sometimes several. Spanish Colonial Revival and Gothic Revival were the predominant architectural styles of church buildings in the area.

The extraordinary number of religious buildings in the Eastside was a result of the religious and cultural diversity of its residents. Christian denominations represented included Catholics, Methodists, Presbyterians, Baptists, Episcopalians, Lutherans, and various evangelical sects.

The church was a major source of inspiration among the black communities, often serving as a nucleus to the African Americans in their segregated community. Among the earliest churches in Riverside and in the Eastside was the First United Brethren Church of Riverside, located on East Eighth Street, near Park Avenue.⁶⁸ Additional religious organizations in the Eastside listed in the City Directories and drawn on information illustrated on the Sanborn Fire Insurance Maps included the African Methodist Episcopal Church (2401 Tenth Street), established in 1893; the Second Baptist Church (2993 Twelfth Street), organized in 1892; and the Grace Methodist Episcopal Church founded in 1907.⁶⁹ Grace Methodist Episcopal Church was located at 2683 Eighth Street between High and Comer Avenues (site of the current Thunderbird Lodge Motel).⁷⁰ According to Sanborn Fire Insurance Maps (1908, 1925), other religious organizations located in the Eastside area during the first quarter of the twentieth century, included Seventh Day Baptist Church (2908 Fifth Street), Holiness Church (2891 Ninth Street), and the Park Avenue Baptist Chapel (4054 Park Avenue, later moved to 2891 Twelfth Street).

In 1927, Bishop John Cantwell established St. Francis of Assisi Church in Eastside (2858 Ninth Street). During the early 1930s, the church was also known as St. Bridgid's Church; however, in 1957 it was officially renamed Our Lady of Guadalupe Shrine Church, after the Mexican Patron Saint.

As indicated by the 1952 Sanborn Fire Insurance Map, there were a few new churches established in the Eastside. They included the St. James Church of God in Christ (2843 Eleventh Street), St. Ignatius Church (4482 Grove Avenue), and the Iglesia Apostolica Church (2995 Cottage Street). Churches that continued to serve the neighborhood at this time included Grace Bible Church (relocated to 2883 Seventh Street), Second Baptist Church, African Methodist Episcopal Church, and Park Avenue Baptist Church, and Seventh Day Baptist Church.

⁶⁸ Elmer Wallace Holmes, *History of Riverside County*, (Los Angeles: Historic Record Company, 1912), p. 113. Note: Establishment date for First United Brethren Church unknown.

⁶⁹ Tom Patterson, *The Beginnings of Riverside*, (Riverside: Riverside Title Company, 1957), p. 53.

⁷⁰ Holmes, p. 113.

Religious institutions which remain in the Eastside area that reflect significant architectural values, were designed by prominent local architects, or housed congregations and/or activities important to the social and cultural maturation of the community are potentially significant to the physical and social fabric of Riverside.

Cultural and Social Institutions

Fraternal organizations, clubs, and recreational institutions became part of the social fabric of Eastside, often acting as the catalyst for further development activity. Prior to World War II, African Americans had been restricted from Anglo fraternities. As early as 1905, African Americans founded their own Masons lodge, Orange Valley Lodge, No. 13. By 1925, they had also established the Odd Fellows and the Knights of Pythias orders. In 1930, the Citizen's Committee of the National Association for the Advancement of Colored Persons (NAACP) organized itself in the neighborhood. Other organized groups in the area included the Businessmen's Club, the Woman's State Club, and the Woman's Uplifting Club.⁷¹ The buildings which housed these groups were physically diverse; their architectural styles, size, and plans were dependent on economics, taste, and the function of each.

Following World War II, African Americans reached major advancements in the field of big league baseball. Players such as Jackie Robinson influenced the residents of the Eastside community, who soon formed the Club-level team called "Dukes." Robinson served as a role model and hero for many local Eastside athletes, including Bobby Bonds, Dusty Baker, Rosie Bonds, and Alvin Davis, who later became a rookie for the Seattle Mariners.⁷²

One of the most instrumental leading African American citizens of the Eastside was Frank M. Johnson. In the early 1920s, outraged over the City's refusal to allow his daughter to swim in the Fairmount Park plunge, Johnson sued the City for discrimination (under California Civil Code, Sections 51 and 52). The suit was resolved by the construction of a pool in Lincoln Park on the Eastside in 1925. Lincoln Park was established along Park Avenue between Twelfth and Thirteenth Streets to provide "separate but equal" swimming facilities. The new park was modern and more convenient for neighborhood children.⁷³ By this time, the Eastside was a neighborhood comprised primarily of African-Americans and Mexican-Americans.

