

# **HISTORIC RESOURCES SURVEY OF THE ARLINGTON NEIGHBORHOOD**

**City of Riverside  
Riverside County, California**

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4472 Orange Street  
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CRM TECH Contract #974  
Approximately 450 Acres  
Sections 7, 8, and 18, T3S R5W, San Bernardino Base Meridian  
Riverside West, Calif., 7.5' Quadrangle

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## ACKNOWLEDGMENT

This report, though compiled and submitted by CRM TECH, represents the culmination of a great deal of diligent work by a number of organizations and individuals over a nine-month period. To begin with, staff members of the City of Riverside Planning Department undertook most of the site-specific historical research and data entry in support of the survey efforts. In particular, Janet Hansen, the City's Historic Preservation Specialist, and Historic Preservation Interns Anne Longanbach and Tanya Rathbun dedicated as much of their time and energy to this project as did CRM TECH personnel, if not more. Dr. Anthea Hartig and the students in her historic preservation class at La Sierra University deserve a special credit for kicking off the field survey in January of this year. One of the students, Margret Hernandez, later made further contribution in historical research as an intern with CRM TECH. Many long-time residents of the Arlington neighborhood, including Vince Arellano, T.R. Alvarez, Dick Ardrey, Lawrence Lasagna, John Matta, Etsuo Ogawa, Dr. Robert E. Philbrick, Henry Robles, C.N. (Ken) Robson, Angel Sanchez, C. Dolly Van Diest, Phyllis J. Wells, and Betty Williams, generously shared their personal knowledge about the history of the community with the survey team through a series of oral history interviews conducted by City staff. Without the joint efforts by all of the persons named above, the successful completion of this survey would not have been possible.

## EXECUTIVE SUMMARY

Between January and October 2003, CRM TECH performed an intensive-level survey of potential historic resources in the Arlington neighborhood of the City of Riverside, Riverside County, California. The survey area is centered at the intersection of Magnolia Avenue and Van Buren Boulevard (formerly Van Buren Street), the traditional center of the Arlington community. It is bounded by Jackson Street on the northeast, Garfield Street on the northwest, Harrison Street on the southwest, and State Route 91 (Riverside Freeway) on the southeast, encompassing approximately 450 acres of urban land. The entire survey area is located in Sections 7, 8 and 18, T3S R5W, San Bernardino Base Meridian.

The survey was initiated by, and completed in cooperation with, the City of Riverside under a Certified Local Government grant from the State Office of Historic Preservation. The purpose of the survey was to identify and evaluate all potential historic resources under provisions of Section 106 of the National Historic Preservation Act (16 USC 470f), the California Environmental Quality Act (CEQA; PRC §21000, et seq.), and the City of Riverside's Cultural Resources Ordinance (Title 20, Riverside Municipal Code) to facilitate future planning considerations.

In order to accomplish this objective, the survey team conducted a cultural resources records search, a systematic field survey, historical background research, and a series of oral history interviews with long-time residents of the Arlington area. In accordance with the project scope, City staff anticipated that there were approximately 450 properties in the project area which were 45 years of age or older (constructed 1958 or earlier); at least 200 of these were to be intensively surveyed and fully documented on the California State Department of Parks and Recreation (DPR) historic resources inventory forms. After completing the reconnaissance survey and preliminary research, the consultant estimated that there were over 750 properties in the project area constructed in 1958 or earlier. Because of the limited budget for the project, the consultant developed a list of 250 properties to be intensively surveyed and documented, which included those believed eligible for designation. In addition, properties previously intensively surveyed and documented were resurveyed and updated. The remaining properties not intensively documented were photographed and recorded as a list. All properties were entered into the City's Historic Resources Inventory database and assigned National Register of Historic Places (NRHP) Status Codes according to level of significance

Of the 250 identified properties none were determined eligible for listing in the National Register of Historic Places or the California Register of Historical Resources, although a number were determined eligible for local designation in accordance with the City's Cultural Resources Ordinance. One property was determined eligible for designation as a landmark and 35 properties were determined eligible for designation as Structures of Merit. In addition, three Neighborhood Conservation Areas (NCA) were identified (two residential and one commercial), with a total of 37 contributing buildings and 3 non-contributing buildings. Locally significant buildings and NCAs were assigned a status code of 5S2; contributors to the potential NCAs were assigned a status code of 5D2. Of the remaining properties, 159 were assigned a status code of 6L (ineligible for any level of designation, but may merit consideration in the local planning process), and 15 were assigned a status code of 6Z (ineligible for designation and do not require further consideration).

In addition to the above, 11 properties that had been previously surveyed were resurveyed. Three of these 10 have been demolished since originally surveyed; 3 were determined eligible for local

designation (status code 5S2) and 5 were determined ineligible for designation (status code 6L). Also within the survey area, the Arlington Library (9556 Magnolia Ave) has been previously listed in the National Register of Historic Places (status code 1S).

All of the DPR forms completed for the above referenced properties are included as a separate attachment to this report. The 526 properties not fully documented were photographed by the consultant team during the field survey and researched by City staff to verify construction dates and determine the extent of alterations. These properties were then divided into two categories and developed as lists (see Appendix 1 and 2). This information was also added to the City's Historic Resources Inventory database. The 449 determined ineligible for local designation, either because they had been extensively altered or were an undistinguished example of a style or type, were assigned a status code of 6Z. The 77 properties identified as meriting further research and documentation were assigned a status code 7R. City staff will complete the additional intensive-level survey work as time allows, following the deadline for this CLG-grant funded project.

The aforementioned Arlington Branch Library is listed the National Register of Historic Places (status code 1S) and the California Register of Historical Resources and clearly qualifies as a "historic property" as defined by Section 106 and a "historical resource" as defined by CEQA. All properties assigned a status code of 5S2 and 5D2 and the 7R properties which require further evaluation, are considered to be "historical resources" for CEQA-compliance purposes and Title 20 of the City's Municipal Code. Those properties assigned a status code 6L or 6Z do not constitute "historic properties" or "historical resources," and require no further cultural resources considerations in future planning.

## TABLE OF CONTENTS

ACKNOWLEDGMENT .....	1
EXECUTIVE SUMMARY .....	2
INTRODUCTION .....	1
CRITERIA OF SIGNIFICANCE .....	1
RESEARCH METHODS .....	6
Records Search.....	6
Field Survey .....	6
Historical Research.....	7
Oral History Interviews.....	8
Purpose.....	8
Methodology.....	9
HISTORICAL CONTEXT .....	10
Geographic Area .....	11
Historical Overview .....	11
Historical Themes and Associated Property Types .....	17
Early Settlement of the Village of Arlington, 1881-1911 .....	17
Residential Development, 1881-1957 .....	21
Commercial Development, 1890s-1940s .....	24
Immigration and Ethnic Diversity, 1890s-1940s .....	27
Community Planning and Development, 1881-1957 .....	32
Associated Architectural Styles.....	39
SUMMARY OF SURVEY RESULTS .....	41
Previously Identified Historic Resources.....	41
Findings of Present Survey.....	44
Resource Evaluation.....	45
Incorporation of Findings into the Planning Process:.....	47
REFERENCES.....	48
APPENDICES.....	52
APPENDIX 1: Oral Historical Interviews	
APPENDIX 2: Pre-1958 Buildings NRHP Status Code 6L that Were Not Formally Recorded	
APPENDIX 3: Pre-1958 Buildings and Objects NRHP Status Code 6L	

## LIST OF FIGURES

Figure 1. Location and configuration of the survey area .....	3
Figure 2. The survey area and vicinity in 1897.....	14
Figure 3. The survey area and vicinity in 1939.....	14
Figure 4. The survey area and vicinity in 1948-1953.....	14
Figure 5. The survey area and vicinity in 1966-1967.....	16
Figure 6. Previous cultural resources studies.....	43
Figure 7. The Arlington Branch Library and Fire Hall.....	44

Figure 8. The Jenkins building.....	46
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## INTRODUCTION

Between January and October 2003, CRM TECH performed an intensive-level survey of potential historic resources in the Arlington neighborhood of the City of Riverside, Riverside County, California. The survey area is centered at the intersection of Magnolia Avenue and Van Buren Boulevard (formerly Van Buren Street), the historic center of the Arlington community. It is bounded by Jackson Street on the northeast, Garfield Street on the northwest, Harrison Street on the southwest, and State Route 91 (Riverside Freeway) on the southeast, encompassing approximately 450 acres of urban land (Fig. 1). The entire survey area is located in Sections 7, 8 and 18, T3S R5W, San Bernardino Base Meridian.

The survey was initiated by, and completed in cooperation with, the City of Riverside under a Certified Local Government grant from the State of California's Office of Historic Preservation. The purpose of the survey was to identify and evaluate all potential historic resources under provisions of Section 106 of the National Historic Preservation Act (16 USC 470f), the California Environmental Quality Act (CEQA; PRC §21000, et seq.), and the City of Riverside's Cultural Resources Ordinance (Title 20, Riverside Municipal Code) to facilitate future planning considerations. More specifically, the survey sought to address two main concerns of the City of Riverside Planning Department:

- The Arlington neighborhood had never been comprehensively surveyed for historic resources prior to this study, and is underrepresented in the City's historic resources inventory database.
- Most of the survey information in the City's database regarding the Arlington neighborhood was gathered during a citywide reconnaissance in the late 1970s, and is now more than 20 years old.

In order to accomplish the objective outlined above, the survey team conducted a cultural resources records search, a systematic field survey, historical background research, and a series of oral history interviews with long-time residents of the Arlington area. The following report presents a brief summary of the methods, results, and final conclusion of the survey.

## CRITERIA OF SIGNIFICANCE

As stated above, the primary objective of the present study was to identify and evaluate all potential historic resources in the survey area under pertinent federal, state, and local statutes and regulations. The ultimate goal of the evaluation was to assess the significance of all buildings, structures, objects, sites, or districts that are at least 45 years old, and determine whether any of them constitutes a "historic property," as defined by Section 106, or a "historical resource," as defined by CEQA.

"Historic properties," according to the Advisory Council on Historic Preservation, include "prehistoric or historic district, site, building, structure, or object included in, or eligible for inclusion in, the National Register of Historic Places maintained by the Secretary of the Interior" (36 CFR 800.16(l)). The eligibility for inclusion in the

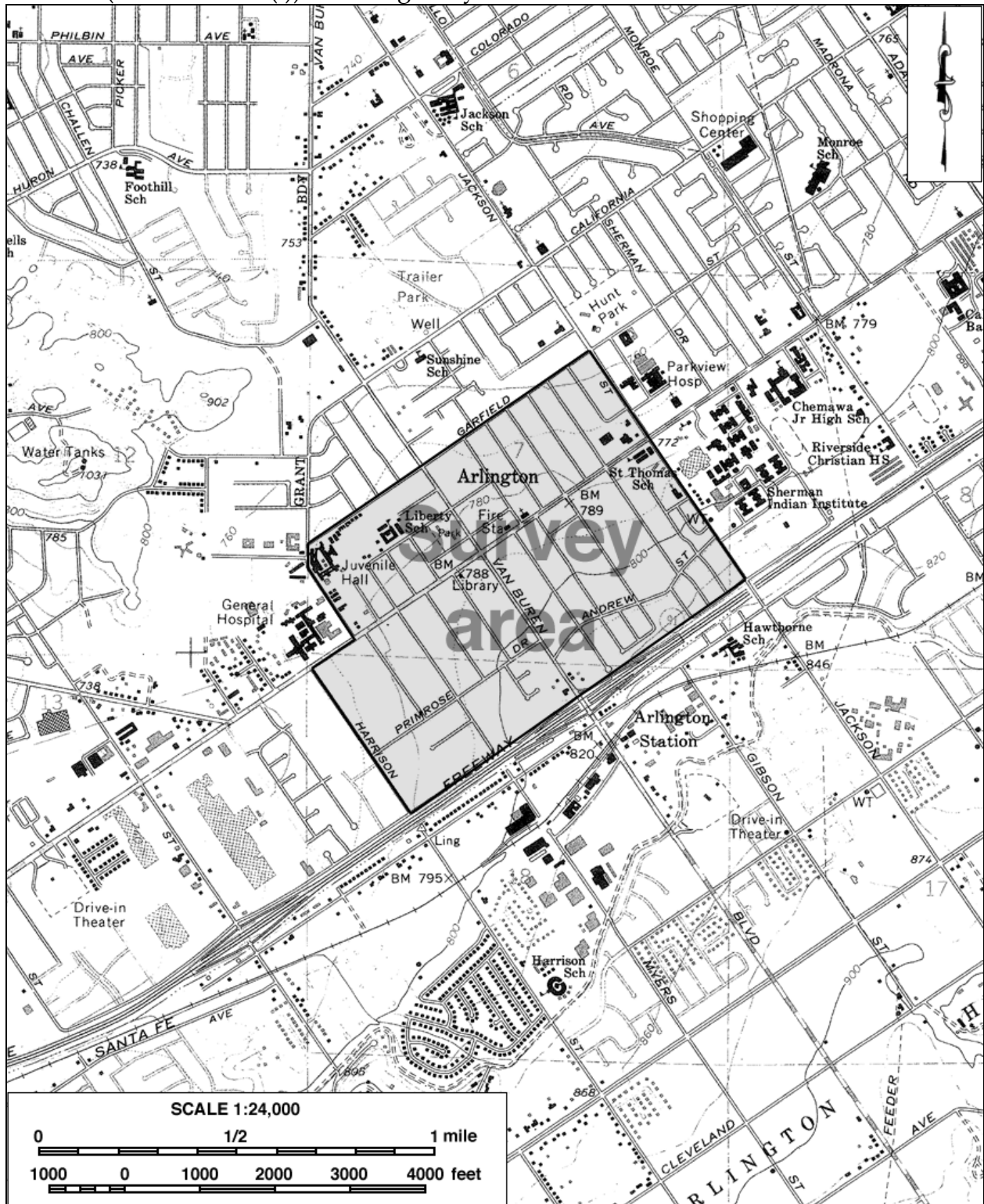


Figure 1. Location and configuration of the survey area. (Based on USGS Riverside West, Calif., 1:24,000 quadrangle [USGS 1980])

National Register is determined by applying the following criteria, developed by the National Park Service as per provision of the National Historic Preservation Act:

- The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association and
- (a) that are associated with events that have made a significant contribution to the broad patterns of our history; or
  - (b) that are associated with the lives of persons significant in our past; or
  - (c) that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
  - (d) that have yielded, or may be likely to yield, information important in prehistory or history. (36 CFR 60.4)

For CEQA-compliance considerations, the State of California's Public Resources Code (PRC) establishes the definitions and criteria for "historical resources," which require similar protection to what NHPA Section 106 mandates for historic properties. "Historical resources," pursuant to PRC §5020.1(j), "includes, but is not limited to, any object, building, site, area, place, record, or manuscript which is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California." More specifically, CEQA guidelines state that the term "historical resources" applies to any such resources listed in or determined to be eligible for listing in the California Register of Historical Resources, included in a local register of historical resources, or determined to be historically significant by the Lead Agency (Title 14 CCR §15064.5(a)(1)-(3)).

Regarding the proper criteria of historical significance, CEQA guidelines mandate that "a resource shall be considered by the lead agency to be 'historically significant' if the resource meets the criteria for listing on the California Register of Historical Resources" (Title 14 CCR §15064.5(a)(3)). A resource may be listed in the California Register if it meets any of the following criteria:

- (1) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.
- (2) Is associated with the lives of persons important in our past.
- (3) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.

