HISTORIC RESOURCES ASSESSMENT

4472 ORANGE STREET

CITY OF RIVERSIDE

RIVERSIDE COUNTY, CALIFORNIA

LSA

May 2025

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LSA Project No. 20241943

LSA

May 2025

MANAGEMENT SUMMARY

Under contract to the Riverside Office of Education (RCOE), LSA conducted a Historic Resources Assessment (HRA) for the property at 4472 Orange Street located in Riverside, Riverside County, California. The assessment included archival research, field surveys, and this report. The subject property is approximately 0.15 acre in size and is currently developed with a small office (former single-family residence) and related parking. The building was fire damaged in 2024, and RCOE is considering options for continued use of the property. As discussed in more detail below, the City of Riverside (City) as Lead Agency for the project required this study as part of the environmental review process to comply with the California Environmental Quality Act (CEQA) and Title 20 of the Riverside Municipal Code (City of Riverside 2018).

The one-story Neoclassical residence was constructed in 1908 and converted to an office in 1987. It is a designated Structure of Merit and a contributor to the locally designated Prospect Place Historic District (PPHD); therefore, it is a "historical resource" as defined by CEQA. In compliance with CEQA, the City has required preparation of an HRA to re-evaluate the building in its current condition. In addition, the City requested that the PPHD boundary be reviewed to determine whether it is still appropriate. The results of this assessment, including recommendations, are provided below.

EVALUATION (4472 ORANGE STREET)

The building is in poor condition and has impaired integrity. As a result of the fire, the interior is severely damaged, nearly half of the windows are broken and/or burned, there are holes in the roof and exterior siding, and charring in various places under the eaves. In its current condition, the building does not appear to be eligible for listing in the National Register of Historic Places (National Register), California Register of Historical Resources (California Register), or local designation under any criteria.

In terms of the PPHD, changes to the setting associated with the office conversion have diminished the historic character of the property. Although care was taken to retain the basic residential appearance of the property, the parking lot lawn that visually expands the front yard area, the trees throughout the parking lot that surrounds the building, and the large separation from other buildings cause the property to read more like a former grove cottage than the small-lot urban property that it was. The spatial relationships that identified it as part of the PPHD no longer exist. The parking lot and removal of the landscaped parkway between the street and sidewalk also contribute to the break in the visual continuity of the PPHD. This property does not convey a true sense of its history and, for that reason, does not contribute to the PPHD.

LSA recommends to the City that the Structure of Merit designation be repealed, and the property be identified as a non-contributor to the PPHD pursuant to the process outlined in Title 20 of the Riverside Municipal Code (City of Riverside 2018). Once the de-designation process is completed, the building will no longer be a historical resource for purposes of CEQA.

PROSPECT PLACE HISTORIC DISTRICT BOUNDARY

The PPHD was officially designated by the City in 1986 and has a period of significance of 1887 to 1931. The primary purpose for designating the district was to protect one of Riverside's oldest truly residential neighborhoods from encroaching commercial development. The district represents the last remnant of five adjoining residential subdivisions created in 1887. The overall feeling is that of an early 20th century urban neighborhood. Common features include small lots, consistent front and side setbacks, narrow driveways, detached garages, and landscaped parkways adjacent to the streets. With few exceptions (discussed below), the district retains integrity and visual continuity.

In 1986, when the district was proposed, a request was made to remove the properties at 4472 and 4480 Orange Street from the boundaries. These properties, located at the northern boundary of the proposed district, were already in the process of being rezoned for commercial development. Despite this, they were included as contributors to the district. The property at 4480 Orange Street is now developed with a parking lot and carport. It does not contribute to the PPHD at all. The property at 4472 Orange Street has been converted to an office and, as discussed above, has compromised integrity and no longer conveys its original historic character or association with the neighborhood that makes up the PPHD. In addition to these two properties, the district includes a parking lot at 4455 Main Street adjacent to the northwestern district boundary, which does not contribute to the significance of the district.

LSA recommends to the City that the northern boundary of the PPHD be shifted to the south in two locations to eliminate the properties at 4455 Main Street (a parking lot) and 4472 and 4480 Orange Street (office and parking lot). None of these properties contribute to the significance of the PPHD and the boundary adjustment will not result in any substantial adverse changes to the significance of the PPHD.

As a matter of information, the City's website lists the properties at 4455 Main Street and 4494 Main Street/3647 15th Street as contributors to a Neighborhood Conservation Area (NCA) (City of Riverside n.d.). LSA recommends that this be reviewed and corrected, if appropriate. Also, based on the reconnaissance level survey conducted as part of this HRA, the property at 4494 Main Street/3647 15th Street has sustained alterations and may not be a contributor to the PPHD.

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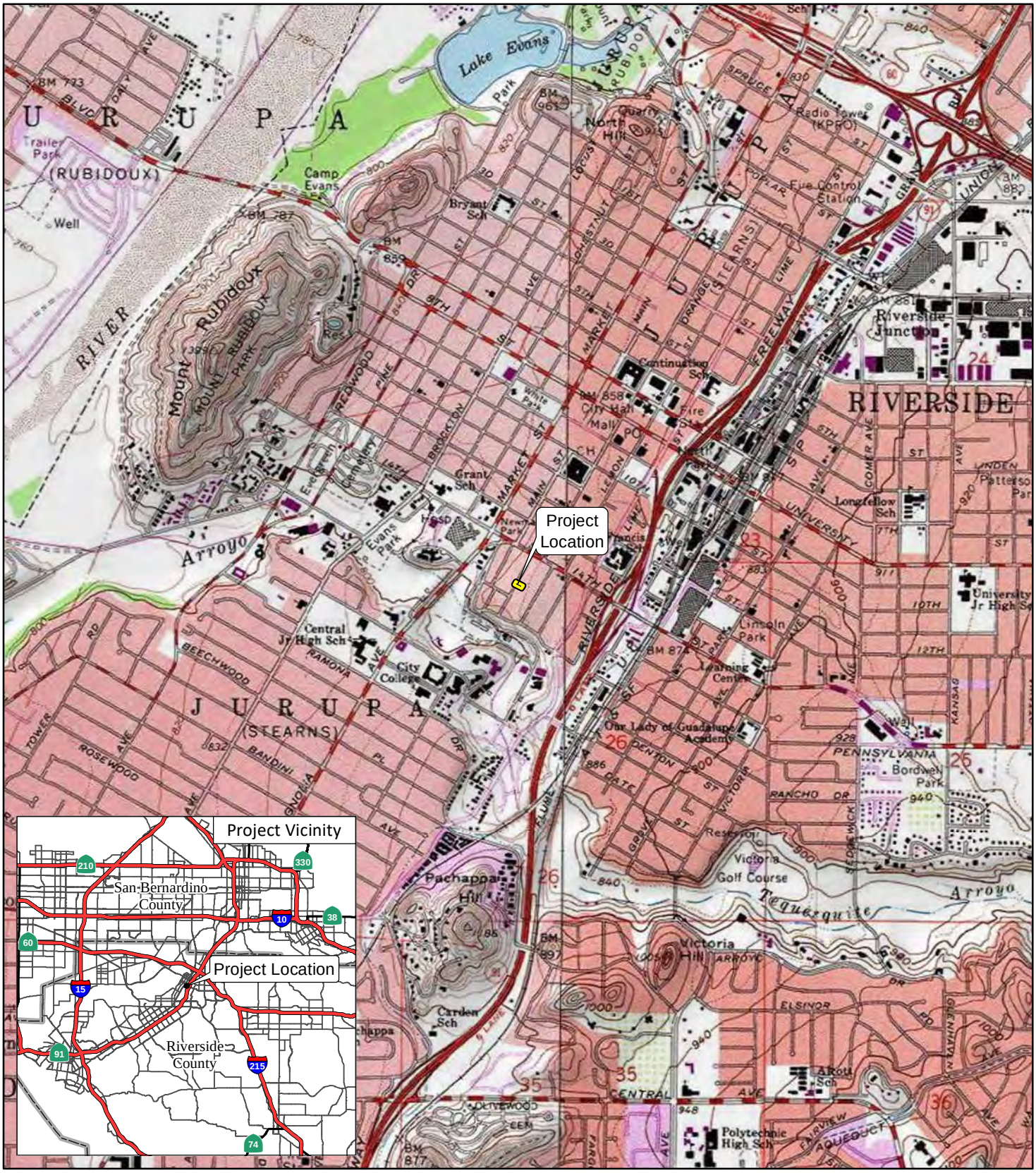
A: DEPARTMENT OF PARKS AND RECREATION (DPR) 523 FORMS

INTRODUCTION

At the request of the Riverside County Office of Education (RCOE), LSA performed a historic resources study on approximately 0.15 acre of land in Riverside, Riverside County, California (see Figures 1 and 2). The subject property of the study, 4472 Orange Street, Assessor's Parcel Number (APN) 219-023-028, is located in Township 2 South, Range 5 West, San Bernardino Baseline and Meridian, as depicted on the United States Geological Survey (USGS) *Riverside West, California* 7.5-minute topographic quadrangle map. The City of Riverside (City), as Lead Agency for the project, required the study in compliance with the California Environmental Quality Act (CEQA; Public Resources Code [PRC] Section 21000, et seq.) and the City's Cultural Resources Ordinance (Title 20 of the Riverside Municipal Code; City of Riverside 2018).

