

Cultural Resources Nomination Application

City Landmark Structure of Merit
Please check the Designation for which you are applying

IDENTIFICATION

1. Common name: Edie
2. Historic Name: _____
3. Street address: 5958 Edith Avenue
City Riverside State CA Zip 92506
4. Assessor Parcel number: 235-292-004
5. Present Legal Owner: Anna Gaissert and Dominick Ricci
City Riverside State CA Zip 92506
6. Present Use: Single-family residence
7. Original Use: Single-family residence

Date form prepared: April 8, 2026

Preparer: Jen Mermilliod, JMRC

Sponsoring Organization (if any): _____

Address: 4076 Brockton Avenue, Suite 201

City, State and Zip: Riverside, CA 92501

Phone: (951) 233-6897



JM Research and Consulting
Jennifer Mermilliod, M.A., Principal
Architectural Historian | Historian | Preservation Planner

MEMORANDUM

DATE: May 2, 2026
TO: Scott Watson, Historic Preservation Officer
City of Riverside
FROM: Jen Mermilliod, JMRC
SUBJECT: Edie Landmark Designation

JM Research & Consulting (JMRC) is pleased to submit a Cultural Resources Nomination Application for City Landmark for Edie, a residential property located at 5958 Edith Avenue.

Constructed in 1966, the residence was commissioned by Robert and Margaret Robinson and designed by E. Kurt Steinmann in the Mid-century Modern architectural style. Regionally active, the Swiss-born master architect is best known locally for his civic, academic, and community works as lead design architect for the firm owned by Herman O. Ruhnau, Principal. His designs for the firm include Riverside City College's Cosmetology Building (1958) and Cutter Park Pool Complex (1958), UCR's Health Services Building (1963) and Agricultural Sciences Library (1965); the Main Street Pedestrian Mall (1966); and City Hall and Council Chambers (1975), among many more.

Inspired by his 1963 award winning "Horizon Home" in Riverside, Edie is a rare example of Steinmann's ability in high-style residential design and embodies the character-defining features of the Mid-century Modern style, including site orientation, strong horizontal lines, and use of color to blend the structure into the landscape; an attached sunken carport; flat roof with heavy exposed roof beams and ceiling boards; extensive use of glass in full-height, transom, and clerestory fenestration; a shielded entry and deeply sheltered private patios; and the use of concrete and concrete masonry block.

This exceptional residence, which turns 60 years old this year, is under the good stewardship of second owners, Anna Gaissert and Dominick Ricci, and is well deserving of historic recognition as a City Landmark.

Best Regards,

Jennifer Mermilliod, Principal, JMRC



JM Research and Consulting

Jennifer Mermilliod, M.A., Principal

Architectural Historian | Historian | Preservation Planner

Statement of Qualifications

Jennifer Mermilliod, M.A., Principal Architectural Historian exceeds the Secretary of the Interior's Professional Qualifications Standards as a Historian and Architectural Historian based on her Master of Arts degree in History with a Focus in Historic Preservation from the University of California, Riverside, and over 25 years of professional work in southern California. She has extensive experience in the production and management of a variety of projects, including National Register and California Register nominations, local designations, large-scale surveys, and Section 106 and CEQA reviews. She has engaged in policy and preservation planning, project management, and oversight of restoration work, served as a consultant and expert witness, developed training and educational programs, and presented professionally on historic preservation and related topics. Ms. Mermilliod is fluent in regulatory compliance and proficient at applying eligibility criteria, analyzing project impacts, and developing successful design solutions, mitigation, and specifications. With project size ranging from a single property to thousands of parcels, Ms. Mermilliod works extensively throughout the region and is thoroughly familiar with the history and development of Riverside and southern California.

DESCRIPTION

8. Legal property description: LOT 2 MB 038/037 VICTORIA HIGHLANDS

Include approximate property size (in feet): Street Frontage 66 Depth 200

9. Architectural Style: Mid-century Modern

10. Construction Date: Estimated _____ Factual X
Source of Information: Assessor's Records X Building Permit Sanborn Map
Publications Oral Interviews Newspapers