E. ASSOCIATED ARCHITECTURAL STYLES

Because the two survey areas were developed over several decades, they are notable because they are representative of architectural evolution in Riverside. The following is an overview of the most prevalent architectural styles in the two survey areas.

⁷¹ Riverside Museum Press. *Riverside Municipal Museum presents Our Families Our Stories, From the African American Community, Riverside, California, 1870-1960* (1997).

⁷² Ibid.

⁷³ Tom Patterson, *The Beginnings of Riverside*, (Riverside: Riverside Title Company, 1957), pp. 299-301.

Queen Anne and Other Victorian-Era Styles

Certain areas of the Eastside community contain examples of this period, which incorporates styles such as Queen Anne, Queen Anne Cottage, Eastlake, and Italianate. All of these styles are easily recognizable from other periods by their generous carved wood ornamentation and varied roofing systems. Although each style has distinguishing features, the residences of this period “borrowed” considerably from each other and therefore few pure examples exist in the area.

Mass Plan Vernacular

One of the most common dwellings constructed in the Eastside area around the turn of the twentieth century was the one story mass plan vernacular cottage. This style, to a more limited degree, is also visible in the Casa Blanca community. These small residences were boxy structures with hipped roofs and central hipped (often) dormers. Of wood frame construction, these houses were sided with clapboard. A front porch, typically recessed into the primary façade, was a prominent feature. Proportions of openings generally matched their more elaborate Victorian counterparts, as did the architectural detailing, in some cases.

American Foursquare

At the turn of the twentieth century, the more prosperous arrivals to the Eastside community constructed two-story residences in the American Foursquare style. Other similar two-story dwellings were designed in an “I” plan layout or “L” wing configuration. These residences usually had four rooms on the first and second stories, hipped roofs, symmetrical facades, and a front porch (full or partial). Detailing was classical with columns, dentils, moldings, brackets, and rafters.

Hall and Parlor

A very common style constructed in the Casa Blanca area was the Hall and Parlor house. It is a simple rectangular plan dwelling, one or one-and-one half stories, with a side gable roof. Usually displaying a three bay façade, the single front door is generally centered in the façade and opens directly into the hall room. Floor plans consist of a hall or general eating and living space and a smaller, more formal parlor that may also have been used as a bedroom. Hall and Parlor houses were often built with shed rooms or small ells to the rear.

Bungalow (Craftsman, California)

Bungalows were a popular building type in newly developed suburban areas. Because of their relative economy, bungalows answered a growing need for affordable housing during the 1910s and 1920s. Defining elements of the style include a horizontal orientation, wood detailing, exposed rafter ends, overhanging eaves, wide porches, and porch supports. The emphasis was on simplicity of design, a break from the ornamental cluttered style of the Victorian period.

Period Revivals

By World War I, tastes and attitudes were changing. A new nostalgia and romanticism of other periods of history was developing, helped in part by the costume dramas favored by the movie industry and the travels of soldiers overseas in World War I. Spanish Colonial, Mission, Mediterranean, and English Tudor Revival styles emerged in Riverside and other Southern California communities, as well as the rest of the nation. Both neighborhoods have examples of Period Revival style properties.

Mission Revival

The Mission Revival theme in Riverside was led by Frank A. Miller with the design and construction of the Mission Inn. Its simple design elements made it attractive for many types of properties, including train depots, schools, residences, and commercial buildings. Characteristics of the Mission style include simplicity of form, rounded arches supported by piers, and stucco or plastered walls. Roofing systems are generally covered with red tiles, and may include parapet walls. Roof eaves with exposed rafters may extend well beyond the walls. Towers, curvilinear gables and small balconies or balconets are used on large buildings. The only surface ornamentation is a plain stringcourse that outlines arches, occasional gables, and balconies.