In 2024, the building, a single-family residence built in 1908 and converted to an office in 1987, was fire damaged. RCOE is considering options for continued use of the property, which is a contributor to the locally designated Prospect Place Historic District (PPHD) and a designated Structure of Merit. Because of these designations the property is a "historical resource" pursuant to CEQA. Therefore, the City has requested preparation of a Historic Resources Assessment (HRA) to re-evaluate the building in its current condition and make recommendations regarding its status as a contributor to the PPHD and as a Structure of Merit. In the event the property does not retain historical significance, the City has also requested that the PPHD boundaries be re-examined. To do this, LSA conducted historical background research and carried out an intensive-level field survey of the property and a reconnaissance-level survey of the PPHD. The 4472 Orange Street property was re-evaluated using the criteria for listing in the National Register of Historic Places (National Register) and California Register of Historical Resources (California Register) and designation as a City Landmark, Structure of Merit, and Historic District contributor. The following report is a complete account of the methods, results, and final conclusion of the study.



LSA

FIGURE 1

SOURCE: USGS 7.5' Quad - Riverside West (1980), Riverside East (1980), CA

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4472 Orange Street Project

Project Location and Vicinity

LSA

Project Location

FIGURE 2

N

0 75 150

FEET

SOURCE: Nearmap (5/14/2024)

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4472 Orange Street Project

Project Area

METHODS

ARCHIVAL RESEARCH

Research methods focused on the review of a variety of primary and secondary source materials relating to the history and development of the project area. Sources included, but were not limited to, online sources, published literature in local and regional history, building permits, news articles, historic aerial photographs, and historic maps. In addition, LSA consulted with City staff regarding historical information on file for the property and the historic district.

FIELD SURVEY

On October 7, 2024, LSA architectural historian, Casey Tibbet, M.A., and field photographer Dennis Lechner conducted the intensive-level architectural survey of the project area. During the survey, they walked around the exterior of the building. Mr. Lechner took photographs of the building, as well as other features, such as the related adjacent parking lots. Ms. Tibbet made detailed notations regarding the condition and integrity of the building and associated features.

The pair then conducted an on-foot reconnaissance survey of the PPHD. They began the survey at the northeast side of the district on Main Street and worked their way generally south and east through the entire PPHD. The purpose of the survey was to determine the current level of integrity and visual continuity of the district. As part of this process, Mr. Lechner took photographs of each property and Ms. Tibbet made notes about consistent features and breaks in continuity.

RESULTS

ARCHIVAL RESEARCH

Archival research was conducted to develop a historic overview of the settlement and development of Riverside and related historic contexts. Property-specific research was also done to determine the history of the property at 4472 Orange Street and identify people associated with it and to provide basic information regarding the PPHD.

Historic Context

Except where noted, the following historic context was excerpted from the City of Riverside's Citywide Residential Historic District Design Guidelines (City of Riverside 2002:4-1 to 4-4).

> **Native and Early European Settlement.** The fertile valley fed by the Santa Ana River and sheltered between the Rubidoux and Box Springs Mountains was home to the Cahuilla Indians who had inhabited the area for many hundreds of years. When the first Europeans arrived they established a small *rancherio* near Spring Brook. There was also a thriving settlement of early rancheros and land grant holders including Juan Bandini, Louis Rubidoux, Cornelius Jenson, Benjamin Ables, Arthur Parks, and J. H. Stewart. Across the Santa Ana River to the northwest were two Spanish-speaking towns, Agua Mansa and La Placita, settled by migrants from New Mexico. All were established in the area before John W. North and his partners arrived.
>
> **Colonization.** Riverside was founded in 1870 as a cooperative joint-stock venture by abolitionist judge, John W. North, and a group of reform-minded colleagues. Fed by the fortunes of the citrus industry, Riverside evolved, by 1895, into the richest per-capita city in the United States. A local Board of Trade publication from the period argued that Riverside was "largely composed of well-to-do horticulturists and substantial businessmen engaged in occupations...connected with or dependent upon that profitable industry. A combination of agreements between competing interests, consensus building, and plain good fortune has made it that way."
>
> For the first ten years of its existence, however, few would have predicted such a glowing future for Judge North's little cooperative irrigated colony. He attempted to create an alternative to what he perceived as rampant exploitation of people and resources by land monopolists, corporations, railroads, and other "robber barons" rampant east of the Rockies. Little did he realize that what he fled in the East had preceded him to California. The arrival of one rugged finance capitalist, in particular, nearly thwarted North's cooperative experiment. S.C. Evans, a banker and land speculator from the Midwest, managed to obtain an airtight monopoly on all water rights for the fledgling community. By 1875-76, his uncooperative behavior produced stagnation and threatened the survival of the new settlement.
>
> **Water Rights and Access.** The formation of a citizen's water company and the incorporation of Riverside by a vote that annexed S.C. Evans's land helped resolve the conflict. Soon, Evans joined leaders of the new city in the creation of a quasi-public water company, and bonds were floated to improve the canal system. Riverside had survived its first serious battle

among strong interests and had moved toward an effective consensus on the community's direction. Thus, by 1895, the town was a wealthy, gilded age version of North's irrigated cooperative. The town's well educated and mostly Protestant leadership, also mainly orange growers, turned their attention towards applying the latest methods of industrial capitalism and scientific management, and to irrigating, growing, processing and marketing navel oranges. They succeeded. By 1890, citriculture had grossed approximately $23 million for the area's economy.

Migration, Growth and Development. At this juncture, Riverside's potential attracted investment capital from around the U.S., Canada, and Great Britain. The influx of wealth and manners led to high aesthetic and cultural goals for the city and added large doses of *savoir faire* and leisure time pursuits, including polo, golf and tennis. The introduction of the railroad further expanded Riverside's growth and the citrus market potential which were so tightly linked. The combination of water, boosterism, consensus building, navel oranges, the railroad and cooperative marketing unleashed Southern California's commercial potential. A once pastoral area was transformed in the process, never to be the same again.

Citrus and Horticulture Experimentation. Riversiders created efficient citrus packing concepts and machinery, refrigerated rail shipments of citrus fruits, scientific growing and mechanized packing methods, and pest management techniques. Soon after the turn of the century, the city could boast that it had founded the most successful agricultural cooperative in the world, the California Fruit Growers Exchange, known by its trademark, *Sunkist.* The Citrus Experiment Station, a world class research institution, also was established and the city was on its way to becoming the world center for citrus machinery production.

Immigration and Ethnic Diversity. A succession of diverse cultural groups was brought to the region by Riverside's famous Washington Navel Orange industry, each with their own perspectives and dreams. Early citriculture, a labor-intensive crop, required large available pools of labor in those days to succeed. Poor, but eager, immigrants from China, Japan, Italy, Mexico, and later the Dust Bowl of America, flooded into Southern California to meet the labor demand in hopes of gaining their own fortunes. As a result, Riverside developed a substantial Chinatown and other ethnic settlements, including the predominantly Hispanic Casa Blanca and settlements of Japanese and Korean immigrants. A rich ethnic-socio-economic mix, the hallmark of today's California, had already developed in Riverside by World War II.

Boosterism, Image and Cultural Development. Frank A. Miller, builder, booster, and "Master" of the Mission Inn, who had arrived in Riverside during its late colonial years, emerged soon after the turn of the century as a preeminent community builder and promoter. Understanding that a great city needs myths and symbols as well as wealth to establish its identity, Miller strove for the first thirty years of the twentieth century to create symbols and themes for Riverside. In tandem with California Landmarks Club members, such as Charles Loomis and Henry Huntington, Miller undertook a conscious, deliberate, and strategic effort to create a Protestant version of the California mission period that could serve as Riverside's explanatory myth and the basis for its identifying symbols. His first and most noteworthy effort came in the form of the New Glenwood Hotel, later the Mission Inn. Designed and built as a shrine to California's Spanish past, the Mission Inn was to become what author Kevin Starr called a "Spanish Revival Oz." It made Riverside the center for the

emerging Mission Revival Style in Southern California and proved to be a real estate promoter's dream.

Combined with the affluence and aesthetic lure of the citrus landscape, the Mission Inn made Riverside the desired residential, cultural, and recreational destination of the wealthy railroad set of the early 20th Century. The City supported an opera house, theater, symphony, and three golf courses. The era's most illustrious architects, landscape architects and planners, including A.C. Willard, Arthur Benton, Myron Hunt, Julia Morgan, Charles Cheney, and Henry Hosp, and accomplished local architects, like G. Stanley Wilson and Henry Jekel, filled Riverside with quality architecture and Mediterranean landscape features. Riverside's landscape was irrigated via its own municipal water utility and its buildings were lit by the City's own Electric Light Department.

Economic, Military and Industrial Growth. In the late 1930s, Riverside entered the world of urban industry. The growth of March Field brought many military and civilian workers to the area. After the United States entered World War II, Riverside's Citrus Machinery Company - a division of Food Machinery Corporation (FMC) - won a contract to build a landing craft known as the "Water Buffalo." Another company, Hunter Engineering, built an international reputation manufacturing machine tools for the war effort. Riverside again grew and prospered.

Education. It was also during this period that the University of California selected Riverside as the site for an undergraduate liberal arts college. UCR grew out of The Citrus Experiment Station and today has an international reputation as a research center for plant pathology, citrus biological control, cultivation practices, biomedicine, and many other disciplines. Riverside is also the home of one of the first two community colleges in the state, Riverside Community College. Other schools, including the Sherman Indian School, California Baptist University and La Sierra University, make Riverside a center for learning and research.

Modernism. This following was excerpted from the City of Riverside Historic Preservation Element 2012 (City of Riverside 2012:HP20, HP21).