- (4) Has yielded, or may be likely to yield, information important in prehistory or history. (PRC §5024.1(c))

A local register of historical resources, as defined by PRC §5020.1(k), "means a list of properties officially designated or recognized as historically significant by a local government pursuant to a local ordinance or resolution." For individual properties within the City of Riverside, the City's Cultural Resources Ordinance provides two categories of historical significance designation, "landmarks" and "structures of merit," the criteria for which are outlined in Riverside Municipal Code §20.20.010 and §20.21.010, respectively. A cultural resource may be designated as a landmark if it:

- (a) exemplifies or reflects special elements of the city's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history; or
- (b) is identified with persons or events significant in local, state, or national history; or
- (c) embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship; or
- (d) represents the work of a notable builder, designer, or architect; or
- (e) contributes to the significance of an historic area, being a geographically definable area possessing a concentration of historic or scenic properties or thematically related grouping of properties which contribute to each other and are unified aesthetically by plan or physical development; or
- (f) has a unique location or singular physical characteristics or is a view or vista representing an established and familiar visual feature of a neighborhood community or of the city; or
- (g) embodies elements of architectural design, detail, materials, or craftsmanship that represent a significant structural or architectural achievement or innovation; or
- (h) is similar to other distinctive properties, sites, areas, or objects based on a historic, cultural, or architectural motif; or
- (i) reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning; or
- (j) is one of the few remaining examples in the city, region, state, or nation possessing distinguishing characteristics of an architectural or historical type or specimen. (RMC §20.20.010)

The status of "structures of merit," as applied by the City today, is usually used to distinguish historic buildings and structures of lesser significance than a landmark. A structure of merit is one that:

- (a) represents in its location an established and familiar visual feature of the neighborhood, community, or city; or

- (b) materially benefits the historic, architectural, or aesthetic character of the neighborhood; or
- (c) is an example of a type of building which was once common but is now rare in its neighborhood, community, or area; or
- (d) is connected with a business or use which was once common but is now rare; or
- (e) contributes to an understanding of contextual significance of a neighborhood, community, or area. (RMC §20.21.010)

For the evaluation of a neighborhood, a group of buildings, or any other geographically definable area with multiple resources, the City of Riverside's ordinance also provides two categories of historical significance designation, "historic districts" and "neighborhood conservation areas." A geographic area may be designated as a historic district if it:

- (a) Exemplifies or reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history; or
- (b) Is identified with persons or events significant in local, state, or national history; or
- (c) Embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship; or
- (d) Represents the work of notable builders, designers, or architects; or
- (e) Has a unique location or is a view or vista representing an established and familiar visual feature of a neighborhood community or of the City; or
- (f) Embodies a collection of elements of architectural design, detail, materials or craftsmanship that represent a significant structural or architectural achievement or innovation; or
- (g) Reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning; or
- (h) Conveys a sense of historic and architectural cohesiveness through its design, setting, materials, workmanship or association. (RMC §20.25.010)

A neighborhood conservation area is generally defined as a geographic area of lesser significance than a historic district. The criteria for this designation are outlined below:

- (a) Provides a contextual understanding of the broader patterns of Riverside's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history; or
- (b) Represents established and familiar visual features of a neighborhood, community, or of the City; or
- (c) Reflects significant development or geographical patterns, including those associated with different eras of settlement and growth; or

- (d) Conveys a sense of historic or architectural cohesiveness through its design, setting, materials, workmanship or association. (RMC §20.26.010)

Under current City policies, any properties found to be eligible for any of the four categories of designation provided by the City ordinance, either individually or collectively, are considered to be "historical resources" for CEQA-compliance purposes.

## **RESEARCH METHODS**

### **RECORDS SEARCH**

Upon commencement of the study, CRM TECH conducted a historical/ archaeological resources records search at the Eastern Information Center (EIC), located on the campus of the University of California, Riverside. As the State of California's official cultural resource records repository for the County of Riverside, the EIC is a part of the California Historical Resource Information System established and maintained under the auspices of the California Office of Historic Preservation.

During the records search, CRM TECH personnel examined maps and records on file at the EIC for previously identified cultural resources within or adjacent to the survey area, and existing cultural resources reports pertaining to the vicinity. Previously identified cultural resources include properties designated as California Historical Landmarks, Points of Historical Interest, or Riverside County Landmarks, as well as those listed in the National Register of Historic Places, the California Register of Historical Resources, or the California Historical Resource Information System.

In addition to EIC records, CRM TECH personnel and City staff also reviewed pertinent records on file at the City of Riverside Planning Department. Among sources consulted during this phase of the research were the City's computerized historic resources inventory database, records from the 1970s citywide reconnaissance, the report of a 1999 reconnaissance-level survey of the Arlington area (MFA 1999), and other miscellaneous files maintained by the City on various properties in the survey area.

### **FIELD SURVEY**

Field survey of the project area was carried out in several different stages. As a prelude to the more intensive survey efforts, CRM TECH Principal Investigator Bai "Tom" Tang, M.A., conducted a "wind-shield survey" of the entire project area to gain an overall understanding of the density and distribution of historic-era buildings, structures, objects, or other features. Using a property list and maps generated by the City of Riverside's geographical information system, Tang was able to locate all buildings within the survey area that were known to have been constructed prior to 1958, based on preliminary research results (Riverside 2003), and identify additional buildings that appeared to predate 1958 for further age-determination.

In January and February, 2003, a group of students enrolled in a historic preservation course at La Sierra University began the intensive-level survey under the direction and supervision of course instructor Anthea Hartig, Ph.D. This first phase of intensive-level survey was focused on Everest Street, where many pre-1958 buildings are concentrated. The nine students were divided into four groups, and each group was assigned 10-15 buildings for field recordation. The building descriptions composed by the students were reviewed and edited by Hartig for accuracy before being submitted to the City of Riverside.

Subsequent survey of the balance of the project area was conducted by Bai "Tom" Tang and CRM TECH Historian/ Architectural Historian Casey Tibbet, B.A., with Tibbet completing the field recordation of the vast majority of the residential buildings that were determined to predate 1958. Buildings surveyed and recorded by Tang are mostly concentrated within the Magnolia Avenue and Van Buren Boulevard corridors, which encompass a diverse collection of residential, commercial, public, and religious buildings along the two main thoroughfares across the project area.

During the intensive-level survey, field personnel made detailed notations and preliminary photo-recordation of the structural and architectural characteristics and current conditions of all buildings that predate 1958 and retain at least a recognizable level of historic integrity. Buildings that were constructed in or after 1958 and pre-1958 buildings that have completely lost historic integrity through alterations were excluded from recordation and further studies. The results of the field procedures were ultimately entered into the City of Riverside's computerized historic resources inventory database, from which the State of California's standard record forms, popularly known as DPR forms, were created at the end of the survey.

## **HISTORICAL RESEARCH**

Historical research for the present study consisted of two components that were more or less interrelated, and each of these was carried out concurrently along with the field survey. The overall background research on the Arlington community as a whole was conducted by Bai "Tom" Tang and Historian/ Architectural Historian Jennifer A. Mermilliod, M.A., of JM Research and Consulting, under contract with CRM TECH. The purpose of this research was to establish the general historical background of the survey area, particularly as related to extant historic resources identified during the field survey. The results of this research are summarized in the "Historical Context" section of this report, written mostly by Mermilliod.

At the same time, the survey team also pursued site-specific research for the purpose of ascertaining the construction dates, physical alterations, and historical associations of individual buildings and other features identified through the field survey. A number of team members participated in this portion of the research, including Casey Tibbet; Terri Jacquemain, B.S., CRM TECH Historian; Margret E. Hernandez, B.A., CRM TECH Intern;

Bill Wilkman, M.A., Principal Planner with the City of Riverside; and Tanya Rathbun, B.A., and Anne Longanbach, B.A., both Historic Preservation Interns with the City of Riverside Planning Department.

Sources consulted during the historical research include the following:

- Published literature in local and regional history;
- The City of Riverside's building safety records;
- Riverside County Assessor's real property assessment records;
- Land use and status records of the U.S. Bureau of Land Management;
- Historic maps of the Arlington area, including the U.S. General Land Office's land survey plat maps dated 1855; subdivision plat maps dated 1870-1954; the U.S. Geological Survey's (USGS) topographic maps dated 1901-1967; and Sanborn insurance maps dated 1908-1969;
- Contemporary publications, such as newspaper reports and local directories;
- Various manuscripts, pamphlets, and other similar materials on file at the City of Riverside or the local history collection of the Riverside Public Library;
- Oral history interviews conducted with long-time residents of the Arlington neighborhood (see below).

## **ORAL HISTORY INTERVIEWS**

### **Purpose**

Within the past few years it has become increasingly common to include oral history as a component of historic resources survey projects. Information gathered from oral histories facilitates the evaluation of historic resources from the perspective of the people who live there and use them. Specifically, oral histories:

- Help identify places that are important to the community, but may not necessarily be obvious during a field survey. Buildings may not be significant architecturally or have been altered so that the design integrity has been affected. Nevertheless, these resources can retain a high level of significance to the community based on historic use and associations.
- Give a voice and representation to the various groups that share a common public space, often with very different experiences.
- Can be an extremely important tool for completing large-scale surveys and developing historic context statements where detailed building-specific research may be difficult to complete.
- Uncover important sources of information not available in traditional research locations, such as libraries, museums, and archives.
- Give the participants a vested interest in the project and incite interest in fostering community pride and enhancement.
- Provide an understanding of the demographics of a neighborhood, whether long established or changing. Oral histories can shed light on the perceptions of area



residents with regard to historic preservation and serve as a valuable tool for community education and planning.

## **Methodology**

As required by the Certified Local Government grant, four interviews were conducted as part of the present survey. Because of the limited funding for the project, the oral histories were completed by the following member of City Planning Department staff: Janet Hansen, M.A., Historic Preservation Specialist; Bill Wilkman, M.A., Principal Planner; and Jennifer A. Mermilliod, then a Historic Preservation Intern with the City.

Staff developed a multi-phased methodology to complete the oral histories, which included background research, a reconnaissance-level field survey, selection of interview participants, preparation of questions, interviews, and post-interview analysis and review.

## **Background Research**

Background research to prepare for the oral histories involved a review of existing primary and secondary source materials on the Arlington neighborhood, such as written histories, historic maps, photographs, newspaper articles, assessor's records, and building permits.

## **Field Reconnaissance**

City staff completed a reconnaissance-level survey of the project area and used this information, in conjunction with the background research, to preliminarily identify historic contexts/themes and property types and determine topics to be covered as part of the interview process.

## **Selection of Interview Participants**

In selecting interviewees, City staff made contact with known long-time community residents representing a variety of ethnic/cultural groups. Staff also attended a regular monthly meeting of the Arlington Community Advisory Committee to explain the project and solicit names of potential interviewees. Finally, staff advertised the project on the Historic Preservation page of the City's web site.

Because a relatively small number of residents volunteered for the oral histories, staff structured four sessions in which all could participate. Ethnic groups represented included residents of Japanese, Mexican, and Italian descent.

## **Preparation of Interview Questions**

Questions were prepared for each group using information collected during the background research, field reconnaissance, and pre-interview conversations with participants. Because the oral histories were used to augment information collected as part

of a historic resources survey project, questions naturally emphasized development of the built environment, but also fostered a discussion of social and cultural experiences within the community (see Appendix 1).

## **Interviews**

All four interviews were held at Parkview Hospital, located within the Arlington community and adjacent to the survey area. Each session started with an introduction to the scope and purpose of the interviews. City staff facilitated and videotaped the interviews. In addition, staff took detailed notes of each session, as tape transcriptions were prohibitive within the project budget. Each interview took approximately 1.5 hours to complete and included from one to six participants (see Appendix 1).

## **Post-interview Analysis and Review**

The survey team used the taped interviews and written notes in preparation of the historic context statement. The written notes will be typed and used to prepare an index of topics covered. Copies of the indexed recordings will be placed in the Arlington branch and the central branch of the Riverside Public Library and will be kept on file at the City of Riverside Planning Department.

## **HISTORICAL CONTEXT**

The historic context is a valuable component of the survey process, as it contributes to an understanding of the history and patterns of development of a site, community, area, or region as reflected in the built environment. Shaped by place and time, the historic context organizes the narration of the historic development of an area into cohesive historic periods, or themes, such as times of residential or commercial development; cultural and social change; industrial, agricultural, or engineering achievement; or physical growth, including the appearance of architectural styles and building forms. The evolution and impact of themes are supported by historical research and illustrated by the presence of physical resources that are categorized by property type, a grouping of individual properties that share physical or associative attributes. In this way, the survey, and the historic context itself, becomes a powerful tool in preservation planning (NPS 1985:14-15; 1986:6-9).

In order to structure the Arlington community survey process, guide fieldwork, and establish a framework for evaluating the significance of individual properties and potential districts, the survey team pursued research on the history of the area throughout the course of the study, and conducted oral history interviews with long-time Arlington residents. Based on these efforts, a focused historic context was developed that centered on the defining elements of theme, place, and time.

Although Arlington was incorporated into the City of Riverside when it was only a young community, its independent establishment and geographic distance from Riverside caused it to function, and its residents to feel, largely separate from downtown Riverside during much of the community's early history. Thus, some events and periods appear to occur outside of patterns of historic development in Riverside, while others are tied to those trends.

## **GEOGRAPHIC AREA**

The Arlington area of Riverside is located about six miles southwest of the city's downtown core, which is approximately 50 miles east of Los Angeles. The city lies on a plain that is interrupted by the Santa Ana River to the west and a series of foothills that are known as Rubidoux Mountain, Box Springs Mountain, Jurupa Mountains, Pedley Hills, Pachappa Hill, and Victoria Hill, all of which partially define the city's boundaries. Overlooking the Arlington area from the south is "Arlington Mountain," actually a cluster of hills with the highest summit at 1,853 feet.

From the very beginning of the community, the present-day intersection of Magnolia Avenue and Van Buren Boulevard (formerly Van Buren Street) has been the conceptual center of Arlington, although in the early years it was overshadowed by the more notable development around the intersection of Magnolia Avenue and Arlington Avenue, a few miles to the northeast (RCPD 2001:1/4-5). Magnolia Avenue, the main thoroughfare across Arlington, was also the showpiece for the colony. Magnolia Avenue was laid out in 1875 as a 132-foot-wide parkway characterized by an elegantly landscaped center divider. Van Buren Street is one major cross street in a series of northwest-southeast streets named for American presidents from Washington to Buchanan. Where Van Buren once served to join the railway station, work camps, packinghouses, and growers' houses of Arlington Heights with Arlington's town center, the boulevard now links the 60, 91, and 215 freeways.

The survey area boundaries nearly mimic those of the original Village of Arlington, the designated town center for the Arlington colony. The "village," as delineated in 1881, is bounded by present-day California Street on the north, Indiana Avenue on the south, Harrison Street on the west, and Jackson Street on the east (plat map 1881). While the southwestern and northeastern boundaries of the survey area match the village boundaries, the northwestern and southeastern boundaries are Garfield Street and the Riverside Freeway (SR 91), making the survey area slightly smaller than the original village.