Spanish Colonial Revival

A direct outgrowth from the Mission style, the Spanish Colonial's identifying features include a low pitched red tile roof with little or no eave overhang; parapets; the incorporation of prominent arches placed above either entry doors, principle windows, or beneath porch roofs; and the use of ironwork on windows, doors, balconies and roof supports.

English Vernacular

Although not as popular as the Spanish influenced styles, English vernacular residences appear in many Southern California residences, including Riverside's Eastside. Identifying features include a steeply pitched roof, usually side-gabled; a façade dominated by one or more prominent cross gables; decorative exposed half-timbering; and groupings of tall narrow windows.

Vernacular

Though not truly an architectural style, the term "vernacular" is the result of a variety of architectural influences and pragmatic application of basic construction principles that allow a pleasant building to be constructed in a cost-effective manner.

V. REGISTRATION REQUIREMENTS

A. NATIONAL REGISTER CRITERIA

The National Register is an authoritative guide to be used by federal, state, and local governments and private groups and citizens to identify the Nation's cultural resources and to indicate what properties should be considered for protection from destruction or impairment. Established by the National Preservation Act of 1966, as amended, the Register is administered by the Secretary of the Interior.

To be eligible for listing in the National Register, a resource must possess significance in American history, architecture, archaeology, engineering, and/or culture. Buildings, objects, sites, districts, or structures of potential significance must possess integrity of location, design, feeling, setting, workmanship, materials, and association and must meet one or more of the following established criteria:

- associated with events that have made a significant contribution to the broad pattern of our history (Criterion A); or
- are associated with the lives of persons significant in our past (Criterion B); or
- embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction (Criterion C); or
- yield, or may be likely to yield, information important in prehistory or history (Criterion D).

A property eligible for listing in the National Register must meet one or more of the four criteria (A-D) defined above. It is important to note that properties which meet these criteria can be significant at a national, state, or local level. As a general rule, properties that are identified as potentially eligible for the National Register are also eligible for local landmark or district designation as well. In addition, unless the property possesses exceptional significance, it must be at least fifty years old to be eligible for National Register listing.

B. EVALUATION OF INTEGRITY

In addition to meeting the criteria of significance, a property must have integrity. Integrity is the ability of a property to convey its significance.⁷⁴ According to *National Register*

⁷⁴ United States Department of the Interior, *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*, (Washington, DC: National Park Service, rev. 1997), p. 44.

Bulletin 15, within the concept of integrity, the National Register criteria recognize seven aspects or qualities that, in various combinations, define integrity. To retain historic integrity a property will always possess several, and usually most, of these seven aspects. The retention of specific aspects of integrity is paramount for a property to convey its significance.⁷⁵ The seven factors that define integrity are location, design, setting, materials, workmanship, feeling and association. The following is excerpted from *National Register Bulletin 15*, which provides guidance on the interpretation and application of these factors.

- Location is the place where the historic property was constructed or the place where the historic event occurred.⁷⁶
- Design is the combination of elements that create the form, plan, space, structure, and style of the property.⁷⁷
- Setting is the physical environment of a historic property.⁷⁸
- Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.⁷⁹
- Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.⁸⁰
- Feeling is the property's expression of the aesthetic or historic sense of a particular period of time.⁸¹

⁷⁵ Ibid.

⁷⁶ Ibid. "The relationship between the property and its location is often important to understanding why the property was created or why something happened. The actual location of historic property, complemented by its setting is particularly important in recapturing the sense of historic events and persons. Except in rare cases, the relationship between a property and its historic associations is destroyed if the property is moved."

⁷⁷ Ibid. "A property's design reflects historic functions and technologies as well as aesthetics. It includes such considerations as the structural system; massing; arrangement of spaces; pattern of fenestration; textures and colors of surface materials; type, amount, and style of ornamental detailing; and arrangement and type of plantings in a designed landscape."

⁷⁸ National Register Bulletin 15, p. 45.

⁷⁹ Ibid. "The choice and combination of materials reveals the preferences of those who created the property and indicated the availability of particular types of materials and technologies. Indigenous materials are often the focus of regional building traditions and thereby help define an area's sense of time and place."