Federal policies and programs created during the Great Depression and the increased presence of the military in the area during World War II set the stage for Riverside's boom during the 1950s and 60s. In 1953, the Press Enterprise reported that Riverside was 14th among the fastest growing cities in the western United States. In 1955, Riverside received the title "All American City" from the National Municipal League, attracting the attention of expanding industries. Rohr Aircraft Company, Bourns Incorporated, and Lily-Tulip Cup Corporation joined Hunter Douglas and the Food Machinery Corporation as some of the largest employers. Riverside's population skyrocketed during the 1950s and 60s, with 46,764 residents in 1950, 84,332 in 1960, and 140,089 by 1970. Three annexations Riverside campus in 1961; Arlanza, the former Camp Anza also in 1961; and the La Sierra area in 1964.

As the dependence on agriculture lessened and population pressures increased, the groves and fields that dotted Riverside gave way to urban expansion, as it did elsewhere in Southern California. Unlike the piecemeal sale of vacant lots seen in earlier decades, post-war development was characterized by the appearance of uniformly constructed tract homes along curving streets and cul-de-sacs and was supported by loans guaranteed by the Federal Housing Administration. Businesses such as shopping centers, department stores,

and branch banks were developed to serve these new subdivisions and responded to the car culture. The growth in population also created a profound need for expanded City services. Several bond measures were placed on the ballot for the construction of fire stations, libraries and schools.

4472 Orange Street

The Victoria Place subdivision map was recorded in November 1887 (Map of Victoria Place 1887). It was one of five adjacent 1887 subdivisions that together formed one of Riverside's earliest residential neighborhoods (City of Riverside n.d.). Victoria Place, a subdivision of Lot 4 of the Southern California Colony Association (SCCA) lands, included a total of 45 residential lots along Main Street, Orange Street, and 14th Street; 15th Street was the southern boundary (Ibid.). The subject property, 4472 Orange Street, is Lot 10 of Block 1 of the Victoria Place subdivision. It was originally 50 feet wide by 135 feet deep or 6,750 square feet (Ibid.).

In 1895, about 15 homes had been built in the Victoria Place subdivision; lots on the east side of Orange Street, where the subject property is, were still part of an orange grove (Sanborn Fire Insurance Map 1895:23). By 1908, the grove was gone and there were about 29 residences in the subdivision (Sanborn Fire Insurance Map 1908). That same year, in March 1908, a building permit was issued to owner H. J. Gerhardt for a new five-room house at 1472 Orange Street (now 4472); the contractor was listed as G. P. Harsh (City of Riverside var.).

George P. Harsh was born in 1875 in Ohio (Ancestry.com var). In 1897, he married a woman named Jerrie, and in 1900 was working as a contractor (Ibid.). In 1905, he was listed in the Riverside City directory as a contractor living at 1979 Myrtle Street (Ibid.). In 1906, he was issued a permit to build a $3,000 residence at First Street and Orange Street (*Riverside Daily Press* 1946). By 1910, he was working in the automotive industry (Ibid.). In 1911 and 1912, Mr. Harsh was listed as working at Harsh & Forsythe, but no information was found for this business (Ibid.). Instead, it was found that Frank W. Forsythe owned and operated the Crescent Garage on Eighth Street (now University Avenue), which sold Everitt cars (Ancestry.com var.; *The Perris Progress* 1912). Everitt was a high-end American car manufactured by the Metzger Motor Car Company from 1910 to 1912 (RM Sotheby's n.d.). Frank Forsythe was killed in a car accident in May 1912 and in 1913 George Harsh was once again listed as working in the automotive industry, this time at 757 Orange Street (*Lake Elsinore Valley Sun-Tribune* 1912; Ancestry.com var.). Mr. Harsh remarried in 1921 and relocated to Orange County as early as 1924 where he worked as a salesman for many years (Ancestry.com var.).

The original owner of the residence at 4472 Orange Street was Henry J. Gerhardt (City of Riverside var.). Based on the 1910 United States Census, Henry J. Gerhardt was born in 1880 in Maryland to German parents (Ancestry.com var.). He was employed as a painter in 1910 and 1911 (Ibid.). Although City directories list him at 1472 Orange Street (now 4472 Orange) in 1910, the April 1910 United States Census lists him as part of his brother-in-law's household on Pleasant Street (Ibid.). From 1911 to at least 1918, Arthur D. Paxton, a collector for Southern California Edison and later for Southern California Gas Company, lived at 1472 South Orange Street (Ibid.). Arthur Doniphan Paxton was born in 1878 in Missouri (Ibid.). In 1911, he married Helen Bass and together they had two children: Harriet and Mary (Ibid.). In 1921, Benjamin E. and Lou Ellen Beddoe were listed at 1472

South Orange Street (Ibid.). Benjamin was the president of the Southern California Conference of Seventh Day Adventists (Ibid.).

From 1923 to at least 1955, George T. and Louise Roberts and/or their daughter Winford (also seen as Winfred) C. Roberts were the residents (Ancestry.com var.). It was during their tenure, around 1930, that the address changed from 1472 South Orange to 4472 Orange (Ibid.). George was born in 1858 in Massachusetts, and in 1923, he was the manager of the National Ice and Cold Storage Company in Riverside (Ibid.). He died in 1939, leaving behind his wife, who lived in the house until at least 1941, and their daughter who was there from 1942 to at least 1960 (Ibid.; City of Riverside var.). In 1947 and 1949, Winfred was listed as an electrician, and in 1955, she was listed as a landscape architect (Ibid.). In 1960, a permit was issued to W. C. Roberts to repair a storage shed on the property (City of Riverside var.). No additional information was found for Winford/Winfred C. Roberts or any subsequent owners/occupants.

In July 1986, an application was submitted to the City to rezone the properties at 4472 and 4480 Orange Street from residential to parking and restricted office (Watson 2024). About the same time, the PPHD was proposed; it included both properties (Ibid.). In August 1986, the residence at 4480 Orange Street was offered for relocation (Ibid.). Prior to the September 1986 hearing for the PPHD, a request was made to the Cultural Heritage Board to exclude 4472 and 4480 Orange Street from the proposed district because a rezoning application was already in process; this was not done (Ibid.). The historic district was formally designated and both properties were included and designated Structures of Merit, as were all district contributors at that time (Ibid.). At some point, the residence at 4480 Orange Street was removed; it is unknown what happened to it (Ibid.). In January 1987, permits were issued for the conversion of the residence at 4472 Orange Street to an office (City of Riverside var.). As part of the conversion process, the lot depth was reduced by 8 feet to accommodate the required street widening, a parking lot was built around the residence, and covered parking was built on the adjacent lot (4480 Orange Street). At the time of the initial conversion, the interior room configuration of the residence, as well as the exterior, remained largely intact although an Americans with Disabilities Act (ADA) ramp was constructed on the north elevation accessing the front porch.

As a concession to the property's status as a contributor to the PPHD, some care was taken to maintain its residential character and soften the transition from the PPHD to the commercial uses further north on Orange Street (Photo 1). The 4472 Orange Street property retained a front yard that includes grass, shrubs, trees, and foundation planting. The parking lot landscaping adjacent to the sidewalk north of the property is mounded and planted with grass and trees and there are trees throughout the adjacent parking lot. The covered parking that replaced the residence at 4480 Orange Street is buffered from the street by grass and shrubs.

Photo 1. Streetscape. The streetscape transitions from a residence (out of view far right side of the photo) in the PPHD, to covered parking (obscured by shrubs), to the residence converted to an office (4472 Orange Street, middle of the photo), to a parking lot and commercial uses further north. Source: Google (2023).

Prospect Place Historic District

As stated above, the PPHD was officially designated by the City in 1986 and has a period of significance of 1887 to 1931 (see Figure 3). The boundaries are generally Orange Grove Avenue, Prospect Place, and Stadium Avenue, along with portions of 15th Street, Orange Street, and Main Street. It is the last remnant of five adjoining residential subdivisions created in 1887 (City of Riverside n.d.). These subdivisions were Victoria Place, Scotia Place, Prospect Place, and the Twogood Orange Grove Tract; the subject property is Lot 10 of Block 1 of the Victoria Place subdivision.

According to the significance statement found on the City's website, "The Prospect Place Historic District has the unique distinction of being one of the oldest of Riverside's truly residential neighborhoods…Prospect Place's early history was that of single-family homes ranging from opulent Victorians to simple bungalows. Over time, however, the character of this neighborhood began to change to higher density uses" (City of Riverside n.d.). As the nearby downtown commercial area expanded, many of the older residences in the immediate vicinity of the PPHD were replaced by commercial and institutional uses with large parking lots. The PPHD, which retains some of the original flavor of turn-of-the-century residential neighborhoods, is the major exception to this (Ibid.).

LSA

Project Location

Prospect Place Historic District

FIGURE 3

N

0 75 150

FEET

SOURCE: Nearmap (5/14/2024); City of Riverside (2024)

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4472 Orange Street Project

Prospect Place Historic District

FIELD SURVEY

4472 Orange Street

This one-story Neoclassical cottage is approximately 1,465 square feet in area and has been converted from a single-family residence to an office (Coulter 2022; Photos 2–6). It is situated on the east side of Orange Street and is oriented to the west. It retains a front yard and a paved walkway from the sidewalk to the front entrance. As a result of the conversion, the property is now accessed by a 25-foot-wide driveway, surrounded on three sides by paved parking areas, and separated from its nearest residential neighbor by approximately 70 feet. In addition, the landscaped parkway between the street and sidewalk has been removed to facilitate street widening.