## **HISTORICAL OVERVIEW**

The present-day Riverside-Arlington area received its first European visitors in 1774-1776, shortly after the beginning of Spanish colonization of Alta California in 1769. At that time, Juan Bautista de Anza, the famed Spanish explorer, reported that several Gabrielino villages were found near the Anza Narrows on the Santa Ana River, some three miles north of the survey area (Patterson 1971:120; Gunther 1984:25-26). After the

establishment of Mission San Gabriel in 1771, the Riverside-Arlington area became one of the mission's principal *rancherías*, known as Jurupa. Despite these early contacts, no Europeans are known to have settled in the area until after the creation of the Rancho Jurupa land grant in 1838, during secularization of the mission system.

Awarded to Juan Bandini, the first non-Indian known to have settled in the region (Patterson 1971:121), Rancho Jurupa encompassed what is now the northern portion of the City of Riverside and the unincorporated area of Jurupa. In the 1840s, a number of other land grants were created in the vicinity. Two of these also encompassed portions of present-day Riverside, namely La Sierra (Sepulveda) and El Sobrante de San Jacinto, both of which lie just to the west of the current project boundary. Unlike Bandini's Rancho Jurupa, these two land grants were unsettled and undeveloped until the 1870s (*ibid.*:65). The survey area was not included in any of these land grants, and remained unclaimed public land when California was formally annexed by the United States in 1848.

The colony of Riverside was founded in September 1870 by the Southern California Colony Association, led by John W. North. The association purchased lands from Rancho Jurupa that were owned briefly by the California Silk Center Association. Almost immediately, work on an irrigation canal began, and by the end of the same year, Riverside was surveyed and platted as a one-mile square orthogonal plan by Goldsworthy and Higbie, with 10-acre parcels to the north and south of the Mile Square (plat map 1870).

Also in 1870, a nearly 13-square-mile area to the south of present-day Arlington Avenue was purchased by Benjamin Hartshorn (BLM n.d.) who quickly sold part of the tract in 1874 to investor William T. Sayward and Indiana banker Samuel C. Evans. Evans and Sayward established the New England Colony that same year on this portion of the tract, and in 1875, merged with the Southern California Colony and the Santa Ana Colony. The resulting enterprise was named the Riverside Land and Irrigating Company (RL&I) and was headed by Evans and Sayward. In the official subdivision plat map submitted by the RL&I in 1876, the survey area was designated as a part of the "town site of Sayward," a future business district, which was roughly bounded by present-day California Avenue, Jackson Street, Indiana Avenue, and Harrison Street (plat map 1876). The next year, the name of the New England Colony was formally changed to Arlington "by vote of the people" (Gunther 1984:30). In 1881, the RL&I finally filed the plat map of the planned town site of Sayward, which by then had been renamed the Village of Arlington (plat map 1881).

During the 1870s and 1880s, amid a land boom that swept through southern California, the budding town of Riverside grew rapidly with approximately 4,600 residents by 1890 (Census 1890), though Arlington represented only a small fraction of this figure. As land values were tied to agricultural production, the most important boost to Riverside's early prosperity came with a successful irrigation canal system and the introduction of the naval orange in the mid-1870s. The success of this profitable crop led to the spread of citrus cultivation throughout southern California, and propelled Riverside to the

forefront of the citrus industry. The City of Riverside was incorporated in September 1883 by a vote of 228 to 147 by the citizens of Riverside (Phillips 1995:3), and in 1893, Riverside became the county seat of Riverside County, which formed in that year from portions of San Bernardino and San Diego Counties. By 1895, Riverside was a thriving agricultural settlement that specialized in citriculture.

Arlington, too, was touted as being ideally sited in the "heart of California's Orange Belt" (ACOC n.d.). But while Riverside grew rapidly and early, the Arlington community did not experience its first major residential growth spurt until the early 20th century (USGS 1901 [Fig. 2]; 1942a [Fig. 3]). Between 1901 and 1911, a number of residential subdivisions were created on former farm lots in the survey area, followed by several others between 1923 and 1926 (plat maps 1901-1926). Members of the Mexican, Italian, and Japanese communities were largely scattered throughout the area, although concentrations of Italian and Mexican families were found near the intersection of Indiana Avenue and Van Buren Street, just outside the survey area.

The development of civic and community services as well as religious and social organizations in Arlington predated large-scale residential development and powerfully influenced the community with the establishment of schools, parks, churches and social clubs as well as civic institutions and a streetcar line. Connected to Riverside by this electrified streetcar line along Magnolia Avenue, residents, workers, students, patrons, and tourists easily moved between the two communities, which, although under one municipality, still seemed separate. With the aid of the streetcar, commercial development in Arlington peaked in the 1920s-1940s and was mainly centered on the intersection of Magnolia Avenue and Van Buren Boulevard (RCPD 2001:1/5).

By the 1940s-1950s, much of the survey area had been urbanized, but large portions of land, mostly on the northeastern, southeastern, and southwestern edges of the survey area and beyond, were still covered by citrus groves and, to a lesser degree, vineyards and walnut orchards (USGS 1942a [Fig. 3]; 1942b; 1953 [Fig. 4]; Gordon 1994:33).

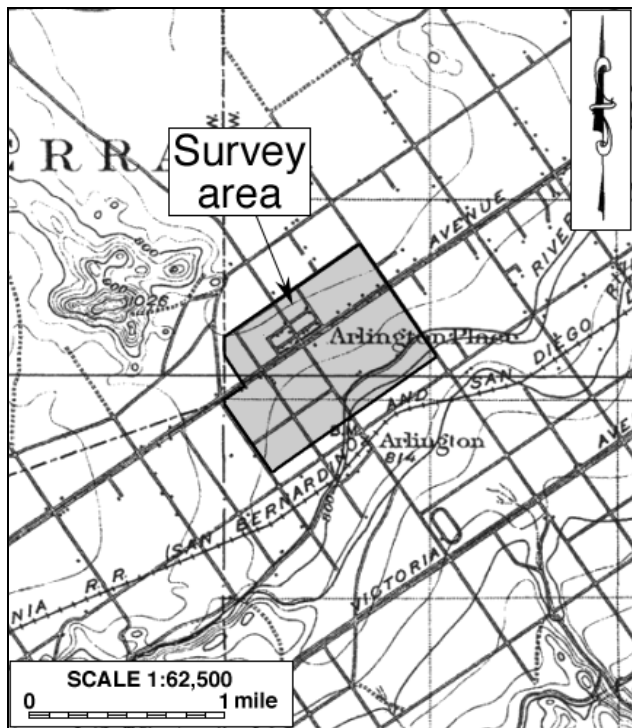


Figure 2. The survey area and vicinity in 1897.  
(Source: USGS 1901)

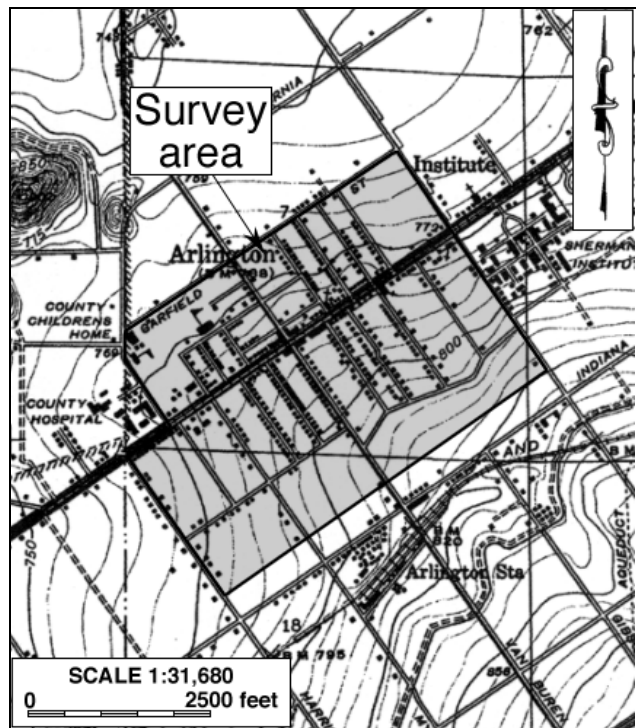


Figure 3. The survey area and vicinity in 1939.  
Source: USGS 1942a)

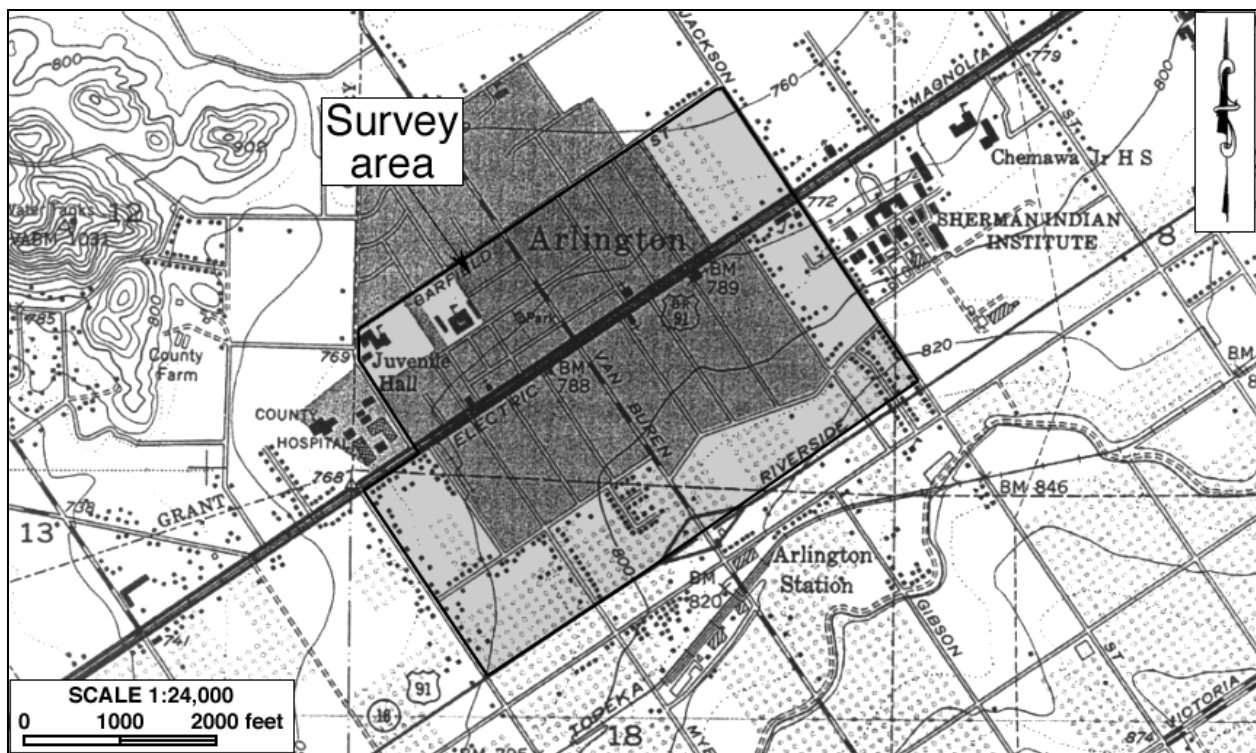


Figure 4. The survey area and vicinity in 1948-1953. (Source: USGS 1953)

Beginning with the post-WWII boom, the increasing diversification of Riverside's economic livelihood led to the destruction of much of Riverside's once-vast citrus acreage. As the dependence on agriculture lessened and population pressures increased, the groves and fields that dotted Riverside and the Arlington community gave way to urban expansion, as elsewhere in southern California.

The post-WWII boom and the accompanying suburbanization movement in American history ushered in the next and largest growth period for the Village of Arlington. Between 1948 and 1957, additional residential subdivisions gradually replaced the remaining citrus acreage in the survey area (plat maps 1948-1954). By the mid-1960s, virtually the entire survey area had been urbanized (USGS 1967 [Fig. 5]). In a sharp departure from the prevailing practice in the earlier decades, the post-WWII growth was characterized by the development of uniformly constructed tract homes rather than the sale of vacant home lots. Today, several neighborhoods along the southeastern edge and in the northerly corner of the survey area offer good examples of such tract development.

The heyday of Arlington as a burgeoning urban center was short-lived, however. Beginning in the 1950s, with the orientation of American urban growth increasingly focused on the automobile culture, traditional commercial centers like the Village Arlington steadily fell victim to large shopping malls springing up on the outskirts of established cities and towns such as Riverside Plaza (1950s) to the east and Tyler Mall (1970s) to the southwest. In recent years, the economic revitalization of the Arlington area has ranked among the priorities in the City of Riverside's redevelopment efforts.

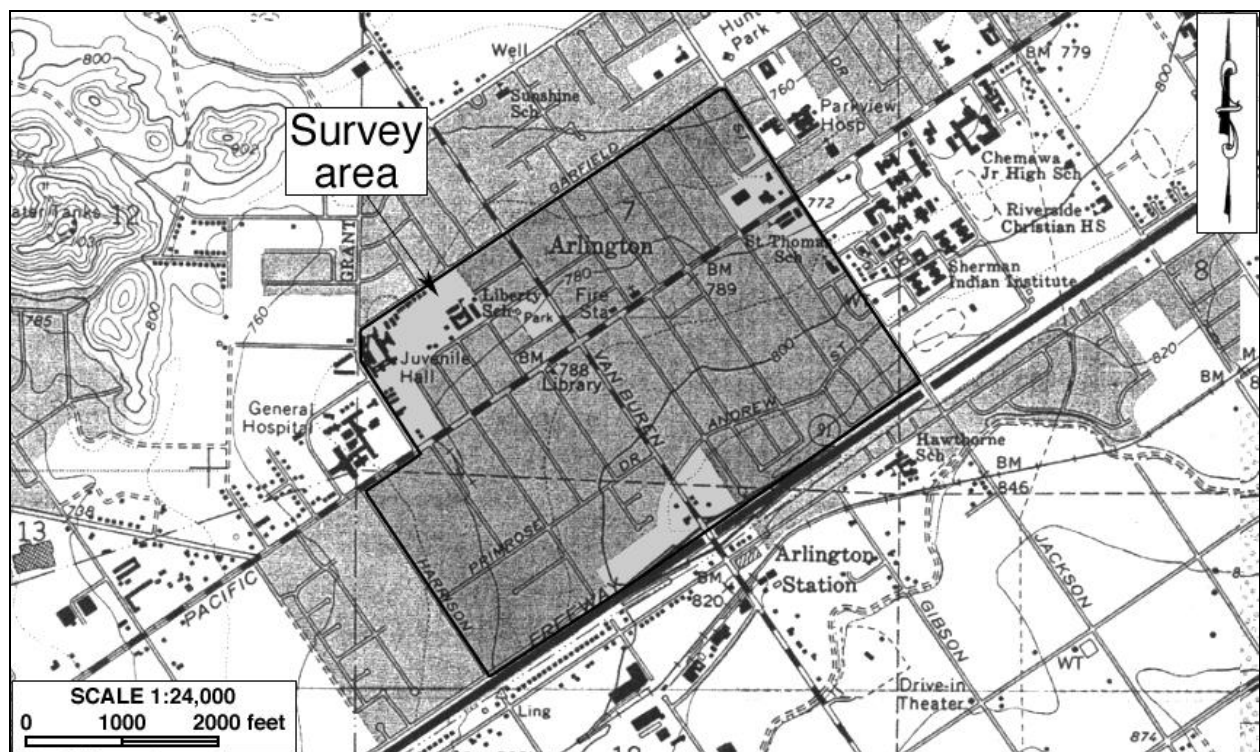


Figure 5. The survey area and vicinity in 1966-1967. (Source: USGS 1967)



## **HISTORICAL THEMES AND ASSOCIATED PROPERTY TYPES**

The extant resources within the Arlington community, organized by property type, help clarify the significance and impact of the themes. In this way, the context becomes more than a historical narrative; it is a guide with which to examine the relative integrity and importance of the potential individual and district resources within the Arlington community, giving those involved in preservation planning a tool with which to make important decisions about the significance of, and the potential impact of effects to, extant resources.