⁸⁰ Ibid. "Workmanship can apply to the property as a whole or to its individual components. It can be expressed in vernacular methods of construction and plain finishes or in highly sophisticated configurations and ornamental detailing. It can be based on common traditions or innovative period techniques."

⁸¹ Ibid. "It results from the presence of physical features that, taken together, convey the property's historic character."

- Association is the direct link between an important historic event or person and a historic property.⁸²

In assessing a property's integrity, the National Register criteria recognize that properties change over time; therefore, it is not necessary for a property to retain all its historic physical features or characteristics. The property must retain, however, the essential physical features that enable it to convey its historic identity.⁸³

For properties that are considered significant under National Register criteria A and B, *National Register Bulletin 15* states that a property that is significant for its historic association is eligible if it retains the essential physical features that made up its character or appearance during the period of its association with the important event, historical pattern, or person(s).⁸⁴

In assessing the integrity of properties that are considered significant under National Register criterion C, *National Register Bulletin 15* provides that a property important for illustrating a particular architectural style or construction technique must retain most of the physical features that constitute that style or technique.⁸⁵

The primary effects of listing in the National Register for private property owners of historic buildings is the availability of financial and tax incentives.⁸⁶ In addition, for projects that receive federal funding, the Section 106 clearance process must be completed. State and local laws and regulations may apply to properties listed in the National Register. For example, demolition or inappropriate alteration of National Register eligible or listed properties may be subject to the California Environmental Quality Act (CEQA).

C. RELOCATION

Relocated properties are generally not eligible for listing in the National Register.⁸⁷ Special requirements under the National Register criteria must be satisfied for buildings moved during or after its period of significance. Properties moved before the established "period of significance" do not need to meet these special requirements.⁸⁸

According to the federal regulations, there is another exception where "a building or structure removed from its original location, but which is significant primarily for architectural

⁸² Ibid. "A property retains association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to the observer. Like feeling, associations require the presence of physical features that convey a property's historic character . . . Because feeling and association depend on individual perceptions, their retention alone is never sufficient to support eligibility of a property for the National Register."

⁸³ National Register Bulletin 15, p. 46.

⁸⁴ Ibid.

⁸⁵ Ibid. "A property that has lost some historic materials or details can be eligible if it retains the majority of the features that illustrate its style in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation. The property is not eligible, however, if it retains some basic features conveying massing but has lost the majority of features that once characterized its style."

⁸⁶ See 36 CFR 60.2(b)-(c).

⁸⁷ National Register Bulletin 15.

⁸⁸ National Register Bulletin 15.

value, or which is the surviving structure most importantly associated with a historic person or event”⁸⁹

For property significance under National Register Criterion C, a moved property must retain enough historic fabric to convey its architectural values and retain integrity of design, materials, workmanship, feeling, and association.⁹⁰

D. CALIFORNIA REGISTER CRITERIA

The California Register of Historical Resources program, enacted in 1992, became official January 1998. It is an authoritative listing and guide to be used by state and local agencies, private groups, and citizens to identify, evaluate, and register, California’s historical resources, and to indicate which resources deserve to be protected, to the extent prudent and feasible, from substantial adverse change. To be eligible for the California Register of Historical Resources, a historical resource must be significant at the local, state, or national level under one or more of the following four criteria:

- It is associated with 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;
- It is associated with the lives of persons important to local, California, or national history;
- It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values; or
- It has yielded or has the potential to yield information important to the prehistory or history of the local area, California, or the nation.

E. CITY OF RIVERSIDE CRITERIA

Title 20 of the City’s Cultural Resources Ordinance establishes criteria and processes for designating potential cultural resources (historic resources) as local landmarks, structures of merit, or historic districts.

Landmark Criteria

A cultural resource may be designated by the City Council upon the recommendation of the City’s Cultural Heritage Board as a landmark if it meets one or more of the following criteria:

⁸⁹ National Register Bulletin 15.

⁹⁰ National Register Bulletin 15.