11. Architect's Name: E. Kurt Steinmann Builder's Name: G.A. O'Rourke

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

13. Alterations: Original jalousie windows (3) replaced

14. Surroundings:
Open Land X Scattered Buildings Densely Built-Up

15. Use type:
X Residential Industrial Commercial Civic
Other

16. Is the structure on its original site?
X Yes No Unknown
If moved, approximate year _____

17. Related features and/or out-buildings: None

SIGNIFICANCE

18. Historical Attributes:

- | | | |
|---|--|--|
| <input type="checkbox"/> Unknown | <input type="checkbox"/> Government Building | <input type="checkbox"/> Folk Art |
| <input checked="" type="checkbox"/> Single Family | <input type="checkbox"/> Educational Building | <input type="checkbox"/> Street Furniture |
| <input type="checkbox"/> Multiple Family | <input type="checkbox"/> Religious Building | <input type="checkbox"/> Landscape Architecture |
| <input type="checkbox"/> Ancillary Building | <input type="checkbox"/> Railroad Depot | <input type="checkbox"/> Trees/Vegetation |
| <input type="checkbox"/> Hotel/Motel | <input type="checkbox"/> Train | <input type="checkbox"/> Urban Open Space |
| <input type="checkbox"/> Bridge | <input type="checkbox"/> Rural Open Space | <input type="checkbox"/> Canal/Aqueduct |
| <input type="checkbox"/> Farm/Ranch | <input type="checkbox"/> Industrial Building | <input type="checkbox"/> Dam |
| <input type="checkbox"/> Military Property | <input type="checkbox"/> Public Utility Building | <input type="checkbox"/> Lake/River/Reservoir |
| <input type="checkbox"/> CCC/WPA Structure | <input type="checkbox"/> Theater | <input type="checkbox"/> Ethnic Minority Prop. |
| <input type="checkbox"/> Engineering Structure | <input type="checkbox"/> Highway/Trail | <input type="checkbox"/> Civic Auditorium |
| <input type="checkbox"/> Amusement Park | <input type="checkbox"/> Woman's Property | <input type="checkbox"/> Monument/Mural/Gravestone |
| <input type="checkbox"/> Cemetery | <input type="checkbox"/> Hospital | <input type="checkbox"/> Stadium |
| <input type="checkbox"/> Mine | <input type="checkbox"/> Community Center/Social Hall | |
| <input type="checkbox"/> Commercial Building, 1-3 stories | <input type="checkbox"/> Commercial Building, over 3 stories | |
| <input type="checkbox"/> Other: | | |

19. Architectural Description

See DPR Forms, attached

20. Statement of Significance

See DPR Forms, attached

21. Bibliography

See DPR Forms, attached

22. Photographs

See DPR Forms, attached

23. Letter from property owner (if other than applicant)

See Letter, attached

Additional Documentation (attached):

Historic Photos - Edie Under Construction, 1966

Property Owner Rationale for Landmark Name:

Regarding the name of the property, it's important to us that the name encompass the entire site—both the built and natural environments, since the connection and continuity between the two is especially strong in mid-century modern architecture. Our reference points for property names that do not contain the word 'house' or 'residence': John Lautner's Silvertop, Frank Lloyd Wright's La Miniatura, Filoli, Vizcaya, Greystone and The Breakers. Edith reflects a vestige of the era in which the house was built. It was the name of Steinmann's beloved sister and the mother of Donald Wilson, who subdivided the neighborhood. We decided to use the diminutive to reflect the "shy" character of the house, whose front door is askance from street view and whose yard opens up only upon entering.

***P3a. Description:**

This one-story, Mid-century Modern single-family residence turns its façade from the street to face north/northeast from a small rise above the bulb-out at the intersection of Edith and Lincoln Avenues. The residence is laid on a generally T-shaped plan atop a concrete slab foundation and is topped by a flat roof covered with small white gravel (reroofed in-kind in 2006). Heavy roof beams spanned with tongue-and-groove boards are exposed in wide exterior eaves and throughout most of the interior. Wood-framed walls are clad in textured stucco, and a now-painted, 4-inch concrete masonry unit (CMU) wall laid in running bond pattern forms the front wall perpendicular to the main façade and extends northerly to shield a small rear patio. A matching free-standing wall before the façade shields a planter of camellias and is interrupted by a rolling vehicular gate clad with horizontal aluminum siding panels. The masonry blocks are repeated in low front garden walls planted with shrubs and an endwall chimney at the juncture of the sunken, attached carport. Fenestration consists primarily of tall aluminum-framed, fixed sash with transoms, fixed clerestory windows, and sliding glass doors. Three tall louver windows have been replaced with double-hung vinyl-framed windows in original openings, none of which are visible from the street (one on the façade and two on the rear, east elevation), and two original aluminum-framed sliding windows are found in the rear, one on the east-facing elevation and one on the west-facing elevation. A short flight of three concrete floating steps (railing removed) access an elevated concrete porch and a double slab-door entry, which is offset within a ribbon of full-height fixed windows with transoms and lit by an opal globe light fixture on the perpendicular front CMU wall. The driveway, which was previously misnomered as a motor court, fills the front expanse with board separated concrete laid in linear, east-west strips; a number of later replacement sections have introduced an irregular, cross-grid pattern. A wood fence with pedestrian and vehicular gates on the west and low chainlink fencing on the east separates the rear yard, which is enclosed by a mix of wood, block, and chainlink. A large central rear patio in the el of the T-shaped plan is sheltered by a deep extension of the eave, and the rear yard is planted with turf, shrubs, and several mature trees, including an avocado tree; citrus rows align the west and south property lines. The property is in excellent condition and retains integrity.