The building is generally rectangular in plan and rests on a raised cut stone foundation. It is surmounted by a high-pitched, hipped roof sheathed with composition shingles and has a dormer, moderate eaves, exposed rafters, and two brick chimneys. The exterior walls are clad with clapboard siding. Except for the dormer window, all fenestration and doors are boarded up. The west-facing, asymmetrical façade includes a centered, hipped roof dormer with two vents flanking a diamond-paned window and an off-center, raised porch recessed beneath the roof which is supported by two slender classical columns atop a low, clapboard-sided wall. The façade also has a window, a wood and glass door, and a projecting wing with a bay window. The front porch is accessed by concrete steps with a non-original metal pole handrail on one side. Fire damage is evident along approximately two-thirds of the roof/wall juncture and the top portion of the bay window. The siding next to the bay window is also damaged.

Photo 2. Façade, view east (10/7/24). Note fire damage above the porch and bay window.

Photo 3. South elevation, view north (10/7/24). Note holes in the roof and charring along the eave and bay window.

Photo 4. East elevation, view west (10/7/24). Fire damage was not evident on this rear elevation.

Photo 5. North elevation, view south (10/7/24). Note holes in the roof and minor evidence of fire under the eaves.

Photo 6. Overview of the current setting, view east (10/7/24).

The south elevation has four boarded-up windows, one of which is a bay window. There is a hole in the roof on this side of the building and fire damage is evident around the bay window. The top of the window appears to be severely burned, and the siding below the window is damaged. There is a small extension on the east (rear) elevation and a boarded-up door and windows. There is no obvious fire damage to this elevation. The north elevation has four boarded-up windows and at least three holes in the roof, two of which are fairly large. Smoke stains are visible under the eave. An ADA ramp that provides access from the parking lot to the front porch has been constructed along this elevation.

The interior of the building was not accessible due to fire damage. Photographs taken during the fire show flames shooting out of both bay windows and fire fighters hosing the building through the façade windows and roof. Photos taken after the fire reveal extensive interior damage (Photos 7–10, provided by RCOE). According to RCOE, nearly half of the windows are broken, including the façade windows. Many of the window frames also sustained fire damage, and all sustained water damage.

Photo 7. Entry hall taken from front door (2024).

Photo 8. Office with bay window (2024).

Photo 9. One of the bay windows (2024).

Photo 10. Interior (2024).

The condition of the building is poor, and integrity is impaired. Changes to the setting associated with the office conversion have diminished the historic character of the property. Although care was taken to retain the basic residential appearance of the property, the parking lot lawn that visually expands the front yard area, the trees throughout the parking lot, and the large separation from other buildings cause the property to read more like a former grove cottage than the small-lot urban property that it was. The spatial relationships that identified it as part of the PPHD no longer exist.

The parking lot and the removal of the landscaped parkway from between the street and sidewalk also contribute to the break in the visual continuity of the PPHD. Integrity of the building itself has also been compromised by the fire, which destroyed the interior, resulted in the loss of nearly half of the windows, and damaged other exterior features.

Prospect Place Historic District

The reconnaissance-level survey of the PPHD revealed that the district includes a mix of one- and two-story buildings with architectural styles ranging from Queen Anne to Craftsman bungalows. Most properties appear to be about 6,750 square feet in size with approximately 55 feet of street frontage. The houses typically have 25-foot front setbacks and 7.5-foot-wide to 10-foot-wide side setbacks. Many properties have paved walkways from the sidewalk to the house, stone or concrete retaining walls around the front yard, narrow driveways, and detached garages. Most of the streets have landscaped parkways between the sidewalk and the street. Alterations observed consist mostly of non-original windows, walls/fences, and streetlights.

During the survey, three offices (converted residences at 4473 and 4480–4482 Main Street and 4472 Orange Street) and two parking lots (4455 Main Street and 4480 Orange Street) were observed within the district boundaries (Photos 11–14). The office at 4473 Main Street is two lots south of the northern district boundary. A small sign on the front porch reads “Law Office” and there is a large sticker of Lady Justice in the front window. There is nothing else to suggest it is an office. The offices at 4480–4482 Main Street are adjacent to the northern boundary of the district. This property has a freestanding, double-faced, wooden sign in the front setback. The backyard has been turned into a parking lot for the office and the apartment building adjacent to the south (4484 Main Street). The office at 4472 Orange Street was discussed in detail above. The parking lot at 4480 Orange Street, adjacent to the south of 4472 Orange Street, includes a large carport. The 4455 Main Street parking lot is located at the northwest district boundary between a carwash and a residence. Aside from the two parking lots (4480 Orange Street and 4455 Main Street) and the office at 4472 Orange Street, the PPHD generally retains visual continuity and integrity.

Photo 11. Parking lot at 4455 Main Street, view west (10/7/24).

Photo 12. Law office at 4473 Main Street, view west (10/7/24).

Photo 13. Offices at 4480–4482 Main Street, view northeast (10/7/24).

Photo 14. Parking lot and carport at 4480 Orange Street, view southeast (Google 11/2023).

SIGNIFICANCE EVALUATION

Based on the research and field survey results discussed above, the following sections present the historical significance re-evaluation of the property at 4472 Orange Street and the conclusion on whether it continues to qualify as a "historical resource" as defined by CEQA.

DEFINITIONS

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

National Register of Historic Places

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

a. It is associated with events that have made a significant contribution to the broad patterns of our history;

b. It is associated with the lives of persons significant in our past;

c. It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values, or that represent a significant and distinguishable entity whose components lack individual distinction; and/or

d. It has yielded, or may be likely to yield, information important to prehistory or history.

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

California Register of Historical Resources

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

1. It is associated with the events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

2. It is associated with the lives of persons important to local, California, or national history;

3. It embodies the distinctive characteristics of a type, period, region, or method or construction, or represents the work of a master, or possesses high artistic values; and/or

4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the Nation.

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

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

City of Riverside

Title 20 Cultural Resources of the City's Municipal Code provides criteria for the designation of Landmarks, Historic Districts, Structures of Merit, and Points of Cultural Interest (City of Riverside 2018). Because the Point of Cultural Interest designation is intended for resources that are no longer present and have no significance under CEQA (Chapter 20.50.010), it is not being considered as part of this study. The Landmark, Structure of Merit, and Historic District criteria, listed below, are applicable. Because the property is within a designated historic district, consideration under the historic district criteria is focused on whether the property qualifies as a historic district contributor.

Landmark Criteria

As defined by Title 20 (20.50.010), a Landmark is any improvement or natural feature that is an exceptional example of a historical, archaeological, cultural, architectural, community, aesthetic or artistic heritage of the City, retains a high degree of integrity and meets one or more of the following criteria:

1. Exemplifies or reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history.

2. Is identified with persons or events significant in local, state or national history.

3. Embodies distinctive characteristics of a style, type, period or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship.

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

5. Embodies elements that possess high artistic values or represents a significant structural or architectural achievement or innovation.

6. Reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning, or cultural landscape.

7. Is one of the last remaining examples in the City, region, State, or nation possessing distinguishing characteristics of an architectural or historical type or specimen.

8. Has yielded or may be likely to yield, information important in history or prehistory.

Structure of Merit

As defined by Title 20 (20.50.010), a Structure (or Resource) of Merit is any improvement or natural feature which contributes to the broader understanding of the historical, archaeological, cultural, architectural, community, aesthetic, or artistic heritage of the City while retaining sufficient integrity and meeting one or more of the following criteria:

1. Has a unique location, embodies a singular physical characteristic, or contains a view or vista representing an established and familiar visual feature within a neighborhood, community or area.

2. Is an example of a type of building which was once common but is now rare in its neighborhood, community or area.

3. Is connected with a business or use which was once common but is now rare.

4. Has yielded or may be likely to yield, information important in history or prehistory.

5. Represents an improvement or Cultural Resource that no longer exhibits the high degree of integrity sufficient for landmark designation, yet still retains necessary integrity under one or more of the landmark criteria to convey cultural resource significance as a structure or resource of merit.

Historic District

As defined by Title 20 (20.50.010), a Historic District is an area which contains:

A. A concentration, linkage, or continuity of cultural resources, where at least 50 percent of the structures of elements retain significant historic integrity (a geographic historic district); or

B. A thematically-related grouping of cultural resources which contribute to each other and are unified aesthetically by plan or physical development, and which have been designated or determined eligible for designation as a Historic District by the Historic Preservation Officer or Qualified Designee, Board or City Council or is listed in the National Register of Historic Places or the California Register of Historical Resources, or is a California Historical Landmark or a California Point of Historical Interest (a thematic historic district).

In addition to either A or B above, the area also:

1. Exemplifies or reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history;
2. Is identified with persons or events significant in local, State, or national history;
3. Embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship;
4. Represents the work of notable builders, designers, or architects;
5. Embodies a collection of elements of architectural design, detail, materials or craftsmanship that represent a significant structural or architectural achievement or innovation;
6. Reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning;
7. Conveys a sense of historic and architectural cohesiveness through its design, setting, materials, workmanship, or association; or
8. Has yielded or may be likely to yield, information important in history or prehistory.

Historic District Contributor

Title 20 defines a contributor as "a building structure within a Historic District or Neighborhood Conservation Area that provides appropriate historic context, historic architecture, historic association or historic value, or is capable of yielding important information about the period" (Chapter 20.50.010).