- It exemplifies or reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history; or
- is identified with persons or events significant in local, state, or national history; or
- 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
- represents the work of a notable builder, designer, or architect; or
- contributes to the significance of an 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
- 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
- embodies elements of architectural design, detail, materials, or craftsmanship that represent a significant structural or architectural achievement or innovation; or
- is similar to other distinctive properties, sites, areas, or objects based on a historic, cultural, or architectural motif; or
- 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
- 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.

Structure of Merit Criteria

A cultural resource may be designated by the City Council upon the recommendation of the City's Cultural Heritage Board as a Structure of Merit if it meets one or more of the following criteria:

- It represents in its location an established and familiar visual feature of the neighborhood, community, or City; or

- Materially benefits the historic, architectural, or aesthetic character of the neighborhood; or
- is an example of a type of building which has once common but is now rare in its neighborhood, community, or area; or
- is connected with a business or use which was once common but is now rare; or
- contributes to an understanding of contextual significance of a neighborhood, community, or area.

Historic District Criteria

A historic district is a geographically definable area possessing a concentration, linkage, or continuity of resources, united historically or aesthetically by plan or physical development. More than fifty (50) percent of a district's properties should contribute to the historical, architectural, archaeological, engineering, and/or cultural values that make it important. A grouping of resource or geographic area may be designated by the City Council upon the recommendation of the City's Cultural Heritage Board as a Historic District if it meets one or more of the following criteria:

- It exemplifies or reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history; or
- is identified with persons or events significant in local, state, or national history; or
- 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
- represents the work of a notable builder, designer, or architect; or
- 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
- embodies a collection of elements of architectural design, detail, materials, or craftsmanship that represent a significant structural or architectural achievement or innovation; or
- 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

- conveys a sense of historic and architectural cohesiveness through its design, setting, materials, workmanship, or association.

Neighborhood Conservation Areas

A Neighborhood Conservation Area is a geographical area of the city, whether commercial or residential, which is intended to assist in the implementation of the goals and objectives of the City's General Plan by assuring appropriate development consistent with the design and cultural resources thereof by:

- deterring the demolition, destruction, alternation, misuse, and neglect of architecturally interesting and significant buildings which represent an important link to Riverside's past;
- promoting the conservation, preservation, protection, and enhancement of the area; and
- stimulating the economic health of the community and stabilizing and enhancing the value of property.

A Neighborhood Conservation Area may be designated by the City Council upon recommendation of the Cultural Heritage Board. A geographic area may be designated as a NCA if it meets it satisfies one or more of the following:

- provides a contextual understanding of the broader patterns of Riverside's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history; or
- represents established and familiar visual features of a neighborhood, community, or of the city; or
- reflects significant development or geographical patterns, including those associated with different eras of settlement and growth; or
- conveys a sense of historic or architectural cohesiveness through its design, setting, materials, workmanship, or association.

VI. FINDINGS AND CONCLUSIONS

A. INTRODUCTION

Upon concluding the research and fieldwork, properties were evaluated for individual significance and as contributors to potential historic districts according to the National Register of Historic Places criteria, the California Register of Historical Resources criteria, and local designation criteria. Those properties listed on or eligible for the National Register or for local designation are also eligible for listing in the California Register of Historical Resources. Approximately 1,400 properties were surveyed and assigned a National Register of Historic Places (NRHP) Status Code within both the Casa Blanca and Eastside communities. (Please refer to the Appendix for a more extensive list of the National Register Status Codes.)

B. SURVEY RESULTS

Casa Blanca

A review of the City's Historic Resources Inventory Index and the Historic Properties Directory for Riverside (State Office of Historic Preservation) indicated that only a few of the properties within Casa Blanca had been previously assessed for significance and designated.

National Register of Historic Places (2S/3S)

One (1) property, Casa Blanca School, was formally determined eligible for National Register listing under criteria A and C by the State Office of Historic Preservation. Upon re-evaluation during the current survey process, this property also appears potentially eligible for National Historic Landmark designation under the nation-wide Multiple Property Listing entitled "Racial Desegregation in Public Education in the United States" produced by the National Park Service (2000). The Casa Blanca School has been given a Status Code of 2S.

One (1) other property, the site of the Casa Blanca Depot, also appears eligible for National Register listing under criterion A, associated with important historical events, and D, may likely yield information important in history. This property includes the station's foundation, landscaping, and side-tracks. The site of the Casa Blanca Depot has been assigned a status code rating of 3S.