***B10. Significance:**

Located between the Gage Canal and Victoria Avenue at the northerly terminus of Lincoln Avenue, the property was first developed for agricultural use in the late-1890s as part of Arlington Heights with the construction of the Gage Canal, which brought irrigation to the area and doubled the citrus acreage under cultivation in the City. Further subdivided as part of Victoria Highlands (1959) by Donald M. and Berenice D. Wilson, the property joined in the post-WWII suburban wave of residential development that would eventually transform the vast citrus acreage into curving streets and cul-de-sacs.

Edie was designed by Swiss architect Eugen—pronounced Oy-Gan—Kurt Steinmann (1926-2017). Born in the Swiss countryside between Kriens and Lucerne, E. Kurt Steinmann, as he went by, was among the émigré architects to introduce European principles of modernism to Southern California in the mid-20th century. In the mid-1950s, he joined the local firm of principal architect Herman O. Ruhnau, and in 1962, he became a named partner and the head of design at the firm, then known as Ruhnau, Evans, Brown, and Steinmann and later as Ruhnau, Evans, and Steinmann. The firm's projects included public, institutional, commercial, and industrial buildings.

In 1963, Steinmann individually won the Western regional design award for his entry in the Horizon Homes national competition sponsored by the Portland Cement Association (PCA). Running annually from 1960 until 1966, the competition promoted the use of concrete in residential construction, and model home entries by an architect-builder team were made primarily of the cementitious mix. Unlike the renowned futuristic Case Study Houses (1945-1966) sponsored by *Arts & Architecture* magazine, Horizon Homes extended an open invitation to any architect or builder who wanted to participate and delivered on the promise of accessibility, affordability, and mass production. Exclusive of land and appliances, sale or reproduction price of the house was not permitted to exceed \$25,000. The competition yielded more than 200 Horizon Homes entries across the country, which created a demand for more like them. Hundreds of thousands of public visitors toured the entries, acquainting themselves with the potential of concrete as a residential material. Providing proof of concept, the model homes were not only entries in the competition, but sales tools for concrete, and the modern architectural styles that favored it, and received wide and resource-intensive promotional support from PCA.

Steinmann's Horizon Home, located at 2127 Fairview Avenue in Riverside, featured a floating slab and extra-wide 4 ½-foot wide eave overhang; sandblasted masonry walls and aluminum-framed, sliding glass doors; floating precast concrete fireplace and built-in walnut furniture and paneling; a carport; concrete block garden walls; and exposed aggregate patios, walks, and driveway. In his own words, Steinmann conveyed his design philosophy in the entry's brochure: "Lasting economy and permanent beauty assured by appropriate materials and imaginative design makes possible the skillful practicality of living well." Edie's original owners—husband and wife Dr. Robert R. Robinson, a military veteran, founder and owner of Victoria Animal Hospital, and UCR campus veterinarian, and Margaret R. Robinson, both of whom were actively engaged in Riverside civic life—were among the 12,000 people who toured Steinmann's winning entry. Inspired, the Robinsons commissioned Steinmann to design their family home, which was financed with a CalVet Home Loan.

Having lived in the model home with his own family after its completion, Steinmann gained special insight into the practical merits of concrete and advised the Robinsons against concrete walls in favor of wood-framed construction with stucco exterior. Fully immersed in the Mid-century Modern aesthetic, Steinmann employed its robust register of character-defining features in Edie's site orientation; strong horizontal lines; attached sunken carport; flat roof with heavy exposed roof beams and ceiling boards; extensive use of glass in full-height, transom, and clerestory fenestration; shielded entry and deeply sheltered private patios; and use of concrete and concrete masonry block. Striving for his designs to "melt into the landscape" (Janes 2025), Steinmann often collected boxes of leaves from trees on project sites to color match paint. For

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

Primary # _____

HRI# _____

Trinomial _____

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Edie

* Recorded by Jennifer Mermilliod

*Date April 22, 2026

Continuation

Update

Edie's accent color, he selected Ameritone Leaf Green, which blends seamlessly into the surrounding landscape.

Steinmann practiced in Riverside for 20 years. Many of his projects for the Ruhnau, Evans, and Steinmann firm are gathering places that continue to shape the fabric of civic, academic, and community life in the City: Riverside City College's Cosmetology Building (1958), Cutter Park Pool Complex (1958), and Master Plan (1963); University of California, Riverside's Entomology Building Addition (1960), Health Services Building (1963), and Agricultural Sciences Library (1965); the Main Street Pedestrian Mall (1966); the Riverside Art Museum (RAM) redevelopment of the 1929 Julia Morgan YWCA Building (1966); and City Hall and Council Chambers (1975) for which he drew a modern version of Riverside's iconic Raincross emblem from the 1969 Livingston and Blayne General Plan for the City of Riverside and permanently stamped the symbol into the ends of the building's cantilevered concrete beams.