Discussion of the significant themes within the Village of Arlington includes, at times, the presentation of resources that are either outside the survey area or are no longer extant, as such resources contribute to an understanding of the development of the Village of Arlington.

### **Early Settlement of the Village of Arlington, 1881-1911**

Beginning in 1870, two settlements emerged in a portion of the San Bernardino Valley – the Southern California Colony on former Rancho Jurupa land, which would soon become "Riverside," and the New England Colony (named in 1874) on the former Hartshorn Tract, which would be dubbed "Arlington." For land in this virtual desert setting to be useful and, therefore, valuable, it had to be irrigated. Although Riverside and Arlington had independent beginnings, they would soon be linked in their dependence on irrigation to support the driving economy of the times – agriculture, specifically, the growth of citrus.

#### **Irrigation**

Before 1870, to gain water for irrigation, people dug simple ditches to divert water from the Santa Ana River, but the rapidly growing citrus industry needed a dependable and continuous supply of water. Using techniques borrowed from hydraulic mining, civil engineers Goldsworthy and Higbie were contracted in 1870 by the Southern California Colony to construct an irrigation system, known later as the Upper Canal, using the Santa Ana River as the water source. Chinese laborers, who were familiar with mining techniques, and possibly Cahuilla Indians (Lawton 1989:10) constructed much of the canal, which "marked the beginning of modern water distribution techniques in the region" (Phillips 1995:3).

By 1875, the tax on the river supply had made available water insufficient for the growing community, and with the formation of the New England Colony in 1874, water rights became the basis for litigious power struggles. In 1875, Evans and Sayward began construction of another canal, known as the Lower Canal, which began diversion downriver from and ran parallel to the Upper Canal, in order to irrigate their newly purchased holdings in Arlington; the colonies soon merged and both canals became controlled by Evans and Sayward under the RL&I. In 1884, Matthew Gage began

construction on his own 20-mile canal irrigation system (Gage Canal), soon opening lands east of Riverside to settlement (1886) and bringing water to his Arlington Heights Subdivision (1890) (Phillips 1995:6). By 1885, the Upper and Lower Canals were owned and controlled by the Citizen's Water Company, which represented most of the area's water users and became the city's main water supplier (*ibid.*:3)

By 1902, the water level of the Santa Ana River had diminished to the point that the Upper Canal was nearly unusable, and in 1938, the City rebuilt much of it. Decrease in the dependency on citrus as the supporting economy finally curtailed the need for water supplied from the canal, which ceased altogether in 1959. The canal was condemned in 1961, but today the Upper Canal is still operational and used partially for irrigation and storm water run-off. The Lower Canal, which ran the course of Canal Street (now Andrew Street) in the southern portion of the survey area has not been in use since that time and has deteriorated; its ownership is tied to the privately owned parcels on which its segments are situated (RCPD 2003a).

### **Settlement and Agriculture**

Early settlers of Arlington were drawn to the soil, which, once irrigated, successfully supported an agricultural economy, including citrus. But although Evans and Sayward had purchased the Hartshorn Tract in 1874 and irrigated and subdivided it by 1876, only a few settlers had purchased 20- to 40-acre plots by 1877. It was not until December 1880 when the Village of Arlington was delineated (map filed 1881) that the town lots carved out on the north side of Magnolia Avenue between Crosby Street (now Everest Avenue) to the east and Myers Street to the west (plat map 1881) were made available for purchase from the Riverside Land and Irrigating Company. It was then that J.C. Galloway of Canada, the first landowner in the village, purchased a 5-acre lot in the center of town with the intent of building a residence and a store (Gunther 1984:30-31). This pioneer (1881) evidently inspired the naming of "Galloway Street," now Roosevelt Street.

Agriculture soon became the supporting economy of the Village of Arlington, which produced fruit, vegetables, melons, raisin grapes, beans, grain, and hay. Livestock ranches and dairy farms were also found in Arlington. An extensive deciduous fruit industry supported two large canneries in the area and provided employment for many in Arlington. Alfalfa fields were reported to yield six to eight cuttings per season and the harvesting of English walnuts was very successful, as was the thriving honeybee industry. Chicken and rabbit ranches made use of small, one- to two-acre lots (ACOC n.d.).

Subsistence farm lots were carefully arranged around the smaller town lots and the Lower Canal, which traversed the southeast portion of the village; these lots varied in size (approximately 1 to 12 acres) depending on distance from the Magnolia Avenue/Van Buren Street center and proximity to the canal and the village boundaries. Larger farm lands were generally located outside the boundaries of the village on larger

parcels, however, some simply owned multiple, adjacent lots for grove development within the village, such as the 58-acre parcel of horticulturist and nurseryman C.G. Burgess, who introduced the Florida tardiff orange. H.B. Everest was well known for his 100-acre Arlington orange and lemon grove, considered one of the largest in the world. Growers were found throughout the Arlington area, including Nicholas Anninger on Jackson Street, the Wright brothers on Adams Street, and O.T. Barber, listed simply at "Arlington Place," as the village was called around the turn of the century (Bynon 1893-4: 79-80, 153-159, 172; Gordon 1994:13-14).

While agriculture in general supported the Village of Arlington, no crop was as pursued or as successful as citrus. Before 1870, few in southern California had been engaged in the production of citrus; in 1862, there were only about 25,000 orange trees in the state. "Orange fever" erupted in late 1870s due to the potential for large profits, and new communities from Pasadena to Redlands were founded on orange agriculture. By 1882, there were approximately 500,000 orange trees in California – half of them growing in Riverside (Lawton 1989:9).

The largest boom to the citrus industry came from the introduction of the Washington Navel orange in 1873, which is credited to Riversider Eliza Tibbets who homesteaded with her husband on 160 acres in the Government Tract near Central, Palm, and Arlington Avenues. The orange was first exhibited in 1878 at the Southern California Horticultural Fair held in Los Angeles, which led to the multi-million dollar citrus industry in Riverside and California (Klotz 1989:13-17; Lawton 1989:6-9). Transplanted in 1902, Eliza's Parent Navel Orange Trees is a California Landmark and still bears fruit today in its place of honor at the corner of Magnolia and Arlington Avenues (Jennings et al. 1993:28).

In the mid-1880s, the completion of the Southern Pacific and Santa Fe transcontinental lines spurred unprecedented growth and innovation in citrus agriculture, including the invention of the ventilated car (1887) and refrigerated car (1889). The Arlington station (1903), located just south of the survey area on the west side of Van Buren Street between Indiana Avenue and the railway tracks, was destroyed by fire in July 1962. In 1963, the railway's South Pasadena station was moved to Arlington. The station was closed in 1971 and is no longer extant (Gunther 1984:31). By 1892, Arlington oranges were sent by rail to the east and by ship to London and Liverpool (Lawton 1989:11). Soon, citrus cooperatives developed to decrease dependency on packers and commission men and increase profits (*ibid.*:11). The first was the Pachappa Orange Growers Association (1888), and in 1893, after a severe freeze the preceding winter, several were organized in the Arlington area, including the California Fruit Growers Exchange (later, Sunkist), the Riverside Fruit Exchange and the Arlington Heights Fruit Exchange, which merged in 1921 to become the Riverside-Arlington Heights Fruit Exchange, the Arlington Fruit Association of California, and the Arlington Heights Orange and Lemon Company (Lynn 1989:39).

The largest cooperative, the Arlington Heights Fruit Company, was formed in 1894 and used many brand names, including Squirrel, Barbara Worth, Superfine, Black Hawk, and

Spanish Girl. An England-based corporation, later known as the Gavilan Citrus Association, shipped the brand names Truth, and Gavilan (Hall 1989:42-43).

Packinghouses were located conveniently close to the railway station and in 1908 included those of the Arlington Heights Fruit Company, the California Citrus Union No. 38, the San Jacinto Company (later Gavilan Citrus Association), and the Rudolph Fruit Company. Separate facilities for lemon curing and packing for the Arlington Heights Fruit Company and San Jacinto Company were also located there (Sanborn 1908).

Riversiders made great and early technological innovations that improved the entire process of citrus agriculture. Advancements in cultivation, pruning, irrigation, and fertilization were made, and new harvesting, packing, and marketing methods were developed. Riverside was soon the center of California's citrus industry. In Arlington, brothers Benjamin Wright and J. Harrison Wright were important citrus and palm growers on Adams Street. In 1897-98, they invented, patented, and manufactured a machine to wash and polish oranges, which was used by approximately two-thirds of all packinghouses in Riverside (Klotz 1989:30). The machine was developed, manufactured and sold on Harrison Wright's property, which is east of the survey area. The property was once a stop on the sightseeing tour from the Glenwood Hotel (now Mission Inn); Harrison Wright's adobe house was still extant in its park-like setting of palms, eucalyptus, and grove in 1964 (Patterson 1964:57-8).

By 1909, an editorial from the *Morning Mission* paper (now *Press Enterprise*) declared, "curing the last five years the growth of no part of Riverside Valley has been more pronounced than that of the beautiful village of Arlington . . ." and the American flag was flown daily on an 85-foot-high pole imbedded in cement (Gordon 1994:8,15). About this time, the early development period of Arlington seemed to come to a close, with later settlers, farmers, growers, and businessmen building on what Evans and Sayward and Arlington's earliest pioneers had put in place.

### **Property Types**

Property types associated with the early settlement of the Village of Arlington include agriculture/citrus-related buildings and features such as possible farmhouses. Barns and stables, groves, fields, packinghouses, and canneries are not believed to be extant in the survey area. Railroad-related buildings and structures would include stations, tracks, spurs, and signs. Canal-related resources would include flumes, ditches, concrete-lined canals, and bridges, however, no canal-related resources within areas of public access were identified in the survey area. Buildings, structures, and objects related to early residential and business construction, such as single-family residences, commercial buildings, and streetscape features and objects, such as historic fountains, clocks, streetlamps, signs, curbing and pavement, may also be significant for their association with residential or commercial development.

## **Residential Development, 1881-1957**

While Riverside grew rapidly and early, the Arlington community did not experience its first major residential growth spurt until the early 20th century. By World War I, the Village of Arlington's residential quarters had been divided by 12 tracts, and by the Second World War, three additional subdivisions and infill construction throughout the century had shaped the large, subsistence farm lots into residential neighborhoods. It was not until the last period of residential growth after 1947, that Arlington's agricultural landscape was completely urbanized (USGS 1953; 1967). Aside from the obvious pressure of larger, national or regional events, periods of a marked lack of development were also influenced by the economic stress that followed winters of major freezes, in 1913 and 1937.

### **Residential Colonization Period, 1885-1900**

In the early period of settlement, lots within the Village of Arlington were developed in piecemeal fashion, as speculators did not invest in and subdivide large tracts until later years. Nearly all those listed as Arlington residents in the 1893-94 city directory were engaged in horticulture. Many new and wealthy Riversiders built mansions to the east of the survey area along Magnolia Avenue. The first such mansion was built on the present Ramona High School site, east of the survey area by Judge J.H. Benedict of New York and named "Casa Grande." Nearby, Benedict's nephew, Henry Lockwood constructed his home, "Casa Blanca." In the 1890s, James Bettner's widow purchased a house at present-day 8193 Magnolia Avenue, now known as the Heritage House.

By 1901, only a handful of buildings were found within the bounds of the survey area. Most of these were situated along Magnolia Avenue, centered at Van Buren Street, and on Miller and Hayes Streets, just north of the main intersection, which nearly encompasses the entire Village of Arlington (USGS 1901). By the turn of the century, most development occurred outside the actual village boundaries to the east, still within the bounds of the first Evans and Sayward subdivision.

#### *Property Type*

The property type related to this earliest period of residential development is the single-family residence. At least three examples have been identified in the survey area. Victorian-era architecture, most notably the Queen Anne style, is represented by these residences in the form of simple cottages.

### **Early Residential Development, 1901-1918**

By the eve of America's involvement in World War I, many new streets in the village had been laid out, and new homes had been constructed within twelve tracts: Robertson Subdivision (1901), Artesia Addition (1903), Magnolia Tract (1905), Primrose Subdivision (1907), Harrison Park (1908), Farnham Place (1908), Davidson Re-subdivision (1909), Taft Tract (1910), Stotts Tract (1910), Merickel Subdivision (1910), First Addition to Merickel

Subdivision (1911), and Van Buren Park (1911) (plat maps 1901-1911). Despite the explosion of land speculation, like most areas far from the downtown center of Riverside, such as the Jurupa area to the northeast, Arlington's town lots filled in at a moderate pace. By 1908, for example, the Robertson Subdivision (1901) had 22 of 32 lots developed, and 14 of 24 lots in the Artesia Addition (1903) had been built upon (Sanborn 1908).

Within this period of early residential development, the years from 1901 to 1911 are the most active and include the subdivision of every new tract before World War I. While in many cities, the war served to curtail residential development, in Arlington, as in other southern California cities, land speculation and development were more immediately influenced by local events, particularly those that affected the citrus industry. A major, 4-night freeze in the winter of early 1913 devastated groves and citrus production. The county citrus crop fell from 2.2 million boxes in 1911 to 334,800 in 1913, a loss of 85% (Patterson 1996:331-2). Though homes were constructed in Arlington after 1913 and before World War I, large-scale residential development was effectively stalled.

### *Property Type*

The property type related to this first period of residential development is the single-family residence. Several examples of these identified in 1999 still exist within the survey area and are located generally in the 3800 and 3900 blocks of McKenzie, and the 3500-3700 blocks of Harrison, Taft and Roosevelt Streets, and along Colorado and Magnolia Avenue (MFA 1999:12-18). Architectural styles represented include Neoclassical and Craftsman, and extant examples in each style are largely bungalows of one to one-and-a-half stories.

### **Post World War I Residential Development, 1919-1946**

Residential development in Arlington increased again in the post-WWI climate, which was typical in southern California, and before World War II. In Arlington, as in Riverside in general, previously undeveloped land was subdivided as new residential tracts were developed. Extensive grove properties were carved up, and new, smaller homes were built near large grove houses or filled in vacant residential lots (RCPD 2003b:16). Again, within this period, several years stand out at the height of residential development, from 1923 through 1926. During these four years, residential growth in Arlington rallied with the addition of three new subdivisions, which were all laid out in the southeast portion of the Village of Arlington, within the survey area. Arlington Acres (1923), Everest Street Acres (1924), and Ashford Tract (1926) (plat maps 1923-1926). Development in these tracts accounted for approximately 60% of new construction in the entire decade, although new construction in the other years of the 1920s helped fill in tracts established in the significant, first residential boom. No new tracts were filed between the years 1918 and 1947, and during this period, new home construction averaged approximately 3.3 buildings per year (Riverside County 2003).