EVALUATION

In summary, the Neoclassical cottage at 4472 Orange Street was constructed in 1908 as a single-family residence for owner Henry J. Gerhardt by contractor George P. Harsh. Mr. Harsh worked as a contractor during the first decade of the 20th century before entering the automotive business. Mr.

Gerhardt was a painter who only lived in the house for a few years. The longest tenure was by the Roberts family from 1923 to at least 1960. George T. Roberts managed the National Ice and Cold Storage Company in Riverside. His daughter Winfred C. Roberts, who lived in the house until at least 1960, was an electrician in the 1940s and a landscape architect in the 1950s. No information about subsequent owners/occupants was found. In 1987 the building was converted to an office and in 2024 it was severely fire damaged. The property is a contributor to the locally designated PPHD and as such was also designated a Structure of Merit.

The building is re-evaluated below for historical significance under the criteria for listing in the National Register and California Register and for designation under the City's ordinance. The National Register and California Register criteria are very similar and have been grouped together to avoid redundancy. Several of the City's Landmark criteria are also similar to the federal and State criteria and have been grouped with them where appropriate. The Structure of Merit and Historic District criteria are listed separately.

National Register, California Register, and City Landmark Criteria

National Register Criterion A: It is associated with events that have made a significant contribution to the broad patterns of our history.

California Register Criterion 1: It is associated with the events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

City Landmark Criterion 6: Reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning, or cultural landscape.

This building is located in the PPHD, which is one of Riverside's oldest truly residential neighborhoods. However, the residence was converted to an office in 1987. The related alterations made to the property and its surroundings radically changed the spatial relationships that conveyed the property's association with the early 20th century neighborhood. The building is now accessed by a 25-foot-wide driveway and surrounded by parking on three sides. The closest residence is more than 70 feet to the south. In addition, the landscaped parkway was removed, and the front setback was reduced to facilitate street widening. All of these things are inconsistent with the remainder of the neighborhood, which is characterized by small-lots, houses that are typically 15 to 20 feet apart, narrow driveways, and in most locations, landscaped parkways between the street and sidewalk. The property at 4472 Orange Street is no longer representative of the small-lot, residential pattern of development and does not convey its association with the neighborhood. It is not significant under these criteria.

National Register Criterion B: It is associated with the lives of persons significant in our past.

California Register Criterion 2: It is associated with the lives of persons important to local, California, or national history.

City Landmark Criterion 2: Is identified with persons or events significant in local, state or national history.

Research did not identify any associations with historically significant people. The property is not significant under these criteria.

National Register Criterion C: 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 that represent a significant and distinguishable entity whose components lack individual distinction.

California Register Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method or construction, or represents the work of a master, or possesses high artistic values.

City Landmark Criterion 3: Embodies distinctive characteristics of a style, type, period or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship.

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

City Landmark Criterion 5: Embodies elements that possess high artistic values or represents a significant structural or architectural achievement or innovation.

The property was not designed or built by a master architect, designer, or builder and does not represent any design or construction-related achievements or innovations. It is not an example of the use of indigenous materials or craftsmanship. The building does embody characteristics of the Neoclassical style such as the rectangular plan, high-pitched, hipped roof, clapboard siding, classical columns, and off-center porch under the principal roof. In addition to fire damage, alterations to the building include the addition of an ADA-compliant ramp on the north elevation and removal of nearly half of the windows including the façade windows. In its current condition, it does not compare favorably to other buildings of a similar style and vintage, including ones in the immediate vicinity. The property is not architecturally significant.

The property itself has also sustained alterations that have compromised integrity of setting and association. The parking lot lawn that visually expands the front yard area, the trees throughout the parking lot, and the large separation from other buildings cause the property to read more like a former grove cottage than the small-lot urban property that it was. The spatial relationships that identified it as part of the PPHD no longer exist. The parking lot and the change to the parkway contribute to a break in the visual continuity of the PPHD. Therefore, the property does not contribute to a significant and distinguishable entity whose components on their own lack individual distinction, namely the PPHD. The property is not significant under these criteria.

National Register Criterion D: It has yielded, or may be likely to yield, information important to prehistory or history.

California Register Criterion 4: It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the Nation.

City Landmark Criterion 8: Has yielded or may be likely to yield, information important in history or prehistory.

The building does not date to the prehistoric period. It was constructed in 1908 using common methods and materials for that time. It was then remodeled for use as an office in 1987. It is unlikely that it would yield any information important to history or information that cannot be found in other buildings of a similar vintage. It is not significant under these criteria.

The following addresses the remaining City Landmark criteria for designation.

City Landmark Criterion 1: Exemplifies or reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history.

This altered property does not exemplify special elements of the City's history. Because of the changes made to it as part of the office conversion, it no longer conveys a true sense of its history. It is not significant under this criterion.

City Landmark Criterion 7: Is one of the last remaining examples in the City, region, State, or nation possessing distinguishing characteristics of an architectural or historical type or specimen.

The City has many Neoclassical residences. This building is not one of the last remaining examples of the style. The property is not significant under this criterion.

Structure of Merit Criteria

City Structure of Merit Criterion 1: Has a unique location, embodies a singular physical characteristic, or contains a view or vista representing an established and familiar visual feature within a neighborhood, community or area.

This property is located in the downtown area of Riverside, in an area where there are many similar buildings. There is nothing unique about its physical characteristics, location, or view. It is not significant under this criterion.

City Structure of Merit Criterion 2: Is an example of a type of building which was once common but is now rare in its neighborhood, community or area.

The building types associated with this property are single-family residence (1908–1987) and residential office (1987–2024). Both are exceedingly common property types in Riverside. It is not significant under this criterion.

City Structure of Merit Criterion 3: Is connected with a business or use which was once common but is now rare.

The property was not associated with a business historically. It is not significant under this criterion.

City Structure of Merit Criterion 4: Has yielded or may be likely to yield, information important in history or prehistory.

The building does not date to the prehistoric period. It was constructed in 1908 using common methods and materials for that time. It was then remodeled for use as an office in 1987. It is unlikely that it would yield any information important to history or information that cannot be found in other buildings of a similar vintage. It is not significant under this criterion.

City Structure of Merit Criterion 5: Represents an improvement or Cultural Resource that no longer exhibits the high degree of integrity sufficient for landmark designation, yet still retains necessary integrity under one or more of the landmark criteria to convey cultural resource significance as a structure or resource of merit.

This property does retain enough integrity to meet any of the Landmark or the Structure of Merit criteria. As part of its conversion to an office, the setting and spatial relationships that conveyed the property's association with early residential development in Riverside and the PPHD were radically altered and severely compromised. Additionally, as previously noted the building does not meet the Landmark designation criteria because no historically important people are associated with the former residence, and it is not the work of a master architect or builder. The building has sustained alterations including construction of an ADA-compliant ramp on the north elevation and removal of nearly half of the windows including the façade windows. A fire destroyed the interior and damaged the roof and exterior walls. This is not a rare resource as there are many examples of Neoclassical cottages in the city, including in the PPHD and the nearby Mile Square neighborhood. It is not significant under this criterion.

Historic District Criteria

The PPHD was designated as a geographic historic district in 1986. The district, which has a period of significance of 1887 to 1931, represents the last remnant of five adjoining residential subdivisions created in 1887. The overall feeling is that of an early 20th century urban neighborhood. Common features include small lots, consistent front and side setbacks, narrow driveways, detached garages, and landscaped parkways adjacent to the streets. The current criteria that are most applicable to the significance of the PPHD are Criteria 6 and 7. The 4472 Orange Street property's ability to contribute to the PPHD in the context of these criteria (6 and 7) is discussed below.

Historic District Criterion 1: Exemplifies or reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history.

Historic District Criterion 2: Is identified with persons or events significant in local, State, or national history.

Historic District Criterion 3: Embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship.

Historic District Criterion 4: Represents the work of notable builders, designers, or architects.

Historic District Criterion 5: Embodies a collection of elements of architectural design, detail, materials or craftsmanship that represent a significant structural or architectural achievement or innovation.

Historic District Criterion 8: Has yielded or may be likely to yield, information important in history or prehistory.

These criteria are not applicable.

Historic District Criterion 6: Reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning.

As one of Riverside's oldest truly residential neighborhoods, the PPHD represents an important era of Riverside's settlement and growth. The small lots, 15- to 20-foot setbacks between houses, narrow driveways, and, in most locations, landscaped parkways between the street and sidewalk contribute to the urban character of the neighborhood. Conversion of the 4472 Orange Street residence to an office with related parking radically changed the spatial relationships that conveyed the property's association with the early 20th century neighborhood. The building is now accessed by a 25-foot-wide driveway and is surrounded by parking on three sides. The closest residence is more than 70 feet to the south. In addition, the landscaped parkway was removed, and the front setback was reduced to facilitate street widening. All of these things are inconsistent with the remainder of the neighborhood. The property at 4472 Orange Street is no longer representative of the small-lot, residential pattern of development and does not provide appropriate historic context or association for the PPHD. It is not a contributor to the district under this criterion.

Historic District Criterion 7: Conveys a sense of historic and architectural cohesiveness through its design, setting, materials, workmanship, or association.