Over the course of his career, Steinmann designed public schools, colleges, universities, libraries, post offices, hospitals, hotels, commercial and mixed-use buildings, and residences in Riverside and the region. In 1954, he belonged to the American Institute of Architects Pasadena chapter. By 1972, he had served as secretary and was then vice president of the Inland chapter. In the late-1970s, he founded Steinmann West Associates—later Steinmann, West, Keksi Architects—in Cayucos with partner Don West, was President of the American Institute of Architects (AIA) Central Coast chapter, spoke as a lecturer at various universities, and won at least 14 national design awards. Before recently, Steinmann had received little recognition for his contribution to the architectural fabric of Riverside. His name was frequently misspelled—Curt, Kirk, Steinman, Stienmann—and, having departed for the Central Coast of California by the time of City Hall's completion in 1975, he was omitted from the dedicatory plaque and his association forgotten over time. This affront was rectified by the recent Landmark designation of City Hall, in which Steinmann was recognized as a master architect in his own right, and his name as part of the commissioned firm—Ruhnau, Evans and Steinmann—was included on the Landmark plaque (2025).

Edie embodies the character-defining features of the Mid-Century Modern architectural style and is an excellent, high-style example of the innovative work of master architect E. Kurt Steinmann in residential design. The property appears eligible for designation as a City of Riverside Landmark under 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" and under Criterion 4: "Represents the work of a notable builder, designer, or architect, or important creative individual." Thus, the property has been assigned a California Historical Resource (CHR) Status Code of 5S3: Appears to be individually eligible for local listing or designation through survey evaluation.

***B12. References:**

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P5b. Additional Photographs:



Edie façade entry, view south/southwest

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

Primary # _____
HRI# _____
Trinomial _____

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* Recorded by Jennifer Mermilliod *Date April 22, 2026 Continuation Update



Edie façade, secondary front elevation, and driveway, view east/southeast

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Edie street view highlighting orientation to the street, view southeast

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Edie façade fenestration, eave, and roof beams behind freestanding garden wall, view southwest

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Trinomial _____

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Interior view of façade fenestration and continuation of open beam and ceiling boards, view northeast

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Edie

* Recorded by Jennifer Mermilliod

*Date April 22, 2026

Continuation

Update



Rear elevation, view northeast



Sheltered, central patio with steps to sunken carport (left), view north/northeast

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Rear and east side/rear elevation showing example of double-hung vinyl replacement of jalousie window in original opening, view northwest



East side/rear elevation showing small patio behind secondary front elevation block wall, view southwest

• DEC • 66

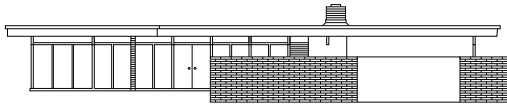


Edie under construction, showing rear/east side elevations and owner Mrs. Margaret Robinson and son Don touring the framed rooms, 1966

DEC • 66



Edie under construction, showing rear elevation (Note: An intended southerly patio became an enclosed room before completion), 1966



LETTER OF SUPPORT

Scott Watson
Historic Preservation Officer
City of Riverside
3900 Main Street
Riverside, CA 92522

Date: April 28, 2026
Subject: Edie Landmark Designation

To Scott and the Cultural Heritage Board:

This letter of support accompanies the landmark designation application for the property located at 5958 Edith Avenue, Riverside, CA 92506, known as Edie. The mid-century modern single-family residence was designed by Swiss architect E. Kurt Steinmann, recognized as the design architect of Riverside City Hall (1975) and regional design winner of the Portland Cement Association's Horizon Homes annual national competition (1963).

Edie was deemed eligible for designation in the 2013 City of Riverside Citywide Modernism Intensive Survey, known as the Modernism II Survey. Documented in the continuation sheet is the 2026 survey update conducted by architectural historian Jennifer Mermilliod of JM Research & Consulting (JMRC), who in the previous year prepared the landmark designation application for Riverside City Hall. Jennifer's updated survey identifies and remedies several inaccuracies and omissions in the Modernism II Survey, including the identification of Edie's architect.

A Mills Act application is under preparation to follow this Landmark designation submittal.

Please feel free to contact us for additional information.

Sincerely,

Two handwritten signatures in black ink. The first signature is a stylized, cursive 'A' followed by a horizontal line. The second signature is a stylized, cursive 'D' followed by a horizontal line.

Anna Gaissert and Dominick Ricci