

City of Riverside

Modernism Context Statement



November 3, 2009

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INTRODUCTION

PURPOSE AND ACKNOWLEDGEMENTS

The City of Riverside received a State of California Certified Local Government (CLG) grant for the period 2008-09 to prepare a Modernism Historic Context Statement. This project is part of the Riverside Historic Preservation Program's continued effort to advance the cause of preservation in the city through the identification and evaluation of potential historic resources.

Riverside's population grew dramatically after World War II. What was once a small agricultural and citriculture community grew into an increasingly larger city. The population boom required the construction of housing in all of its forms and associated services, institutions, and infrastructure. Between 1935 and 1965, 26,299 parcels and 640 tract maps were approved by the City of Riverside. As such, Riverside has a large pool of modern buildings representing a variety of styles and types. The purpose of the project was to complete a thematic Modernism Historic Context Statement and update the Citywide Historic Context Statement to include a Modernism theme. The historic context statement will provide a general framework for the evaluation of mid-century buildings and a tool for future intensive-level surveys.

The project was contracted to Christopher A. Joseph & Associates (CAJA), who prepared the historic context statement as well as 20 inventory forms for individual historic resources. The CAJA team consisted of Teresa Grimes and Christina Chiang. Both meet the *Secretary of the Interior's Standards for Professional Qualifications*. Ms. Grimes, the Senior Architectural Historian at CAJA, has a M.A. in Architecture from the University of California, Los Angeles, and 20 years of experience in the field of historic preservation. Ms. Chiang has a M.A. in Architectural History from the University of Virginia. Assisting in the project were staff from the Historic Resource Division of the City of Riverside and students the Public History Department at the University of California, Riverside (UCR). City staff, Erin Gettis and Kim Jarrell Johnson, guided the project, conducted oral histories, and researched specific buildings and architects. Students at UCR prepared inventory forms for potential historic districts throughout the city. Several local historians and planners, including Jennifer Mermilliod, Bill Wilkman, Tanya Sorrell, Casey Tibbet, Steve Lech, Kevin Hallaran and Daniel Paul, provided thoughtful comments and graciously shared valuable research. Finally, Marie Nelson, Surveys & Contexts/CLG Coordinator at the State Office of Historic Preservation, functioned as an advisor for the project and helped to shape the overall approach and content.

METHODOLOGY

A historic context statement is a technical document, which consists of specific sections recommended by the Secretary of the Interior in *National Register Bulletin #24: Guidelines for Local Surveys*. The Bulletin defines a historic context as a body of information about historic properties organized by theme, place, or time. Historic context is linked with tangible historic resources through the concept of property type. A property type is a group of individual properties based on shared physical or associative characteristics. This context statement is not intended as a comprehensive history of Riverside from the period, but rather a framework for determining the relative significance of properties and evaluating their eligibility for landmark designation. Based upon the budget and timeframe, the scope of the project was limited to three themes: Modern Architecture, Post-War Industrial Development, and Post-War Suburbia and the Ranch House. Other themes that could be developed at a later date could include Car Culture and Roadside Architecture.

The first phase of the project involved collecting and reviewing existing documentation. Several surveys have been conducted of Riverside that included mid-century historic resources or areas that experienced growth and development during the post-war period. These include Camp Anza/Arlanza, the Five Points Area in La Sierra, and the Palm Heights Historic District. Each of these surveys included context statements with

historic overviews of Riverside. These largely formed the basis for the historic overview in this context statement, although the emphasis was placed on the post-war period. Historic resource evaluation reports for buildings from the period, like the one prepared by Jennifer Mermilliod for a Texaco service station, were also used when available.

Several states and cities have recently prepared historic context statements involving the mid-century or post-war periods. The most helpful of these was the *Cultural Resources of the Recent Past Historic Context Report, City of Pasadena*. This report was funded by a CLG grant in 2006-07 and was prepared by Historic Resource Group with Pasadena Heritage. Background information in this report on national trends in architecture and urban planning and federal housing and transportation policies that generally influenced the development of Southern California were borrowed and tailored to Riverside.

An extensive literature review was conducted on the history of businesses, housing tracts, institutions, and modern architecture in Riverside, and the architects and builders who contributed to that history. The literature review included a search in the *Los Angeles Times*, Avery Index, and *Riverside Press Enterprise* and its predecessors the *Daily Press* and *Daily Enterprise*, as well as the general text on the subjects.

With assistance from city staff, a study list of approximately 150 buildings and housing tracts was developed (attached as Appendix I). The website and related blog, Modern Riverside (www.modernriverside.com), was extremely useful in creating the study list. It was invaluable in the identification of important examples of styles and property types, their location, date of construction, and architect. Those buildings and housing tracts on the study list were inspected and photographed to determine quality and integrity. During the field survey, additional buildings and housing tracts were photographed, observed, and added to the study list. Although well over 200 buildings and streetscapes were photographed, a few of the photographs used in the context statement are from the Modern Riverside website simply because they were of better quality. The photograph of the IBM Building at 3610 14th Street is courtesy of the Modern Riverside website.

Further research was conducted as necessary to determine the date of construction and names of architects, builders, and subdividers. Sources consulted included building permit records, tract maps, and Sanborn maps. Field surveys were also conducted of UCR, La Sierra University, and Riverside Community College. The study list is not meant to be a definitive list of significant properties or potential historic districts from the period, but merely a research tool. The list was sorted by date of construction to determine the chronology of building activity and sorted by architect to establish their body of work.