Also in the 1920s, duplexes appear in the Village of Arlington on Miller and Van Buren Streets, but are mostly concentrated on McKenzie Street. Within the survey area, seven

duplexes were constructed in the 1920s, five of them in the years 1923-1926 during the identified boom in residential development. A dramatic increase in population can explain the acute need for housing and the development of multiple-family residences at this time. According to Riverside census records, from 1910 to 1940 the city's population more than doubled from 15,212 to 34,696, with the largest increase of 10,355 new residents between 1920 and 1930. It is unclear how these figures represent the population growth of the Arlington community, specifically, but residential growth in Arlington during this period evidences the relative increase.

As elsewhere, residential development stalled during the depression era. But development in Arlington was soon hit with another paralyzing freeze in 1937, second only to the 1913 freeze. In one bad winter, Riverside County's citrus production decreased 37%, from 4.3 million boxes in 1936 to 2.7 million in 1937 (Patterson 1996:379-80). With the onset of another world war, strong residential development would take years to rebound.

### *Property Types*

The property types related to this period of residential development are the single-family residence and the multi-family duplex. Several examples of single-family residences from the period exist within the survey area and are located generally in the 3800 and 3900 blocks of Dawes Street, the 3800-3900 blocks of McKenzie and Castleman Streets, and the 3500-3700 blocks of Harrison Street (MFA 1999:12-18). The Craftsman style is represented in the presence of Craftsman Bungalows and California Bungalows, simpler interpretations of the style. Other architectural styles present include Colonial Revivals that represented a surge of post-war patriotism; Spanish and Tudor Revivals, which reflect the influence of European architecture on American soldiers; and the unembellished Minimal Traditional style that emerged in the depressed 1930s.

### **Post-WWII Residential Development, 1947 - 1958**

The last and final period of development to shape the landscape of the Village of Arlington occurred during the suburbanization movement of the post-WWII era, which was seen across the nation. The main thrust of the building boom in Arlington was focused between 1948 and 1954, when eight additional residential subdivisions appeared, gradually replacing the remaining citrus acreage in the survey area. These included R/S 15/62 (1948), Krudewig Subdivision (1951), Donald Avenue Extension Tract (1952), Arlington Palms (1952), Arlington Manor (1952), La Hacienda Rancho Tract (1953), La Hacienda Rancho Tract No. 2 (1954), and Kruse Tract (1954).

The suburb of the post-WWII era has recently been a topic of increased study as these neighborhoods are coming into historic maturity. Post-war development in Arlington was concentrated in the northern corner and along the southeastern boundary of the survey area (plat maps 1948-1954). According to the most recent definition from the National Park Service, the location of such tracts is typical and pivotal in understanding the presence of the suburb within the context of 20th century residential development and

land use (Ames and McClelland 2002:2). Unlike the piecemeal sale of vacant lots seen in earlier decades, post-WWII development was characterized by the appearance of uniformly constructed tract homes, and was supported by unprecedented population growth. However, rather than typically concentrated near emerging commercial centers, post-WWII development in Arlington had to make use of the remaining available land in the village.

Arlington residents also continued to construct single homes on vacant lots outside of suburban tracts, and single additions to neighborhoods appear on Hayes, Roosevelt, and Taft Streets between 1951 and 1957 (Sanborn 1951; 1957). In addition, approximately 20 duplexes that were constructed after World War II are found within the survey area. Development of post-war duplexes was concentrated on Garfield, Harrison, Hayes, Roosevelt and Mason Streets (Riverside County 2003). These multi-family residences attest to the pressure on residential development by the post-war increase in urban population. By the mid-1960s, virtually the entire survey area had been urbanized (USGS 1967).

### *Property Types*

The property types related to this period of residential subdivision are the single-family residence and multiple-family duplex. Most examples of single-family residences represent the post-WWII tract house. Examples of tract houses are abundant within the survey area and are located on many streets, including Donald Avenue, Farnham Place, Martha Way, Shelley Way, Winship Place, Sara Court, and Carver Court. The neighborhood developed on Lafayette Street between 1954 and 1957 offers a particularly good example of such tract development. The dominant architectural style represented during this post-war period is California Ranch.

### **Commercial Development, 1890s-1940s**

The business district that was identified on the 1881 plat map for the Village of Arlington at Magnolia Avenue and Van Buren Street did not materialize until after 1890. Before that time, business activity in the Arlington area developed slowly. But by the late 1890s, business was booming. The formation of a business section independent from the Mile Square, and one of the four such "satellites" in Riverside (along with Casa Blanca, Eastside, and Chinatown), was well underway (Scheid 1999:2). This first period of commercial development lasted until about 1910 and was followed by a second phase of growth from the 1920s to the 1940s.

### **Early Commercial Development, 1890s-1913**

In 1890 there was only a blacksmith shop and a water fountain at Magnolia Avenue and Van Buren Street, but by the turn of the century, this intersection began to resemble the business center that Evans and Sayward had envisioned. By that time, the Arlington Hotel, a boarding house operated by Mrs. Tillie Vogt, was situated on the western corner where the large water fountain for horses was extant until at least 1939 (Gordon 1994:25).



A Methodist Church, pool hall, combined shoe shop/bicycle shop, and two doctor's offices had also been established (Patterson 1964:97), and Charles and Charlotte Ormsby of Massachusetts, who arrived here in the late 1890s, operated a general store on the northwesterly corner of Magnolia Avenue and Van Buren Street in which the post office was established. Their home at 3719 Van Buren Boulevard is still extant in the survey area (Scheid 1999:DPR form). With this early development, a pattern of commercial construction began to emerge and soon, businesses mostly contained within common-walled buildings with continuous storefronts extended east and west along Magnolia Avenue from that intersection.

This rise in commercial activity approximately 15 years after Arlington was irrigated and settled seems to indicate that an increase in patronage came from outside the community. Although Magnolia Avenue is rightly celebrated as a unique and trend-setting landscaped parkway when it was first laid out in 1875, it extended only to its intersection with Arlington Avenue, stopping far short of downtown Riverside, a distance made greater by then-current modes of transportation. Riverside's more famous Victoria Avenue, which traversed the higher, Arlington Heights area was completed to Victoria Hill and connected to the eastside in 1890, and therefore downtown Riverside, with the construction of a bridge across the Tequesquite Arroyo in 1891 (Patterson 1996:188). Once in Arlington Heights, a swift carriage ride down Van Buren Street brought a flow of patrons to the heart of Arlington. Van Buren Street also served to funnel passengers disembarking in Arlington at the Santa Fe train station, which was constructed near Van Buren Street and Indiana Avenue in 1903, near the heart of the business district.

In addition, the electrification of Magnolia Avenue's streetcar in the late 1890s, facilitated commercial growth in Arlington. The Pacific Electric Railway, who owned the streetcar line, also owned and maintained Chemawa Park, a 23-acre community park that provided leisure space for picnicking, fairs, dancing, and social, athletic, and professional organizations. Although such parks were considered a "standard device of street railways at the time, to build business" (Patterson 1964:103), the Pacific Electric also offered a unique entertainment to its passengers, a zoo, which was maintained in the park and featured brown bears, monkeys, an aviary, and more.

By 1908, visiting and local commerce, finally fueled by population increases and the early stages of residential development, had grown sufficiently to support three physicians and general stores; two drug stores, livery stables, hotels, barber shops, and newspapers; one bank, bakery, meat market, implement and hardware store, harness shop, garage, billiard hall, plumbing shop, and vaudeville theater; and a local Chamber of Commerce (Scheid 1999:3; Sanborn 1908). A blacksmith shop on the northwest side of Magnolia Avenue (9525-9529) is shown on all available Sanborn maps (1908-1969). Today, the building is occupied by Arlington Heating and Cooling, but several horseshoes imbedded into the concrete before the entrance remind residents of the building's original use. The Jenkins building was constructed in 1910 on the southerly corner of Magnolia Avenue and Van Buren Street and housed Magnolia Drugs. Soon, the A.M. Lewis Grocery (later

Davenport's Grocery) was established several storefronts west of the intersection on Magnolia Avenue (Gordon 1994:26-27).

### **Commercial Development, 1913-1940s**

This second period in commercial development saw the expansion of the Magnolia Avenue/Van Buren business district as commercial buildings crept down the arterials, primarily along Magnolia Avenue. The Tequesquite Arroyo was filled by 1913 and Magnolia Avenue was extended to downtown Riverside at that time (Patterson 1996:292), providing continuous freight and passenger service for tourists, students, shoppers, and recreationists throughout the day and into the night (ACOC n.d.).

The completion of Magnolia Avenue into downtown Riverside led to an unprecedented boom in commercial activity in the Arlington community that was concentrated in the 1920s to the 1940s (RCPD 2001:1/5). By 1951, the boarding house on the westerly corner of Magnolia Avenue and Van Buren Street had been moved to accommodate Citizen's Bank (replaced by a gas station in 1958), and Arlington had acquired a movie theater, furniture shop, several auto repair shops and restaurants, and a number of gas stations (Sanborn 1908; 1951).

Local business owners and community members took obvious pride in their trade. Before the entrance of a former butcher shop on the southeast side of Magnolia Avenue and Van Buren Street (9496 Magnolia Avenue), the outline of cows in profile are stamped into the red-colored concrete. And before the old Swiss Clock Shop, which was once located in the Jenkins Building, the base of a street clock remains. The clock was installed in the 1920s and was struck by a vehicle in the 1980s; the clock is presently awaiting repair at the Swiss Clock Shop, now located farther south.

The streetcar fell into disuse and was discontinued in the 1940s, and the urban and commercial center at Magnolia Avenue and Van Buren Street began its decline in the early 1950s. The impact of the automobile culture served to shift perceptions of time and distance, decreasing the usefulness of traditional commercial centers like the Village of Arlington. Such small town centers steadily fell victim to large shopping malls that were erected on the outskirts of established cities and towns, which were instantly accessible and offered many more products and services. The Riverside Plaza to the east and the Tyler Mall (now Galleria at Tyler) southwest of the survey area became favored over the traditional commercial center at Magnolia Avenue and Van Buren Street. The Arlington Chamber of Commerce merged with Riverside and closed its Arlington office.

### *Property Types*

Property types related to the periods of commercial growth in the Arlington community include relatively unaltered commercial buildings constructed within the periods of significance or those associated with important architects or individuals. Designed by G. Stanley Wilson, the Jenkins building (1910) located on the corner of Magnolia Avenue and Van Buren Boulevard is one extant example of a significant commercial building in the tri-

partite commercial vernacular design still in use in the heart of Arlington. Original streetlamps in the Arlington commercial district were removed in 1948 when the City replaced obsolete streetlights with mercury vapor lamps (Phillips 1995:9-10), however, intact examples of street architecture or objects from the heyday of commercial activity in the Village of Arlington should be carefully evaluated.

### **Immigration and Ethnic Diversity, 1890s-1940s**

From its conception, Riverside was a settlement of immigrants attracted by raw lands, promising agricultural opportunities, and a healthful climate. Riverside's first settlers came from the Midwest and the New England states, mainly New York, Massachusetts, Michigan, and Iowa, from which hailed Ebenezer Brown, A.J. Twogood, and Dr. K.D. Shugart, three prominent Riverside leaders. Settlers from all over the country eventually flowed into southern California and settled the irrigated plains of Riverside, but immigration from Iowa seemed inexplicably abundant. By the turn of the century, many English, Scottish, and Canadian transplants resided in Riverside as well, including Humphrey Praed, W.E. Pedley, C.E. Maud, J.C. Galloway, Dr. Joseph Jarvis, the Chaffey family, and Arthur Holden (Patterson 1964:28-32, 104-122). From the late 19th century through the first half of the 20th century, great increases in the local population were attributed more to new arrivals rather than Riverside-born residents.

Many areas of Riverside developed pockets of ethnic groups who had settled into particular areas of the city, either by choice or under pressure. Some of these communities still retain their ethnic majority, such as the Hispanic-dominated Casa Blanca on the southeastern side of the Riverside Freeway, while others are no longer defined by ethnic enclaves, such as Chinatown (first at 9th and Orange Streets, then at Brockton and Tequesquite Avenues). African-Americans, who first came to Riverside in the post-Civil War era, established neighborhoods on the Eastside (PCR 2001:30). Other groups included Japanese, Italian, Korean, and Filipino settlers who filled the ranks of laborers and helped establish and sustain the emerging citrus industry.

Japanese are recorded in Riverside as early as 1897. By 1910, the Japanese community was well established, with approximately 500 permanent residents and 3,000 during citrus harvest season (Patterson 1996:197). Similarly, Mexican immigrants were present in the late 1890s, but the Mexican population in southern California grew dramatically after 1910 with the onset of the Mexican Revolution. Italians arrived in Riverside around the turn of the century and first supervised Mexican citrus workers (Scheid 1999:8).

Members of the Japanese, Mexican and Italian communities also settled in or near the Village of Arlington. In the late 1890s, Japanese immigrants established a tent city near the village at Magnolia Avenue and Adams Street (Patterson 1996:197), and by the early 20th century, members of the relatively small Japanese-American population owned property near Dufferin Avenue and Harrison Street, south of the survey area, as well as scattered properties throughout the village. The Ogawa family designed and constructed their own extant house at 2050 Harrison Street as well as the Japanese Union Church on 14th Street

(no longer extant), a church in the Casa Blanca area on Madison Street and Lincoln Avenue (used as a community center since the end of World War II), and some chicken houses in the Village of Arlington (RCPD 2003c).

Italian-Americans also owned property and were mostly found in the area of Indiana Avenue and Van Buren Street, near the Arlington Heights groves and adjacent to the railway and citrus packinghouses. Residents here lived in clusters of houses, and the area became known as a settlement of "camps," probably because of company-owned housing, such as Windsor Camp, in the groves and near the packinghouses (Scheid 1999:3). At times, Japanese and Italian settlers also resided there, but the camps were primarily associated with Mexican-Americans, who shared clusters of rented homes in the "*campos*" near available work in the citrus industry (RCPD 2003c).

Riverside's dependence on citrus agriculture had always demanded a large, available labor pool, which was first supplied by local Indians, including members of the Yuma and Cahuilla bands. Riversiders soon turned to immigrant laborers, with the Chinese in the 1880s, who had assisted in the construction of the Riverside Upper Canal. The 1893 Geary Act led to a switch to Japanese laborers, who also worked in irrigation, and other workers until after 1910, when Mexican immigrant labor became the dominant force in the groves (Lawton 1989:10-11). Waves of immigrants from the interior came later, during 1920s and 1930s, with the economic crisis of the Great Depression and the droughts on the Great Plains spurring them onward. Those who prepared to cross the Colorado River were greeted with a large sign that warned: "No Mexicans, Arkies, or Okies allowed in California" (RCPD 2003c). But they did come, and immigrants from Arkansas and Oklahoma who settled in Arlington near the reservoir brought competition to Mexican orange pickers.

From the start and for many decades, Mexican immigrants in Arlington were largely restricted to the groves. Long-time resident Vince Arellano recalls that picking oranges was the only job to be had, and some, like T.R. Alvarez, traveled around southern California even in the winter months, picking green oranges between November and February. Mexican children worked in the groves as well, and many started young, picking the "bottom fruit" from the lower branches to help families meet basic expenses (*ibid.*).