The PPHD is not significant for its architecture per se, but it does convey a sense of cohesiveness through the subdivision design, its setting, and the materials found throughout. The subdivision is laid out with small lots, consistent front and side setbacks, and a grid street pattern (with the exception of Prospect Avenue). The right-of-way width is approximately 40 feet, including landscaped parkways that are mostly located between the curbs and sidewalks. This is not the case for 4472 Orange Street. At this location, the street has been widened to approximately 50 feet and the parkway has been shifted between the sidewalk and front yard, which essentially causes it to disappear as there is no distinction between it and the yard area. Although the front setback was reduced by the street widening, the side setbacks were enlarged significantly to accommodate the wide driveway and parking areas. This was facilitated by removal of the residence adjacent to the south at 4480 Orange Street.

The PPHD setting is a small-lot, urban neighborhood surrounded by non-residential uses on larger properties. Nearby non-residential properties include Riverside Community College to the south and west and a car wash, bank, law offices, the Press Enterprise facility, and the office at 4472 Orange Street to the north and east. Each of these occupies a large property with on-site or adjacent parking. Although the building at 4472 Orange Street is residential in appearance, its immediate setting, like other non-residential uses in the area, consists of a wide street and a large parking lot with a wide driveway. This is inconsistent with the PPHD setting.

Throughout the PPHD, wood is the dominant material found on the buildings. It is used for siding, window frames, doors, and accents. The same is true for the building at 4472 Orange Street and in this way, it does relate more to the PPHD than to the other non-residential uses in the area. However, this relationship is outweighed by the changes to the design and setting. The combination of the tree-filled parking lot and the large setbacks from other buildings gives this property an expansiveness that historically it never had. There is a sense that it was part of a multi-acre property perhaps surrounded by citrus groves. Because of this, the property does not convey the appropriate historic context or association. It is essentially creating a false sense of history and, therefore, does not contribute to the significance of the PPHD under this criterion.

RECOMMENDATIONS

The foregoing report has provided background information on the project area, outlined the methods used in the current study, and presented the results of the various avenues of research. As a result of these efforts, LSA re-evaluated the former residence at 4472 Orange Street as not eligible for listing in the National Register or California Register or for designation as a local Landmark or Structure of Merit. In addition, it does not appear to be a contributor to the PPHD. In addition, LSA identified two locations where the PPHD boundaries could be adjusted.

LSA recommends to the City that the Structure of Merit designation be repealed and the property be identified as a non-contributor to the PPHD pursuant to the process outlined in Title 20 of the Riverside Municipal Code (City of Riverside 2018). Once the de-designation process is completed, the building will no longer be a historical resource for purposes of CEQA.

LSA also recommends to the City that the northern boundary of the PPHD be shifted to the south in two locations to eliminate the properties at 4455 Main Street (a parking lot) and 4472 and 4480 Orange Street (office and parking lot). None of these properties contribute to the significance of the PPHD and the boundary adjustment will not result in any substantial adverse changes to the significance of the PPHD.

As a matter of information, the City's website lists the properties at 4455 Main Street and 4494 Main Street/3647 15th Street as contributors to a Neighborhood Conservation Area (NCA) (City of Riverside n.d.). LSA recommends that this be reviewed and corrected, if appropriate. Also, based on the reconnaissance level survey conducted as part of this HRA, the property at 4494 Main Street/3647 15th Street has sustained alterations and may not be a contributor to the PPHD.

REFERENCES

Ancestry.com
Var. A variety of records were accessed online in October and November 2024 at: http://home.ancestry.com/. These include City directories, voter registration records, and United States Census Data.

California Office of Historic Preservation
1999 California Register and National Register: A Comparison (for purposes of determining eligibility for the California Register), OHP Technical Assistance Series #6.

City of Riverside
2002 Citywide Residential Historic District Design Guidelines. On file at the City of Riverside Planning Department.

2012 Historic Preservation Element. Riverside General Plan 2024, Amended November 2012. On file at the City of Riverside Planning Department.

2018 City of Riverside Municipal Code. Accessed online in November 2024 at: https://library.municode.com/ca/riverside/codes/code_of_ordinances?nodeId=CICORICA.

n.d. Prospect Place Historic District. Accessed online via the City's website in June 2024 at: https://mapriverside.riversideca.gov/GeocortexWV/WebViewer/?app=2d32ffc3b0f1409ea67a5023519d6f00.

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Coulter, Rebecca
2022 Appraisal Report. Provided by the Riverside County Office of Education.

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Map of Victoria Place
1887 Map of Victoria Place. A subdivision of Lot 4, S.C.C. Ass'n, Riverside, San Bernardino Co. Cal. MB 5/55. Accessed online via the Riverside County website in September 2024 at: https://weblink.rctlma.org/WebLink/DocView.aspx?id=2260401&dbid=0.

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APPENDIX A

DEPARTMENT OF PARKS AND RECREATION (DPR) 523 FORMS

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

 Resource Name or #: 4472 Orange Street

P1. Other Identifier: 1472 Orange Street (original address)

***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted** ***a. County:** Riverside **and** (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad:** *Riverside West, CA* **Date:** 1980 **T**2S ; **R**5W; S.B.**B.M.**

c. Address: 4472 Orange Street **City:** Riverside **Zip:** 92501

d. UTM: Zone: 11; _____mE/ _____mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN 219-023-028

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

This one-story Neoclassical cottage (now an office) is situated on the east side of Orange Street in a mixed-use area. It is generally rectangular in plan and rests on a raised cut stone foundation. It is surmounted by a high-pitched, hipped roof sheathed with composition shingles and has a dormer, moderate eaves, exposed rafters, and two brick chimneys. The exterior walls are clad with clapboard siding. Except for the dormer window, all fenestration and doors are boarded up. The west-facing, asymmetrical façade includes a centered, hipped roof dormer with two vents flanking a diamond-paned window and an off-center, raised porch recessed beneath the roof which is supported by two slender classical columns atop a low, clapboard-sided wall. The façade also has a window, a wood and glass door, and a projecting wing with a bay window. The front porch is accessed by concrete steps with a non-original metal pole handrail on one side. Fire damage is evident along approximately two-thirds of the roof/wall juncture and the top portion of the bay window. The siding next to the bay window is also damaged. *See Continuation Sheet*

***P3b. Resource Attributes:** (Original uses) HP2-Single-family residence

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

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

See Continuation Sheet

P5b. Description of Photo: (View, date, accession #) Façade, view east (10/7/24)

***P6. Date Constructed/Age and Sources:** ☒Historic ☐Prehistoric ☐Both
1908 (building permit)

***P7. Owner and Address:**
Riverside County Office of Education
3939 13th Street
Riverside, CA 92501

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

***P9. Date Recorded:**
October 7, 2024

***P10. Survey Type:** (Describe) Intensive-level CEQA compliance

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") Historic Resources Assessment, 4472 Orange Street, City of Riverside, Riverside County, California. Prepared by LSA in November 2024.

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

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

Primary # _____
HRI# _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) 4472 Orange Street

B1. Historic Name:
B2. Common Name:
B3. Original Use: single-family residence **B4. Present Use:** office (vacant)
***B5. Architectural Style:** Neoclassical
***B6. Construction History:** (Construction date, alterations, and date of alterations)
1908 – Permit issued to owner H. J. Gerhardt for a new, five-room residence. Contractor is G. P. Harsh.
1960 – Permit issued to owner W. C. Roberts to repair a storage shed.
1987 – Permit issued to owner Thompson Colgate to convert the residence to an office.

***B7. Moved?** ☒No ☐Yes ☐Unknown **Date:** _____ **Original Location:** _____
***B8. Related Features:** parking lot

B9a. Architect: None found **b. Builder:** George P. Harsh
***B10. Significance: Theme:** _____ **Area:** _____
Period of Significance: _____ **Property Type:** _____ **Applicable Criteria:** NA
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This 1908 Neoclassical cottage (now an office) is a contributor to the Prospect Place Historic District (PPHD). When the district was adopted in 1986, each contributor was also designated a Structure of Merit. Due to the recent fire damage, the building was re-evaluated. As a result of the re-evaluation, it does not appear to meet the criteria for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register) or designation as a City of Riverside (City) Landmark or Structure of Merit. In addition, it no longer contributes to the significance of the PPHD. It is not a "historical resource" for the purposes of the California Environmental Quality Act (CEQA).

Historic Context. Refer to the related report (see P11 on page 1).

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

***B12. References:**

Ancestry.com
Var. A variety of records were accessed online in October and November 2024 at: http://home.ancestry.com/. These include City directories, voter registration records, and United States Census Data.
Chattel Architecture, Planning & Preservation, Inc.
2012 Residential Historic Resources Survey. Prepared for the City of Whittier. On file at the Planning Division, Whittier City Hall.

See Continuation Sheet

B13. Remarks:

***B14. Evaluator:** Casey Tibbet, M.A., LSA Associates, Inc., 1500 Iowa Avenue, Suite 200, Riverside, CA 92507

***Date of Evaluation:** November 2024

(Sketch Map with north arrow required.)

Refer to Location Map

(This space reserved for official comments.)

P3a. Description: (continued from page 1)

The south elevation has four boarded up windows, one of which is a bay window. There is a hole in the roof on this side of the building and fire damage is evident around the bay window. The top of the window appears to be severely burned and the siding below the window is damaged. There is a small extension on the east (rear) elevation and a boarded-up door and windows. There is no obvious fire damage to this elevation. The north elevation has four boarded up windows and at least three holes in the roof, two of which are fairly large. Smoke stains are visible under the eave. An Americans with Disabilities Act (ADA) ramp that provides access from the parking lot to the front porch has been constructed along this elevation.

Photographs taken of the interior after the fire reveal that the interior is severely damaged and nearly half of the windows, including the façade windows, are broken and/or fire damaged.