City Landmarks (5S1)

One (1) property, the Villegas house at 3105 Madison Street, was designated a City Landmark in 1981. In addition, those properties eligible for National Register listing are also eligible for local landmark designation. No other properties within Casa Blanca were identified as potential City Landmarks during the survey process.

Structures of Merit (5S1)

Thirty-three (33) properties were identified as potential Structure of Merit worthy. These properties adequately reflect the early social, economic, and architectural history and associations of early Casa Blanca.

Special Consideration in the Local Planning Process (5S3)

Eighty-six (86) properties were assigned a 5S3 code, meaning they are ineligible for federal, state, and local designation, but should be considered in the local planning process.

Not Significant (6Z)

One hundred and fifty-two (152) properties were given a 6Z1 rating code, meaning they are ineligible for federal, state, or local level designation. These properties were identified as having no important historical associations or were not architecturally significant. Many of the older properties in this category, which at one time reflected architectural styling in their design, were not eligible for designation because of substantial exterior alterations and lack of integrity.

Historic Districts/Neighborhood Conservation Areas (5D1)

No potential historic districts or neighborhood conservation areas were identified within the Casa Blanca community, although the northeast corner of the survey area is adjacent to the National Register eligible River Rock Bungalow Historic District (3D) at Indiana Avenue and Washington Street.

Eastside

A review of the City's Historic Resources Inventory Index and the Historic Properties Directory for Riverside (State Office of Historic Preservation) indicated that some of the properties within the Eastside community had been previously assessed for significance or were formally designated.

National Register of Historic Places (1S)

One (1) property, University Heights Junior High School at 2060 University Avenue, is listed on the National Register and is also designated a local landmark.

City Landmarks (5S1)

Three (3) properties in the Eastside survey area are currently designated City Landmarks, and therefore, have been assigned a National Register Status Code 5S1.

2921 Sixth Street (Church)

2933 Seventh Street (First Christian Church Parsonage)

2374 Seventh Street (Collins-Seaton House)

One (1) property, 2442 Prince Albert Drive, was identified as potentially eligible for City Landmark designation.

Structures of Merit (5S1)

Within the survey area there are fifteen (15) properties, which have been previously designated as City Structures of Merit:

2933 Fourth Street (#104)
2243 Fifth Street (#145)
2726 Fifth Street (#144)
2875 Fifth Street (#143)
2211 Sixth Street (#142)
2625 Sixth Street (#166)
2726 Sixth Street (#141)
2433 Tenth Street (#137)
2651-53 Eleventh Street (#136)
2826 Eleventh Street (#135)
2811-12 Twelfth Street (#133)
2691 Twelfth Street (#134)
2893 Denton Street (#129)
4482 Grove Avenue (#122)
4909 Park Avenue (#149)

Another sixty-four (64) properties appear eligible for designation as Structures of Merit.

Special Consideration in the Local Planning Process (5S3)

Two hundred and sixty properties (260) were assigned a 5S3 Status Code, ineligible for federal, state, and local designation, but should be given special consideration in the local planning process.

Not Significant (6Z1)

Five hundred and ninety-four (594) properties were given an OHP Status Code rating of 6Z1, ineligible for federal, state, and/or local designation. These properties have either been substantially modified since they were built and no longer retain sufficient integrity or have no historical importance associated with them.

Historic Districts/Neighborhood Conservation Areas (5D1)

There are two (2) previously identified historic districts within the Eastside survey area; they include the City-designated Seventh Street Historic District and the formerly determined eligible Ninth Street Neighborhood Conservation Area. Additionally, two (2) other groupings of residential dwellings appear potentially significant. The first grouping is situated along the 4700 block of Somerset Drive, and appears to qualify as local a historic district. The other grouping,

the 3300 block of Eucalyptus Avenue, appears potentially eligible as a Neighborhood Conservation Area.