Mexican pickers were supervised by Italian men, who pruned trees, and Italian women worked in the nearby packinghouses. In the 1920s, some Italians established their own ranches, like the Matta family who maintained a ranch on the corner of Dufferin Avenue and Harrison Street, raising chickens, rabbits, goats, and walnuts, with a garden for family use. Others, like Lawrence Lasagne, worked as package and telegram messengers for the railway or in local businesses. Some Japanese in Arlington also worked their own land, like Etsuo Ogawa's father, who farmed approximately 17 acres of flowers, fruits, and vegetables for local markets, and his sister, who operated a nursery on Van Buren Street across from Mockingbird Dam. Many members of Arlington's ethnic communities assisted

with civic projects or emergencies, like Mr. Ogawa who planted some of the well-known Ragged Robin roses along Victoria Avenue before the 1930s, and Mexican-Americans who were rounded up to fight fires in dry summers and light the smudge pots in the orange groves in freezing winters (*ibid.*).

Japanese and Italian residents of Arlington blended more easily with the larger white community. Mexican-Americans, however, were deliberately segregated at nearly every level, from education to employment. In Arlington, white, Japanese, and Italian children attended Liberty Elementary School, while Mexican-American children were required to go to Independiente, an elementary school specifically established for their use in 1923. Although Independiente was claimed to be for "Mexican children who lived south of Magnolia" (*Arlington Times* 1939c), former Mexican-American pupils recall that geography had nothing to do with where they went to school (RCPD 2003c). In addition, while there were two teachers for every grade at Liberty, only one teacher was assigned to every two grades at Independiente (Leibert 1982:n.p.), indicating both a relatively small enrollment figure and an inferior quality of education received by Mexican children.

This was not isolated segregation, but a continuation of attitudes against those of Mexican descent that stemmed from the conflict with the Mexican-era settlements of nearby La Placita and Agua Mansa and continued to fester through the influx of Mexican immigrants during the revolution in Mexico. Other schools in Riverside were established for or converted to nearly exclusive use by Mexican-American children, including the school at "Prenda" (Dufferin Avenue and Madison Street), the Irving School, and the Casa Blanca School (Patterson 1996:369-70). In addition, the Eugenics Movement gained popularity, as did the resurgence of white supremacy sentiment, in the post-WWI era, and those of Mexican heritage were targeted for exclusion.

Funds did not permit the construction of separate schools at every level of education, but Mexican students were soon separated by coursework. At Chemawa Junior High School and Polytechnic High School, they were required to take remedial courses and shop classes, and they were encouraged to participate in elective programs designed specifically for them (RCPD 2003c). In 1935 a "correlation experiment" was conducted with a group of 14- to 16-year-old Mexican students in which Mexican boys were taught practical skills, including home repair, gardening, and simple auto repair, as they were "not expected to continue past junior high." Apparently, "American boys" who requested to be enrolled in the elective program were refused because of lack of resources. Similarly, Mexican girls were expected to "mature early and marry young" and so took coursework almost exclusively in homemaking (Leibert 1982).

Segregation was not relegated solely to the classroom; in many ways, Mexican-Americans experienced a very different community than other Arlington residents. Mexican children were allowed to swim in the plunge at Arlington Park on only one day of the week, while the dirty water was being drained from the pool. And long-time Mexican-American residents recall a local restaurant where a sign in the window announced "White Trade

Only." Japanese and Italian children had no such restrictions (RCPD 2003c). Etsuo Ogawa recalls learning to swim at Arlington Park and "roaming the streets, stealing watermelons" with his Caucasian friends (*ibid.*).

While Italians were not restricted from community events or places, the large Italian community in Arlington made it possible to establish close relationships with other Italian families locally and in the region, and maintain important cultural traditions. Italians in Arlington congregated at each other's homes for large impromptu gatherings that centered around Italian food and wine, which was made at home for family use from grapes purchased mainly from vineyards at Guasti and Rancho Cucamonga. In addition, two bocci ball courts, similar to lawn bowling, were located at Bob Pene's grocery and tavern on Indiana Avenue and Van Buren Street. Aside from ordinary matches, Italian men held tournaments each month that drew Italians from all over the region (*ibid.*).

Other businesses and places in Arlington that were important to specific ethnic communities, such as the two Italian-owned grocery stores on opposite corners of Indiana Avenue and Van Buren Street and the Japanese restaurant owned by the Harada family in downtown Riverside. Mexican-American residents recall the dirt "courtyards" of the *campos*, where parties were held, and a building on McKenzie and Andrew Streets where wedding receptions and Army send-off parties were organized. Many students at Chemawa will never forget "Gay and Larry's," a restaurant near Magnolia Avenue and Jackson Street where they celebrated graduation; St. Thomas Catholic Church on Jackson Street and Magnolia Avenue (now replaced by a modern building); and "The Diamond," a ball field at Indiana Avenue and Van Buren Streets where the Hispanic baseball team played.

Other establishments are remembered with equal affection by all Arlington residents. Abraham Clothiers and Abraham's Grocery, no longer extant at Magnolia Avenue and Van Buren Street, allowed interest-free credit and were likely the most important businesses of the time. The streetcar was open to all and was used for travel to downtown Riverside to attend school or movies at the Fox Theater, when the \$.05 fare could be scraped together from the sale of glass bottles. Movie showings in Arlington were also an attraction shared by all, first on the grass at Arlington Park, then at the Chatterbox on Magnolia Avenue and Van Buren Street, and after World War II, at the movie theater opened by Bob Elders (RCPD 2003c).

The Second World War was a defining event in cultural and racial relations in America. In Arlington, WWII involved members of the Mexican, Italian, and Japanese communities, but affected no group in the same way. Members of the Italian and the Mexican communities in Arlington were drafted from their labors or coursework at Poly High, or volunteered for service shortly after the United States entered the war in December 1941. Japanese-Americans, like members of the Ogawa family, were interned. Suddenly, Japanese-Americans were excluded from the larger community.

Internment was enforced throughout the west coast and in isolated locales across America. Etsuo Ogawa recalls a day in 1942 when the FBI ransacked the family's home on Harrison Street and took his family to separate internment camps in New Mexico and Arizona. He finished his high school education in the internment camp before being drafted into the Army, where he served in 1944-46 with the 42nd Infantry Division. The house on Harrison Street (now used as a nursery) stood empty while the family was gone, but the Ogawas did not return to farming. Etsuo Ogawa worked for a "foreign car outfit" before he began a 28-year tenure as a mechanic for the post office (RCPD 2003c).

German and Italian nationals and their descendents were interned on a much smaller scale in other areas, and many from Arlington served in the armed forces. For Italians in Arlington, World War II did not drastically alter cultural relations or community perspective. Well before the war, Italian-Americans in Arlington had begun to enter white-collar trades, and it was during the wartime era that many physically separated from the camp area and purchased homes along Van Buren Street, north of Indiana Avenue. Such homes were purchased by Gregorio and Emma Ferraro (3466 Van Buren Street), Bob and Carrie (Ferraro) Pene (3519 Van Buren Blvd [1941]), Domenico and Ange Rolle (3729 Van Buren Street [1943]), and Albert and Margaret (Rolle) Pagliuso (3605 Van Buren Street [1945-46], 3619 Van Buren Street [1945-47], and later 3623-25 Van Buren Street). Most of these homes are still extant and owned by the same families. Members of the Ferraro family also owned and operated Ferraro's Appliance Store on Magnolia Avenue from the 1940s to 1970s (Scheid 1999).

Mexican-Americans were also drafted and volunteered for service in large numbers. According to veteran and Arlington resident Henry Robles, nearly 94% of those able to serve from Arlington's Mexican-American population did so, and four men returned as Purple Heart recipients. Despite the treatment they had received in the Arlington community and in America, veteran Angel Sanchez remembers feeling honored to serve, explaining: "They had our names. They knew what we were, but they wanted us anyway. That was an honor." By the end of the war, both returning Mexican-American veterans and the cities that received them had changed. Many veterans did not return to the groves; they worked in trades and became business owners (RCPD 2003c). Independiente, the school for Mexican children in Arlington, was discontinued in 1947, which reflected the nationwide shift in attitudes toward Mexican-Americans after their service in war. For members of the ethnic communities of Arlington, particularly Mexican-Americans and Japanese-Americans, World War II had changed everything.

### **Property Types**

Property types related to theme of immigration and ethnic diversity in Arlington include buildings, structures, objects, or sites that are associated with members of an ethnic community or events significant to the ethnic and cultural experience in Arlington. These include relatively unaltered commercial buildings, single- and multiple-family homes, school and park sites, and streets. Architectural styles include Commercial Vernacular,

Minimal Traditional, and California Ranch. Architectural styles may not be fully developed and appear in simple form throughout the period.

### **Community Planning and Development, 1881-1957**

Arlington was tied to Riverside through its settlement history and its irrigated agricultural economy even before it was included in the incorporation of the city in 1883. But in many ways, the community of Arlington evolved independently, and long after incorporation, community members still expressed themselves and viewed their surroundings as part of Arlington, not Riverside. This independent outlook caused community members and leaders to develop strong civic and public services and spaces, as well as religious and social organizations. Schools, parks, churches, civic services, institutions and social organizations both contributed to and also stemmed from community pride and independence.

#### **Development of Civic Services, 1881-1938**

Arlington's own postmark (until 1960) and the "Arlington, California" address was one of the first and leading reasons residents felt independent from Riverside. The Arlington post office was established in 1881, immediately after lands within the Village of Arlington were sold and before incorporation into the City of Riverside. The post office, which is no longer extant, was naturally located near the intersection of Magnolia Avenue and Van Buren Street, the then-anticipated center of the village. J.C. Galloway was the first to purchase a town lot in the Village of Arlington and was intended to serve as its first postmaster, but apparently, Agnes H. Galloway held that position. Arlington's postal service was independent from Riverside's and intermittent in its early history, operating from 1881 to 1882 and from 1891 to 1900 (then named Arlington Place). Closed for 23 years, the post office resumed operations from 1923 to 1960, after which it became part of the Riverside post office system. During the years the Arlington post office was not in operation, mail was sent to Riverside (Gunther 1984:31).

Another early civic service offered in Arlington was the maintenance of a local fire station. The Riverside Fire Department had been formally organized in 1887 with the support of businessmen W.A. Hayt and Frank Miller (RCFD 1906:70). Arlington had its own fire station (Fire Station No. 2), which was originally located on the northeast corner of Miller and Van Buren Streets. From 1900-1910, Sylvester Sanker was in charge of the Arlington Station (Lewis and Moses 1983:55-56). Sanker must have been the "one fully paid man" listed at the station on the 1908 Sanborn map along with the eight minutemen, one horse hose wagon with swinging harness, and the eight double hydrants. In 1913, the City gave the Arlington fire station a hand-me-down when it updated its fire equipment, a Seagrave truck (*Arlington Times* 1938).

Between 1909 and 1938, Arlington's fire department shared quarters with the Arlington Branch Library (Rodriguez 1990:B1/10). The fire department was relocated to 9423



Magnolia Avenue in a new building (1938) that also housed the police department and the Light and Water Substation (Lewis and Moses 1983:55-56).

In the early days, the fire department relied heavily on free or little-paid volunteers to help fight fires. Long-time Mexican-American residents recall being recruited in the 1920s-1930s as boys to fight hillside fires for \$0.30/hour, which was considered good pay for up to 17 hours of work (RCPD 2003c). The 1951 Sanborn map shows an increase to six paid firefighters after World War II. A new Fire Station No. 2 was constructed in 1972 at 9449 Andrew Street, and the Magnolia Avenue building is currently used by the Riverside Assistance League; all four fire station locations are within the survey area.

### *Property Types*

Property types associated with the development of civic services would include civic buildings, such as the fire station, police, and utility substation building located at 9423 Magnolia Avenue, and streetscape features and structures, including utility structures, and historic mailboxes, fire hydrants, and signs. Architectural styles represented include Spanish Colonial Revival, or Spanish Eclectic, and Neoclassical in the form of larger-scale public buildings.

## **Development of Public Services and Spaces, Circa 1890s-1956**

### *Schools*

Arlington's original school district was part of the county system, which was bounded by the Santa Ana River to the north, Mockingbird Canyon to the south, Adams Street to the east and the Corona Wash to the west (Arlington Times 1939a). From 1875 to 1882, the district was called Sunnyside, and in 1893, it became one of 52 districts accepted by the newly formed Riverside County (Gunther 1984:31). From an early time, Arlington was able to attract highly educated teachers and principals, such as Harold B. Walker, first principal (1928) of Chemawa Junior High School, who held degrees from Harvard and USC (Leibert 1982:n.p.). Arlington youth attended elementary and junior high schools in Arlington, but traveled to downtown Riverside for high school before 1956. In addition, two specialized schools, Independiente and Sherman Institute (later Sherman Indian High School), were located in Arlington.

Arlington's first school was the Magnolia Elementary School (date unknown), a one-room building on Miller and Castleman Streets, which was presided over by a teacher from Riverside. In the early 1890s, the school property was traded for a site on Van Buren Street, north of Miller Street, where a new, four-room building was constructed. When Riverside adopted a new charter in 1907, the school was made part of the city school system and the name was changed to Arlington Elementary School. After the building was demolished in 1918, the site was transformed into Arlington Park, an important community-gathering place that is still extant in the survey area (*Arlington Times* 1939b). By January 1919, the school was housed in a new building (1918; demolished 1968) on

Hayes Street designed by G. Stanley Wilson and was renamed "Liberty School" for the Arlington pupils who had served in World War I. When in 1922, the school district could not afford the construction of a kindergarten classroom, it was built by the high school carpentry class (demolished 1971) (Dept. of Schoolhouse Planning 1978:n.p.).

A second elementary school, Independiente, was established in 1923, when an 1890s building was moved from the Palm School on Magnolia Avenue to Indiana Avenue at Jackson Street, just south of the survey area. But this school did not relieve the growing attendance at Liberty; Independiente was created exclusively for Mexican-American pupils, as mentioned above (RCPD 2003c). The school was discontinued in 1947, which reflected the nation-wide shift in attitudes toward Mexican-Americans after their service in war. Both the first building and another 1890s building (moved from the Palm School in 1927) were demolished in 1965, after a new school building complex, Hawthorne Elementary School, was constructed (1959) on the site (Dept. of Schoolhouse Planning 1978:n.p.).

Arlington's first middle school, Chemawa Junior High School, was designed by architects Rea and Garstang and constructed in 1928 (demolished in 1973) by the Cresmer Manufacturing Company of Riverside. Chemawa is located outside the survey area on the 23-acre site of old Chemewa Park, which once served as a public park, zoo grounds, and polo field. A 1939-40 Works Progress Administration (WPA) project assisted the design of a new building by G. Stanley Wilson, and later additions were designed by Bolton C. Moise, Jr. (1951) and Herman Ruhnau (1953-54), the most prominent architect in Riverside in the post-war years (Dept. of Schoolhouse Planning 1978:n.p.)

Before 1956, Arlington children had to commute, usually via the Magnolia Avenue streetcar, to the downtown Riverside area to go to high school. The old Polytechnic High School was first housed in the former administration building on 9th and Lemon Streets (1902) and then moved to the Terracina Street campus (1924). Three high schools were constructed in the Arlington area, outside the boundaries of the survey area, in the post-WWII period when the Terracina Street campus site was sold to the junior college district; the site is now home to Riverside Community College.