As a result of the office conversion, the property is now accessed by a 25-foot-wide driveway, surrounded on three sides by paved parking areas, and separated from its nearest residential neighbor by approximately 70 feet. In addition, to facilitate street widening the front yard has been reduced, and the landscaped parkway between the street and sidewalk has been removed. The condition of the building is poor, and integrity is impaired.

P5. Photo (continued from page 1)

Overview of setting showing the extended lawn area, parking lots, wide driveway, carport, and trees. View east (10/7/24).

B10. Significance: (continued from page 2)

People Associated with this Property. In March 1908, a building permit was issued to owner H. J. Gerhardt for a new five-room house at 1472 Orange Street (now 4472); the contractor was listed as G. P. Harsh (City of Riverside var.). George P. Harsh was born in 1875 in Ohio (Ancestry.com var). In 1897, he married a woman named Jerrie, and in 1900 was working as a contractor (Ibid.). In 1905, he was listed in the Riverside City directory as a contractor living at 1979 Myrtle Street (Ibid.). In 1906, he was issued a permit to build a $3,000 residence at First and Orange streets (*Riverside Daily Press* 1946). By 1910, he was working in the automotive industry (Ibid.). In 1911 and 1912, Mr. Harsh was listed as working at Harsh & Forsythe, but no information was found for this business (Ibid.). Instead, it was found that Frank W. Forsythe owned and operated the Crescent Garage on Eighth Street (now University Avenue), which sold Everitt cars (Ancestry.com var.; *The Perris Progress* 1912). Everitt was a high-end American car manufactured by the Metzger Motor Car Company from 1910 to 1912 (RM Sotheby's n.d.). Frank Forsythe was killed in a car accident in May 1912, and in 1913, George Harsh was once again listed as working in the automotive industry, this time at 757 Orange Street (*Lake Elsinore Valley Sun-Tribune* 1912; Ancestry.com var.). Mr. Harsh remarried in 1921 and relocated to Orange County as early as 1924 where he worked as a salesman for many years (Ancestry.com var.).

The original owner of the residence at 4472 Orange Street was Henry J. Gerhardt (City of Riverside var.). Based on the 1910 United States Census, Henry J. Gerhardt was born in 1880 in Maryland to German parents (Ancestry.com var.). He was employed as a painter in 1910 and 1911 (Ibid.). Although City directories list him at 1472 Orange Street (now 4472 Orange) in 1910, the April 1910 United States Census lists him as part of his brother-in-law's household on Pleasant Street (Ibid.). From 1911 to at least 1918, Arthur D. Paxton, a collector for Southern California Edison and later for Southern California Gas Company, lived at 1472 South Orange Street (Ibid.). Arthur Doniphan Paxton was born in 1878 in Missouri (Ibid.).

See Continuation Sheet

B10. Significance: (continued from page 3)
In 1911, he married Helen Bass and together they had two children: Harriet and Mary (Ibid.). In 1921, Benjamin E. and Lou Ellen Beddoe were listed at 1472 South Orange Street (Ibid.). Benjamin was the president of the Southern California Conference of Seventh Day Adventists (Ibid.).

From 1923 to at least 1955, George T. and Louise Roberts and/or their daughter Winford (also seen as Winfred) C. Roberts were the residents (Ancestry.com var.). It was during their tenure, around 1930, that the address changed from 1472 South Orange to 4472 Orange (Ibid.). George was born in 1858 in Massachusetts, and in 1923, he was the manager of the National Ice and Cold Storage Company in Riverside (Ibid.). He died in 1939, leaving behind his wife, who lived in the house until at least 1941, and their daughter who was there from 1942 to at least 1960 (Ibid.; City of Riverside var.). In 1947 and 1949, Winfred was listed as an electrician and in 1955 she was listed as a landscape architect (Ibid.). In 1960, a permit was issued to W. C. Roberts to repair a storage shed on the property (City of Riverside var.). No additional information was found for Winford/Winfred C. Roberts or any subsequent owners/occupants.

Architectural Style. The Neoclassical style developed in the mid-1890s in response to the World's Columbian Exposition in Chicago in 1893, which created a renewed interest in classical styles. The style is an eclectic mix of Georgian, Adam, early Classical Revival, and Greek Revival traditions. Neoclassical cottages, and some larger homes, were especially popular from about 1900 to 1920 and again from 1925 to the 1950s. Character-defining features of the Neoclassical style include rectangular plans, pyramidal or hipped roof, full-width or partial-width, an off-center porch under the principal roof, classical columns, and rectangular windows with wide casings (Chattel Architecture, Planning & Preservation, Inc. 2012).

Significance Evaluation. The building is re-evaluated below for historical significance under the criteria for listing in the National Register and California Register and for designation under the City's ordinance. The National Register and California Register criteria are very similar and have been grouped together to avoid redundancy. Several of the City's Landmark criteria are also similar to the federal and State criteria and have been grouped with them where appropriate. The Structure of Merit and Historic District criteria are listed separately.

National Register, California Register, and City Landmark Criteria

National Register Criterion A: It is associated with events that have made a significant contribution to the broad patterns of our history.

California Register Criterion 1: It is associated with the events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

City Landmark Criterion 6: Reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning, or cultural landscape.

This building is located in the PPHD, which is one of Riverside's oldest truly residential neighborhoods. However, the residence was converted to an office in 1987. The related alterations made to the property and its surroundings radically changed the spatial relationships that conveyed the property's association with the early 20th century neighborhood. The building is now accessed by a 25-foot-wide driveway and surrounded by parking on three sides. The closest residence is more than 70 feet to the south. In addition, the landscaped parkway was removed, and the front setback was reduced to facilitate street widening. All of these things are inconsistent with the remainder of the neighborhood, which is characterized by small-lots, houses that are typically 15 to 20 feet apart, narrow driveways, and in most locations, landscaped parkways between the street and sidewalk. The property at 4472 Orange Street is no longer representative of the small-lot, residential pattern of development and does not convey its association with the neighborhood. It is not significant under these criteria.

National Register Criterion B: It is associated with the lives of persons significant in our past.

California Register Criterion 2: It is associated with the lives of persons important to local, California, or national history.

City Landmark Criterion 2: Is identified with persons or events significant in local, state or national history.

Research did not identify any associations with historically significant people. The property is not significant under these criteria.

See Continuation Sheet

B10. Significance: (continued from page 4)

National Register Criterion C: 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 that represent a significant and distinguishable entity whose components lack individual distinction.

California Register Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method or construction, or represents the work of a master, or possesses high artistic values.

City Landmark Criterion 3: Embodies distinctive characteristics of a style, type, period or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship.

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

City Landmark Criterion 5: Embodies elements that possess high artistic values or represents a significant structural or architectural achievement or innovation.

The property was not designed or built by a master architect, designer, or builder and does not represent any design or construction-related achievements or innovations. It is not an example of the use of indigenous materials or craftsmanship. The building does embody characteristics of the Neoclassical style such as the rectangular plan, high-pitched, hipped roof, clapboard siding, classical columns, and off-center porch under the principal roof. In addition to fire damage, alterations to the building include the addition of an ADA-compliant ramp on the north elevation and removal of nearly half of the windows including the façade windows. In its current condition, it does not compare favorably to other buildings of a similar style and vintage, including ones in the immediate vicinity. The property is not architecturally significant.

The property itself has also sustained alterations that have compromised the integrity of the setting and association. The parking lot lawn that visually expands the front yard area, the trees throughout the parking lot, and the large separation from other buildings cause the property to read more like a former grove cottage than the small-lot urban property that it was. The spatial relationships that identified it as part of the PPHD no longer exist. The parking lot and the change to the parkway contribute to a break in the visual continuity of the PPHD. Therefore, the property does not contribute to a significant and distinguishable entity whose components on their own lack individual distinction, namely the PPHD. The property is not significant under these criteria.

National Register Criterion D: It has yielded, or may be likely to yield, information important to prehistory or history.

California Register Criterion 4: It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the Nation.

City Landmark Criterion 8: Has yielded or may be likely to yield, information important in history or prehistory.

The building does not date to the prehistoric period. It was constructed in 1908 using common methods and materials for that time. It was then remodeled for use as an office in 1987. It is unlikely that it would yield any information important to history or information that cannot be found in other buildings of a similar vintage. It is not significant under these criteria.

The following addresses the remaining City Landmark criteria for designation:

City Landmark Criterion 1: Exemplifies or reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history.

This altered property does not exemplify special elements of the City's history. Because of the changes made to it as part of the office conversion, it no longer conveys a true sense of its history. It is not significant under this criterion.

City Landmark Criterion 7: Is one of the last remaining examples in the City, region, State, or nation possessing distinguishing characteristics of an architectural or historical type or specimen.

The City has many Neoclassical residences. This building is not one of the last remaining examples of the style. The property is not significant under this criterion.

See Continuation Sheet

B10. Significance: (continued from page 5)

Structure of Merit Criteria

City Structure of Merit Criterion 1: Has a unique location, embodies a singular physical characteristic, or contains a view or vista representing an established and familiar visual feature within a neighborhood, community or area.

This property is located in the downtown area of Riverside in an area where there are many similar buildings. There is nothing unique about its physical characteristics, location, or view. It is not significant under this criterion.

City Structure of Merit Criterion 2: Is an example of a type of building which was once common but is now rare in its neighborhood, community or area.

The building types associated with this property are single-family residence (1908–1987) and residential office (1987–2024). Both are exceedingly common property types in Riverside. It is not significant under this criterion.