VII. RECOMMENDATIONS

A. INTRODUCTION

This chapter presents recommendations for further research and the protection of the potentially significant cultural resources. Preservation of the identified cultural resources should be encouraged because they provide a visual representation of the City's history. Some of the objectives of Title 20 are to:

- safeguard the city's heritage as embodied and reflected in such resources;
- encourage public knowledge, understanding, and appreciation of the city's past;
- foster civic and neighborhood pride and a sense of identity based on the recognition and use of cultural resources;
- promote the enjoyment and use of cultural resources appropriate for the education and recreation of the people of the city;
- preserve the diverse and harmonious architectural styles and design preferences reflecting phases of the city's history and to encourage complementary contemporary design and construction;
- identify as early as possible and resolve conflicts between the preservation of cultural resources and alternative land uses.

B. FUTURE RESEARCH

General

Within the City of Riverside, cultural resources are not required to be listed in the National Register to be considered significant. The City's Municipal Code, Title 20, identifies a Cultural Heritage Board (CHB). The powers and duties of the CHB include (but are not limited to) the following: making recommendations to the City Council regarding designation of landmarks, historic districts, structures of merit, and neighborhood conservation areas; keeping current and publishing a register of cultural resources; making recommendations to the planning commission and the City Council regarding amendments to the General Plan for the purposes of preserving cultural resources. Therefore, future surveys and research should be conducted in light of that provision.

Casa Blanca

Upon acceptance of the findings and conclusions of this survey, those properties identified as eligible for National Historic Landmark and the National Register should be reviewed, researched and formally nominated for designation. Because of potential impacts to their integrity, these properties should be nominated within the next twelve months. Those properties identified as significant under National Register criteria are:

- Casa Blanca School
- Casa Blanca Depot (site)

Those 33 properties that were identified as potentially eligible for Structure of Merit designation should be reviewed, researched, and if applicable, formally nominated for such designation. (See database listing in Appendix for specific addresses)

Eastside

Those 64 properties that were identified as potentially eligible for Structure of Merit designation should be reviewed, researched, and if applicable, formally nominated for such designation. (See database listing in Appendix for specific addresses)

Historic Districts/Neighborhood Conservation Areas

Two residential groupings were identified as either potential local historic districts or neighborhood conservation areas. These two groupings should be reviewed, researched, and if applicable, formally nominated for designation. The two groupings identified are:

- 4700 block of Somerset Drive (potential historic district)
- 3300 block of Eucalyptus Avenue (potential neighborhood conservation area)

C. PRESERVATION STRATEGIES

Historic preservation is addressed in the City's Municipal Code. Title 20 encourages the preservation, protection, and use of cultural resources in the City. The purpose of Title 20 is to promote the public health, safety and general welfare by providing for the identification, protection, enhancement, perpetuation and use of cultural resources within the City. The ordinance is intended to deter the improper demolition, destruction, alteration, misuse, or neglect of cultural resources which have been determined eligible for designation or are already designated. Additionally, it encourages the conservation and preservation of cultural resources, as well as educating the public about those places.

Through implementation of Title 20, the City has the legislative authority to preserve important cultural resources. The properties identified as important do not require national ranking to be considered at the local level of significance.

The following are: (a) strategies or requirements to encourage owners of cultural resources to rehabilitate rather than demolish their buildings; and (b) suggestions for promoting the building's history in a way which provides public benefit without being detrimental to the owners and which further the objectives of Title 20.

Incorporate significant structures into redevelopment programs. If existing properties are structurally sound, they can be renovated to their original appearance. If no photos, plans, or other documentation exists, the original appearances can be recreated based on remaining materials, and existing features and pictures of similar buildings. In addition to existing properties or in cases of adaptive reuse, appropriate methods of compatible design should be employed, where scale; massing; materials; and color scheme are derived from the existing context.

Incorporate compatible design methods in new construction. Any areas that will be redeveloped should incorporate compatible design methods. This can be accomplished through compatible design in the use of complementary scale, massing, and materials in new construction and in reuse of existing buildings through additions and adaptations.

Preservation Incentives. Economic and other incentives to support the preservation, maintenance, and appropriate rehabilitation of cultural resources should be actively promoted to homeowners within the Eastside and Casa Blanca communities. Such incentives may include façade/conservation easements, Mills Act contracts, use of the State Historical Building Code, waivers and reductions of permit fees, and broader range of conditionally permitted uses.

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