Sherman Institute, located on a 40-acre plot at Magnolia Avenue and Jackson Street since 1901, began in 1892 as Perris Indian School in Perris, California. By 1908, the institute totaled 34 buildings, all in the Spanish Colonial Revival, or Spanish Eclectic, style; today only the former administration building (now a museum) remains of the original complex. Students from Sherman interacted at least with Mexican-American youth in Arlington, who remember playing ball with Sherman boys and dating Sherman girls. And apparently, students from Sherman solicited odd jobs at least from residents of the Mexican *campos* (RCPD 2003c). After 1969, the institute became Sherman Indian High School, and now the administration building is listed (1980) in the National Register of Historic Places (Gordon 1995:n.d.; Gunther 1984:495).

### *Public Parks*

Chemawa Park (8830 Magnolia Avenue), sometimes referred to as Chemawa Amusement Park, opened in the late 1890s. The park was owned and maintained by the Pacific Electric Railway, who also operated the Magnolia Avenue streetcar line. Chemawa Park was a 23-acre community park that provided more than the traditional open space for leisurely pastimes, such as picnicking, fairs and athletic recreation. The Pacific Electric Railway also offered a unique amusement in the park—a small zoo, which featured brown bears, monkeys, an aviary, and more. The large park site also featured a polo field and, according to long-time resident Theresa Gordon, a roller skating rink (Gordon 1994:6). Since 1928, the site has been home to Chemawa Junior High School.

The City of Riverside acquired the Arlington Park site on the westerly side of Van Buren Street, north of Miller Street, in 1920. As the former location of the Arlington School, the park soon became a community focal point again, offering public picnic and recreation spaces, a community plunge, and a bandstand for concerts. As late as 1939, the former steps to the Arlington School doors functioned as steps to the bandstand (since demolished; *Arlington Times* 1939b). In 1938, an outdoor "movie theater" was established at the park with a portable screen and free seating on the grass; admission was charged after chairs were assembled for movie viewing, and the attraction lasted until the war years, when the "Chatterbox," a small theater, opened. In the 1950s, a modern theater was constructed and is still extant in the survey area (Gordon 1994:29). The park is still vitally important to Arlington and was identified by the Arlington Community Committee in 1995 as a facility "in need of expansion, upgrading, and repair so that [it] can continue to provide needed community identity" (RCPD 1995:1). The park's significance was acknowledged, and concerns for its future were accounted for in the City's subsequent Arlington Community Plan (2001).

### *Library*

Located at 9556 Magnolia Avenue on the easterly corner of Magnolia Avenue and Roosevelt Street, the Arlington Branch Library was also identified in the Arlington Community Plan as a "strong source of identity for Arlington" (RCPD 2001). Designed by locally prominent architect Seeley L. Pillar in the Neoclassical style, the library was constructed in 1908-09 with the help of a \$7500 contribution from industrialist/philanthropist Andrew Carnegie. Until 1938, the rear of the library building housed the Arlington Fire Station No. 2, which was accessed from Roosevelt Street. A stable similar in style to the library building housed the fire station's horse-drawn fire wagon and served as a welfare relief station in the 1930s; it is still extant on the property. Until the 1950s, the library basement was used by the National Guard for munitions storage (Rodriguez 1990). The library is Riverside's first branch library and is the oldest library building extant in the city; it was listed in the National Register of Historic Places in 1993.

### *Hospitals*

Riverside County Hospital (1900) was located adjacent to the survey area on Magnolia Avenue at Harrison Street; the hospital complex was demolished after it was relocated in 1998. Although it is no longer extant, the hospital influenced the development of the community of Arlington during the first half of the 20th century. Other medical facilities located in or adjacent to the survey area are modern additions to the Arlington community, such as Parkview Community Hospital (1958) and Kaiser Permanente Medical Offices (1962).

The Mission style-County hospital site was actually the sixth location since its establishment in 1893. Interestingly, it was described in contemporary articles as being situated "on Magnolia below Arlington," placing it adjacent to the eastern boundary of the Village of Arlington (Aikins 1993:37). County Farm Road, which intersects the survey boundary, is a reminder of the county farm that was set up on the northern part of the property to feed hospital patients and employees (Sanborn 1908). In the agricultural setting that was Arlington at the turn of the century, patients were expectedly few, but as the population and the use of the railroad and streetcar increased, the need for additional land and buildings grew, and in fact, the hospital never seemed to stop expanding. The face and setting of the hospital was nearly constantly altered throughout the 20th century (Aikin 1993:38-43).

The hospital could not have failed to have an impact on the surrounding community. That Arlington was proud to be home to the county hospital is evident in the locally sold postcards that pictured the building and grounds and the attention the hospital was paid by the young *Arlington Times* (1908). The hospital not only provided medical service to thousands, it offered health education and employment opportunities for Arlington residents.

In 1908, a nursing school was begun from which four women graduated in 1909, and in 1913, six women participated in commencement services held at the Arlington Christian Church. Dr. Edward H. Wood, recognized for having initiated a spate of wood-suffixed tract names in the "Wood Streets" area of Riverside, served as County Physician from 1915 to 1922. While in that position, Dr. Wood relocated his downtown Riverside office to Arlington and immediately reorganized the nursing school program to include lectures and practical work with surgeons and medical experts (Aikin 1993:45-50).

A small pox epidemic in October 1918 prompted the establishment of impromptu emergency hospitals throughout the Arlington area (locations unknown). The epidemic lasted two months and heralded a period of labor shortage that led to a significant local and regional population increase in the 1920s. Between 1920 and 1930, the population in the United States increased 16.1%, while California's population jumped 65.7% (Aiken 1993:59) and Riverside's increased 34.9% (Census 1920; 1930). Because of the shortage, new opportunities were made available to Arlington women like Jessie Twogood, who served as Matron of the hospital (1919), and H. Grace Franklin was appointed the Superintendent in 1923. Despite the popularity of the Eugenics Movement, which prescribed a limitation on immigration in order to weed out "inferior" immigrants, the shortage also led to the

hiring of the hospital's first Mexican immigrant, orderly Juan Montez in 1924 (Aikin 1993:54-61).

In 1939, a National Youth Administration training program was begun at Riverside County Hospital. The nurses enrolled were initially housed at 3608 Van Buren Street within the survey area (no longer extant); they were later moved to downtown Riverside and commuted by streetcar. In 1940, another major shortage from the war buildup drew many nurses from the hospital and again forced open-mindedness. The first African-American staff person, a nurse (name unknown), was hired in 1942. Dr. Bessie Martell served as the next female superintendent for the hospital from 1943-1945, though she was often referred to as the first in that position due to the long span of time from H. Grace Franklin's tenure in 1923. Community programs continued in the post-war climate, including the establishment of the Hospital Auxillary (1958) and a massive polio immunization program (1959) (Aikin 1993:67-81).

No hospital buildings or historic structures remain at the site that was occupied for nearly a century. Selected palm species were retained and an interpretive pathway is situated on the corner of Magnolia Avenue at Harrison Street. Many homes, offices, and buildings in the survey area that were occupied by former staff, students, or physicians are no longer extant. The "Pest House" (1905-1913), constructed in a nearby neighborhood for use by small pox sufferers, buildings used as emergency rooms during the small pox epidemic of 1918, and the single- or multiple-family residences that were associated with the nursing programs of 1908, 1915, and 1939 have not been identified. Other extant examples of hospital-related buildings in the survey area have not been firmly established.

### *Property Types*

Property types associated with the development of public services and spaces would include historic school buildings and grounds; public park sites, including related features and objects such as trees, park furniture, walls, lampposts; library buildings; and hospital-related buildings if discovered. The only architectural style that can be associated with known resources is Neoclassical, the design of the Arlington Library.

## **Religious and Social Organizations, Circa 1900-1957**

### *Churches*

The Arlington Colony established religious organizations soon after its birth, with the Methodists and Catholics claiming the oldest remaining congregations. The Methodists had organized in the downtown Riverside area as early as 1872 (Patterson 1996:52-53), and the Methodist Episcopal Church in Arlington appears on the earliest Sanborn map available for the area (1908) on the north side of Magnolia Avenue, west of Van Buren Street. The congregation was moved to its present location before 1951, when the Sanborn

map for that year shows it on the northerly corner of Magnolia Avenue and Castleman Street as the Arlington Methodist Episcopal Church (original building demolished sometime before the 1960s). By 1957, a gymnasium and an auditorium had been added to the property, indicating the religious organization's level of community interaction (Sanborn 1908; 1951; 1957). The St. Thomas Roman Catholic Church was constructed on the corner of Jackson Street and Magnolia Avenue in 1903, adjacent to Sherman Indian School. However, the extant building on the site was constructed in 1968, after the 1903 church building was demolished by fire in 1957.

Other churches were organized through the years within the Village of Arlington. A "Church" building (denomination unknown) was located on Roosevelt Street, south of Magnolia Avenue, in 1908 but was gone by 1951. By 1928, the Arlington Christian Church had organized, and a Protestant chapel had been constructed for Sherman students; Seventh Day Adventist services were held on Saturday (locations unknown; ACOC n.d.). In 1951, a "Foursquare Church" building was situated on the corner of Magnolia Avenue and Robertson (later Taft) Street, which was gone by 1969, and the Seventh Day Adventist Church was situated on Myers Street, north of Magnolia. The church is now located east of the survey area. The Church of Christ was constructed between 1951 and 1957 at 3870 Castleman Street, mid-block between Miller and Hayes Streets, where it remains today, and a modern Church of Jesus Christ of Latter Day Saints is located on Jackson Street (Sanborn 1908; 1951; 1957; 1969).

### *Social Organizations*

In Riverside, most of the well-known social and fraternal clubs of the late 19th century were represented, from the YMCA to the Knights of Columbus. In Arlington, residents also associated themselves with established organizations and clubs or developed their own. From 1920 to 1955, the Neighbors of Woodcraft maintained a retirement home on Magnolia Avenue where members were cared for in their elderly years; the 65-acre complex now houses California Baptist University a short distance to the northeast of the survey area (Patterson 1996:232).

In the 1880s, the Casa Blanca Tennis Club, first located on Magnolia Avenue and then on Adams Street, east of the Arlington community, was one of the first major social centers for wealthy new Riversiders; many Arlington residents were members of the club (Patterson 1964:60). The Riverside Polo Club (circa 1890) also drew a wealthy membership and played on the well-known polo field at Chemawa Park, which was considered the meeting place of the "elite among British leaders of Arlington and Riverside society" (Patterson 1964:103). Eric Pedley, son of W.E. Pedley, a civil engineer who lived opposite the park, became a nationally known polo star. The Riverside Driving Association also met in the park, which was a community gathering spot until 1928 when it became the home of Chemawa Junior High School (Gordon 1994:6).

Many other organizations kept Arlington residents involved with each other and the community, including the Arlington Ladies' Literary Society (1890s), local Parent-Teachers

Association (1913), Arlington Welfare League (later Society) (1917), which assisted in wartime emergencies and later rented a small building behind the library and fire station, and the Arlington Nite Ball (softball) Association (*ibid.*:41-53).

### *Property Types*

Property types that are associated with religious and social organizations would include churches; social and community halls or buildings; single-family residences used for regular social or religious meetings; and community parks where social gatherings occurred. Architectural styles for residences would be varied and represent the period of significance associated with residential development; the dominant architectural styles represented in extant historic churches or community buildings have not been determined.

## **ASSOCIATED ARCHITECTURAL STYLES**

Arlington's residential architecture represents the stylistic evolution of American architecture from the late 19th century, which was often influenced by local builders who produced the majority of structures in a particular community. The improvement of lands for residential and commercial use in the Arlington area, though sporadic, began in the late 19th century and continued through the first half of the 20th century. The following is a brief discussion of the extant architectural styles found within the survey area.

### **Tri-partite Commercial Vernacular**

This style describes commercial buildings constructed in the early 20th century with three distinct levels. A ground floor of storefronts allows patron access, a middle level accommodates offices or residential space, and a third level is defined by a cornice or parapet.

### **Queen Anne/Folk Victorian**

Two Victorian-era styles are present in the extant resources that have survived from the earliest period of residential architecture in the Village of Arlington, the Queen Anne and the Folk Victorian. The Queen Anne style generally features an overall vertical orientation with a steeply pitched roof of complex form. Walls are clad in clapboard or shingle, and windows are double-hung and can be presented in bays. Partial, full, or wrap-around porches can be present in combination, and decorative details may include turned spindles and balustrade or corner bracket detailing. The Folk Victorian, generally speaking, are simple Folk houses with typical Victorian detailing, such as spindlework and flat, jigsaw cut trim.

### **Neoclassical**

The neoclassical style is typically dominated by a full-height entry porch often with a

pedimented gable supported by classical columns, which contributes to a symmetrically balanced façade. Roofs can be front- or side-gabled, and eaves are boxed with a moderate overhang. One-story Neoclassical cottages/bungalows are a common vernacular form, particularly in the survey area. These bungalows are typically square or rectangular in shape and capped by a hip roof with dormer. In this simpler interpretation of the style, Classical details of the usual dominant entry are scaled down to support partial or full façade porches that can be recessed.

### **Craftsman**

Few examples of the Craftsman style during its heyday from 1910-1920 present themselves in the survey area. Rather, early or late Craftsman examples constructed during the identified periods of residential development (1901-1910 and 1923-1926) are typically simpler bungalows of one- or one-and-a-half stories with a horizontal orientation, overhanging eaves with exposed roof rafter tails, and wide, full or partial façade porches with supports. These less elaborate examples of the Craftsman architecture are often referred to as California Bungalows. Simplicity of design and use of natural materials distinguished the Craftsman style from residences of the Victorian era.

### **Colonial Revival**

The Colonial Revival style manifests itself in single- or two-story examples with symmetrical façades and hipped or gabled roofs. Dormers are common to this style as are accentuated entries, and bell-cast eaves, and the use of classical columns.

### **Spanish Colonial Revival**

Spawned by the popularity of the Mission style, the Spanish Colonial Revival (or Spanish Eclectic) style features square or rectangular plans capped with low-pitched, gabled roofs covered with red tile. Walls are smoothly finished in stucco, and decorative detailing includes scalloped parapets, arches, and wrought iron grille work.

### **Tudor Revival**

Rising in popularity after World War I, this style features steeply pitched, typically cross-gabled roofs with groups of tall, narrow windows. Decorative elements often include half-timbering and arches, and sometimes quoins. Walls can be clad in a variety of materials, including brick, wood, or stucco.

### **Minimal Traditional**

The Minimal Traditional style rose in popularity in the years before World War II, more by necessity than by choice. The style loosely borrowed from the front-gabled Tudor style sans elaborate detailing and steep pitch. This single-story home dominated large tract-housing development immediately pre- and post-WWII and generally features close eaves,



large chimneys, and various wall-claddings, including wood, brick, or stone. A trend toward simplicity in the Depression years of the 1930s is evidenced in the style, which appears mainly pre-WWII in the Village of Arlington.

### **California Ranch**

Another post-WWII style, the California Ranch quickly gained popularity in suburban tract developments and has influenced American domestic architecture since the mid-1940s. Originating from several creative California architects in the 1930s, the style had spread throughout the country by the 1950s. This style borrows loosely from Frank Lloyd Wright's Prairie style and boasts one-story, sprawling shapes, generally on large lots with either hipped or gabled roofs, wide eaves, wooden, brick, or stucco wall-cladding, and rear porches. Garages are typically attached to the residence, in response to the increased role of the automobile in American culture.