City Structure of Merit Criterion 3: Is connected with a business or use which was once common but is now rare.

The property was not associated with a business historically. It is not significant under this criterion.

City Structure of Merit Criterion 4: Has yielded or may be likely to yield, information important in history or prehistory.

The building does not date to the prehistoric period. It was constructed in 1908 using common methods and materials for that time. It was then remodeled for use as an office in 1987. It is unlikely that it would yield any information important to history or information that cannot be found in other buildings of a similar vintage. It is not significant under this criterion.

City Structure of Merit Criterion 5: Represents an improvement or Cultural Resource that no longer exhibits the high degree of integrity sufficient for landmark designation, yet still retains necessary integrity under one or more of the landmark criteria to convey cultural resource significance as a structure or resource of merit.

This property does retain enough integrity to meet any of the Landmark or the Structure of Merit criteria. As part of its conversion to an office, the setting and spatial relationships that conveyed the property's association with early residential development in Riverside and the PPHD were radically altered and severely compromised. Additionally, as previously noted the building does not meet the Landmark designation criteria because no historically important people are associated with the former residence, and it is not the work of a master architect or builder. The building has sustained alterations including construction of an ADA-compliant ramp on the north elevation and removal of nearly half of the windows including the façade windows. A fire destroyed the interior and damaged the roof and exterior walls. This is not a rare resource as there are many examples of Neoclassical cottages in the city, including in the PPHD and the nearby Mile Square neighborhood. It is not significant under this criterion.

Historic District Criteria

The PPHD was designated as a geographic historic district in 1986. The district, which has a period of significance of 1887 to 1931, represents the last remnant of five adjoining residential subdivisions created in 1887. The overall feeling is that of an early 20th century urban neighborhood. Common features include small lots, consistent front and side setbacks, narrow driveways, detached garages, and landscaped parkways adjacent to the streets. The current criteria that are most applicable to the significance of the PPHD are Criteria 6 and 7. The 4472 Orange Street property's ability to contribute to the PPHD in the context of these criteria (6 and 7) is discussed below.

Historic District Criterion 1: Exemplifies or reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history.

This criterion is not applicable.

Historic District Criterion 2: Is identified with persons or events significant in local, State, or national history.

This criterion is not applicable.

Historic District Criterion 3: Embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship.

This criterion is not applicable. (*See Continuation Sheet*)

B10. Significance: (continued from page 6)
Historic District Criterion 4: Represents the work of notable builders, designers, or architects.

This criterion is not applicable.

Historic District Criterion 5: Embodies a collection of elements of architectural design, detail, materials or craftsmanship that represent a significant structural or architectural achievement or innovation.

This criterion is not applicable.

Historic District Criterion 6: Reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning.

As one of Riverside's oldest truly residential neighborhoods, the PPHD represents an important era of Riverside's settlement and growth. The small lots, 15- to 20-foot setbacks between houses, narrow driveways, and, in most locations, landscaped parkways between the street and sidewalk contribute to the urban character of the neighborhood. Conversion of the 4472 Orange Street residence to an office with related parking radically changed the spatial relationships that conveyed the property's association with the early 20th century neighborhood. The building is now accessed by a 25-foot-wide driveway and surrounded by parking on three sides. The closest residence is more than 70 feet to the south. In addition, the landscaped parkway was removed, and the front setback was reduced to facilitate street widening. All of these things are inconsistent with the remainder of the neighborhood. The property at 4472 Orange Street is no longer representative of the small-lot, residential pattern of development and does not provide appropriate historic context or association for the PPHD. It is not a contributor to the district under this criterion.

Historic District Criterion 7: Conveys a sense of historic and architectural cohesiveness through its design, setting, materials, workmanship, or association.

The PPHD is not significant for its architecture per se, but it does convey a sense of cohesiveness through the subdivision design, its setting, and the materials found throughout the district. The subdivision is laid out with small lots, consistent front and side setbacks, and a grid street pattern (with the exception of Prospect Avenue). The right-of-way width is approximately 40 feet including landscaped parkways that are mostly located between the curbs and sidewalks. This is not the case for 4472 Orange Street. At this location, the street has been widened to approximately 50 feet, and the parkway has been shifted between the sidewalk and front yard, which essentially causes it to disappear, as there is no distinction between it and the yard area. Although the front setback was reduced by the street widening, the side setbacks were enlarged significantly to accommodate the wide driveway and parking areas. This was facilitated by removal of the residence adjacent to the south at 4480 Orange Street.

B12. References: (continued from page 2)

City of Riverside
n.d. Prospect Place Historic District. Accessed online via the City's website in June 2024 at: https://mapriverside.riversideca.gov/GeocortexWV/WebViewer/?app=2d32ffc3b0f1409ea67a5023519d6f00.

var. Building permits for 4472 Orange Street. On file at the City of Riverside Building Division.

Lake Elsinore Valley Sun-Tribune
1912 Elsinore and Vicinity. May 24, page 5.

Riverside Daily Press
1946 Twice Told Tales From Our Files. November 11, page 16.

RM Sotheby's
n.d. 1912 Everitt Six-48 Touring. Accessed online in November 2024 at: https://rmsothebys.com/auctions/hf18/lots/r0085-1912-everitt-six48-touring/.

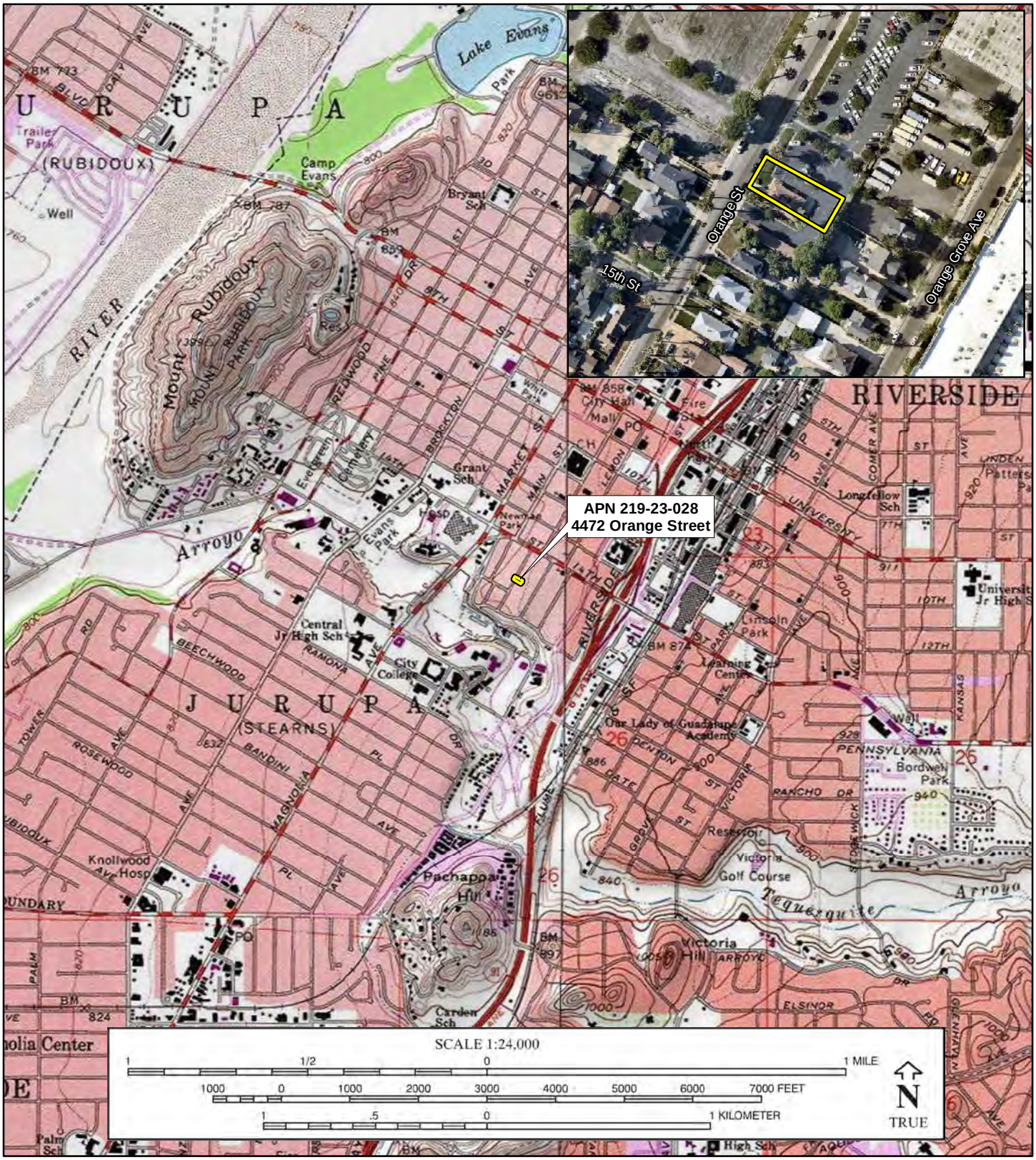
The Perris Progress
1912 Everitt Cars for 1912. February 1, page 4.

State of California - Resource Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary # _____
HRI # _____
Trinomial _____

*Resource Name or 4472 Orange Street

*Map Name: USGS 7.5' Quad, Riverside West, Riverside East; Nearmap *Scale: 1:24000 *Date of Map: 1980; 2024



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DPR 523J (1/95)

***Required Information**