## **SUMMARY OF SURVEY RESULTS**

In accordance with the project scope, City staff anticipated that there were approximately 450 properties in the project area which were 45 years of age or older (constructed 1958 or earlier); at least 200 of these were to be intensively surveyed and fully documented on the standardized California State Department of Recreation (DPR) Historic Resources Inventory forms. After completing the reconnaissance survey and preliminary research, the consultant estimated that there were over 750 properties in the project area constructed in 1958 or earlier. Because of the limited budget for the project, the consultant developed a list of 250 properties to be intensively surveyed and documented which included those believed to be eligible for designation. In addition, properties previously intensively surveyed and documented were resurveyed and updated. The remaining properties not intensively documented were photographed and recorded as a list. All properties were entered into the City's Historic Resources Inventory database and assigned National Register of Historic Places (NRHP) Status Codes according to level of significance. The findings are summarized below.

### **PREVIOUSLY IDENTIFIED HISTORIC RESOURCES**

According to records on file at the Eastern Information Center and the City of Riverside Planning Department, the bulk of the current project area had not been surveyed at an intensive level for historical/archaeological resources prior to this study, and the few intensive-level surveys that did occur covered no more than 15% of the land within the project boundaries (Fig. 6). Two reconnaissance-level surveys of historic resources did cover the current project area in the late 1970s and in 1999, respectively.

As a result of the 1970s survey, one circa 1900 residence on Van Buren Boulevard was recorded into the California Historical Resource Information System. The 1999 survey noted four "historic resource groupings" and a number of "isolated historic resources"

within the current project boundaries (MFA 1999:10-22). However, due to the limited scope of that survey, none of these resources were formally recorded at the time, nor was sufficient historical research performed to enable the significance evaluation of these resources. Indeed, many of the estimated construction dates presented in that report for the identified resources proved to be inaccurate, sometimes by as much as 20 years, as demonstrated by the results of historical research completed during this study.

Through various other miscellaneous surveys completed in the area over time, 11 other historic-era buildings were previously recorded, as was an archaeological site, CA-RIV-4791H, representing the remains or last

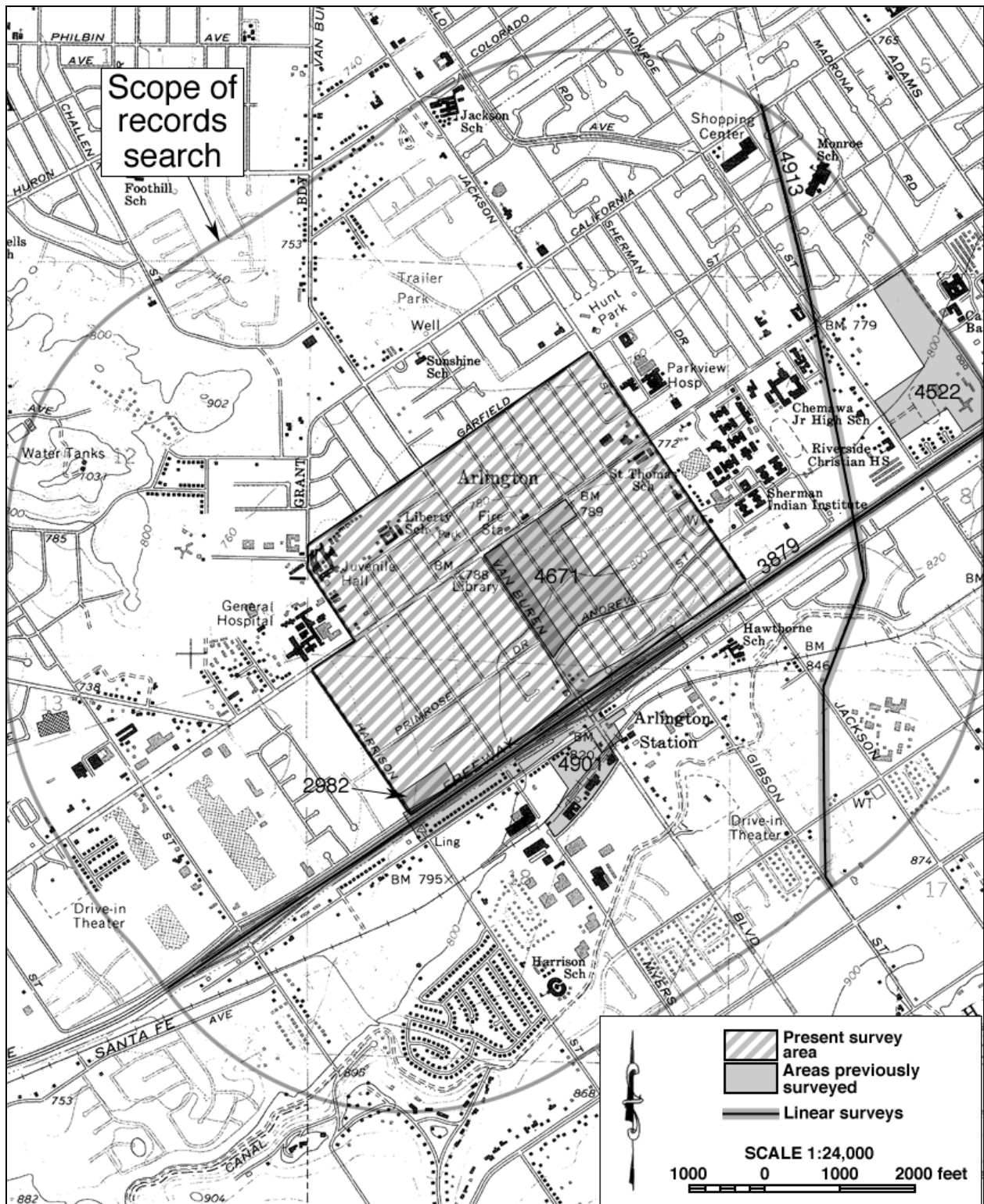


Figure 6. Previous cultural resources studies in and near the present survey area, listed by EIC manuscript file number.



Figure 7. The Arlington Branch Library and Fire Hall at 9556 Magnolia Avenue. (View to the east)

known course of the historic Riverside Lower Canal. Among those surveyed is the 1908 Arlington Branch Library and Fire Hall at 9556 Magnolia Avenue (Fig. 7), which has been listed in the National Register of Historic Places (status code 1S) and the California Register of Historical Resources. As part of this survey, the remaining 11 previously documented properties were resurveyed and information was updated on DPR Continuation Sheets. It was determined that 3 have been demolished since originally surveyed, 3 were determined eligible for local designation (NRHP status code 5S2), and 5 were determined ineligible for designation any level of designation, but may merit consideration in local planning (status code 6L).

## FINDINGS OF PRESENT SURVEY

During the present survey, a total of 776 buildings and other objects that predate 1958 were identified and photographed. All but three of these are buildings, and the vast majority of the buildings are residences, especially single-family residences. These buildings are scattered throughout the project area, and range in construction date from the 1870s to 1958. In contrast, the commercial, public, and religious buildings are concentrated mostly within the Magnolia Avenue and Van Buren Boulevard corridors.

Based on field observations and the results of historical research, 250 of the buildings were recorded on the State Department of Parks and Recreation (DPR) Historic Resources Inventory forms (Primary, BSO and District records). Adding to this number the nine

previously recorded properties that remain in existence today, there are now a total of 259 historic-era buildings in the survey area that have been formally recorded.

When examined by age, these 259 buildings range from an apparent former farmhouse at 3839 Myers Street, which is estimated to have been built in the 1880s, to a number of post-WWII tract homes built in 1956-1958. More than 50 percent of them date to the post-WWII period, reflecting both the rapid growth of the community at that time and the inevitable fact that the later buildings are more likely to retain better historic integrity today.

In terms of architectural styles, the Ranch or California Ranch style, which was extremely popular in post-WWII residential tract development, accounts for nearly half of all buildings recorded. The Minimal Traditional style dating from the 1930s-1950s is also well represented. The Craftsman style, including the California Bungalow subtype and less refined examples showing a predominantly Craftsman influence, makes up another quarter of the total, demonstrating the overwhelming popularity of that style in the Arlington area during the early 20th century. Several other popular styles from the late 19th and early 20th centuries, such as Colonial Revival, Tudor Revival, Spanish/Mediterranean-inspired architecture, and the various Victorian styles, are also represented.

## **RESOURCE EVALUATION**

Of the 250 properties newly documented as part of this survey, none were determined eligible for listing in the National Register of Historic Places or the California Register of Historical Resources, although a number of properties were determined eligible for local designation in accordance with the City's Cultural Resources Ordinance. One property was determined eligible for designation as a landmark (Jenkins building; 9502-9506 Magnolia Avenue) and 35 properties were determined eligible for designation as Structures of Merit. In addition, 3 Neighborhood Conservation Areas (NCA) were identified (2 residential and 1 commercial), with a total of 37 contributing buildings and 3 non-contributing buildings. Locally significant buildings and NCAs were assigned a National Register of Historic Places (NRHP) status code of 5S2; contributors to the potential NCAs were assigned a status code of 5D2. Of the remaining properties, 159 were assigned a status code of 6L (ineligible for any level of designation, but may merit consideration in the local planning process), and 15 were assigned a status code of 6Z (ineligible for designation and do not require further consideration).

All of the completed DPR forms are included as a separate attachment to this report. The 526 properties not fully documented were photographed by the consultant team during the field survey and researched by City staff to verify construction dates and determine the extent of alterations. These properties were then divided into two categories and developed as lists (see Appendix 2 and 3). This information was also added to the City's Historic Resources Inventory database. The 449 determined ineligible for local designation, either because they had been extensively altered or were an undistinguished example of a style or type, were assigned an NRHP Status code of 6Z. The 77 properties identified as

meriting further research and documentation were assigned an NRHP Status Code 7R; these properties are not eligible for listing in the California Register of Historical Resources or the National Register of Historic Places, but may be eligible for local designation. City staff will complete the additional intensive-level survey work as time allows, following the deadline for this CLG-grant funded project. This list includes 3 non-building features noted during the survey including the remains of a clock stand, which marked the former location of the Swiss Clock Shop; a section of concrete pavement stamped with sketches of cows, which once marked the location of a butcher shop; and two horseshoes imbedded in the concrete sidewalk, which marked the location of a former blacksmith shop. These objects are found near the intersection of Magnolia Avenue and Van Buren Boulevard, the heart of Arlington's commercial district, and are relics from the Village of Arlington's past as a secondary center of commerce in the City of Riverside. Unfortunately, although their presence is well-known among local residents, little documentation could be found on the historical background of these features.

The aforementioned Arlington Branch Library and Fire Hall is listed the National Register of Historic Places and the California Register of Historical Resources and clearly qualifies as a "historic property" as defined by Section 106 and a "historical resource" as defined by CEQA. All properties assigned a status code of 1S, 5S2 and 5D2 and the 7R properties which require further evaluation, are considered to be "historical resources" for CEQA-compliance purposes and Title 20 of the City's Municipal Code. Those properties assigned a status code 6L or 6Z do not constitute "historic properties" or "historical resources," and require no further cultural resources considerations in future planning.



Figure 8. The Jenkins building at 9502-9506 Magnolia Avenue. (View to the southeast)

## **INCORPORATION OF FINDINGS INTO THE PLANNING PROCESS:**

Historic Preservation is addressed in Title 20 of the City's Municipal Code (Cultural Resources Ordinance) as well as in the newly adopted Historic Preservation Element of the General Plan. Goals 2 and 3 of the Preservation Element seek to "continue an active program to identify, interpret, and designate the city's cultural resources, and "fully integrate the consideration of cultural resources as a major aspect of the City's planning, permitting, and development activities." To accomplish these goals, related policies call for a comprehensive program to survey and identify cultural resources as well as the maintenance of an up-to-date database to be used as a primary informational source for protecting those resources. Specific tasks to incorporate the findings of the Arlington Historic Resources Survey into the planning process, thereby accomplishing the above goals and objectives stated above, are:

1. Make all survey information available to City staff and the public via the Historic Resources Inventory database which is available within City Hall or on the City's web site.
2. Require Planning Department review of all proposed projects which may affect properties assigned an NRHP Status code of 1 through 5 in accordance with NEPA, CEQA and Title 20 of the Municipal Code.
3. Complete a mail out to owners of properties that have been determined eligible for designation to encourage designation.
4. Coordinate with the City's Redevelopment Agency, as well as other City department including Public Works, Public Utilities, and Parks and Recreation on any proposed projects within the survey area to ensure protection of identified cultural resources.
5. Complete an intensive-level survey of those properties assigned a Status Code of 7R to determine those eligible for designation and which may be subject to review in accordance with NEPA, CEQA, or Title 20 of the Municipal Code. In the meantime, properties with a status code 7R will be assumed significant unless determined otherwise.

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## **APPENDICES**

## I. ORAL HISTORY QUESTIONS

This oral history session is being completed as part of the Historic Resources Survey of the Arlington Neighborhood, which is a project supported by Federal grant funds under the National Historic Preservation Act of 1966 and administered by the California Office of Historic Preservation.

What we would like to do today is talk about your memories and experiences as part of the community of Arlington. I would first like to start by asking each of you to tell me your name and how you came to live in Arlington. Please also talk about how your family came to the United States.

(Are they close? What is the size of your family? Are there generations of family living together?)

Where did your family live? Were homes owned or rented? Has your house been passed down from family member to family member?

What were the gathering places for your family and for community activities?

What traditional cultural events are celebrated in Arlington?

What did people do for fun/recreation? What are the places associated with these activities?

Where did people attend church?

What are the places you remember that are gone?

Tell us about the streetcar line on Magnolia Avenue.

How did people make money?

Where did children attend school?

Were there any ethnic businesses? Where were/are they? What were the specialties?

Tell us about your experiences during and after World War II.

Did you experience discrimination?

When family members passed away were services held in a local mortuary? Where are they buried?

What do you think has changed the most?

## **II. ORAL HISTORY SESSIONS**

### **Session 1: June 16, 2003, Mexican-American**

Staff:

Facilitator:	Janet Hansen
Videographer:	Bill Wilkman
Secretary:	Jennifer Mermilliod

Participants:

Vince Arellano  
Henry Robles  
T.R. Alvarez  
Angel Sanchez

### **Session 2: June 18, 2003, Italian-American**

Staff:

Facilitator:	Jennifer Mermilliod
Videographer:	Bill Wilkman
Secretary:	Janet Hansen

Participants:

Lawrence Lasagna  
John Matta

### **Session 3: June 18, 2003, Japanese-American**

Staff:

Facilitator:	Janet Hansen
Videographer:	Bill Wilkman
Secretary:	Jennifer Mermilliod

Participant:

Etsuo Ogawa

### **Session 4: June 30, 2003, Other Ethnicity**

Staff:

Facilitator:	Bill Wilkman
Videographer:	Jennifer Mermilliod

Secretary: Jennifer Mermilliod

Participants:

Betty Williams  
C. Dolly Van Diest  
Dr. Robert E. Philbrick  
Phyllis J. Wells  
C.N. (Ken) Robson  
Dick Ardrey

**APPENDIX 2**

**PRE-1958 BUILDINGS  
NRHP STATUS CODE 6Z**

**(With Photos and Construction Dates)**



**APPENDIX 3**

**PRE-1958 BUILDINGS AND OBJECTS  
NRHP STATUS CODE 7R**

**(With Photos and Construction Dates)**