A series of oral history interviews with architects who were active during the post-war era were conducted by City staff, Erin Gettis and Kimberly Johnson. Included in these interviews was Cultural Heritage Board member Nanci Larsen as well as a student from the UCR class and the student work program. The purpose of these interviews was to provide additional information on the built environment and the architectural community during the period of significance not readily available in published resources. The interview participants included Clinton Marr, Blaine Rawdon and Dick Frick. All participants were architects that designed buildings in the Riverside during the period of significance. In particular, Dick Frick worked for many of the notable architects that designed and built the significant buildings throughout Riverside from that time period. The questions covered the range of pertinent information about each of the designers' background, influences, and architectural peers. After the three interviews, common research themes were developed and pursued. The information from those interviews and the subsequent research was incorporated into the historic context statement. The transcripts from these interviews are included herein as Appendix III.

The student work program with students from the Public History Department of UCR consisted of two parts, first was the class during Winter quarter and the second part was of the work study program to occur during

the following Spring and Summer quarters. During Winter quarter, City Historic Preservation Officer Erin Gettis and Associate Professor Catherine Gudis worked together to teach UCR's Public History program class History 260L, the Historic Preservation Practicum, a hands-on introduction to the field of historic preservation. The class was focused on architectural survey and documentation of historic resources from the recent past, particularly modern resources from the Riverside during the time period 1935 to 1969. The class included three field trips to see built resources from the modern period including: local notable individual examples, the Brockton Arcade, and a suburban tract development known as the Cliffside neighborhood. Several in class sessions focused on survey methods and techniques, resources available for research, modern architecture, and current issues facing modernism and its resources. The primary goal of the course was to provide practical experience useful to the field of historic preservation as well as other careers in public history. The secondary goal was to provide related background material and research for the grant project, the preparation of the historic context statement. The final project for the class required the students to fill out inventory forms for the potential resources in the Magnolia Center area. Each student was responsible for a different building, which collectively provided the basis for the Brockton Avenue Historic District inventory form completed in the work study program. The work undertaken in the class provided appropriate experience, research for the context statement, and background and training for the work study program that followed in the summer.

The work study program included five students from the previous class who worked under contract with the City of Riverside to research suburban tracts throughout Riverside. The five students worked individually and documented between two and ten different neighborhoods on district inventory forms based upon their availability during the summer for a total of 20 neighborhoods. For each neighborhood the students completed a minimum 50 field check sheets for neighborhoods and/or tracts identified by CAJA; and prepared one of district inventory form reviewed by City Staff and Teresa Grimes. The neighborhood types included one suburban business district and one multi-family housing district, with the primary area of study being the remaining 18 single-family residential neighborhoods. The results of the work study program were incorporated into the context statement theme of Post-War Suburbia and the Ranch House. The results of the work study project are seen in Appendix IV.

At the conclusion of each theme was an associated property type analysis. The associated property type analysis only addresses historical significance under National Register Criterion A and California Register Criterion 1; architectural significance under National Register Criterion C and California Register Criterion 3; and various criteria under the City of Riverside Cultural Resources Ordinance. National, state, and local programs have similar language regarding the evaluation criteria (see Evaluation Criteria). Historically significant properties are associated with important events or reflect broad patterns of history. Architecturally significant properties embody the distinguishing characteristics of a particular style or represent the work of a master architect or builder. Groups of properties can be designated as historic districts for the same reasons. Generally, properties eligible for listing in the National Register are at least 50 years old. Properties less than 50 years of age must be exceptionally important to be considered eligible (see Criteria Considerations). The 50-year rule for listing in the California Register is less strict. A property may be listed in the California Register if it can be demonstrated that sufficient time has passed to understand its historical importance. There is no minimum age requirement for designation under the City or Riverside Cultural Resources Ordinance. There are a wide variety of property types associated with the modern movement in Riverside including public, educational, commercial, residential, religious, and industrial buildings. In a few cases such as theaters and fire stations, there are only one or two examples. In the case of single-family residences, however, there are thousands of examples. Accordingly, the registration requirements take into account whether a property type is relatively rare or ubiquitous.

The original grant proposed in addition to a context statement, the identification of 20 buildings that were threatened resources from the Modern theme. Numerous buildings were identified in the study list, visited

and preliminarily evaluated. Of that study list, 20 buildings were identified that met the criteria of threatened resources. Those 20 resources were recorded on state inventory forms and are attached in Appendix II.

Finally, the findings of the reconnaissance-level survey conducted for the context statement and work study program were written and recommendations developed so as to assist the City of Riverside in their future survey program.

HISTORIC CONTEXT STATEMENT

HISTORICAL OVERVIEW OF RIVERSIDE

Approximately 50 miles east, southeast of Los Angeles, the city of Riverside 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 Hill, and Victoria Hill, all of which partially define the city's boundaries. A system of arroyos from the eastern hills to the Santa Ana River crosses the Riverside plain. The Tesquesquite Arroyo, the largest of the arroyo system, largely confined development to the original town site, now Riverside's downtown core, for over four decades.¹

The Southern California Colony Association, led by John W. North, founded Riverside in September 1870. The association purchased lands from the Jurupa Rancho 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 with 10-acre parcels to the north and south and a one-square mile town site.² The commercial core of the Mile Square began developing along Main Street, which was the center of the Mile Square area, while residential areas developed to the north, south, and east.³

Closely following the development of Riverside, a 13-square mile area to the southwest was purchased by Benjamin Hartshorn. Part of the Hartshorn Tract was sold in 1874 to investor William T. Sayward and Indiana banker Samuel C. Evans. Evans and Sayward established the New England Colony and a year later combined the property with the Southern California Colony and the Santa Ana Colony, forming the Riverside Land and Irrigation Company.⁴ Evans bought out Sayward's interest in the land and established it with the name "Arlington" by "vote of the people" in 1877. Arlington was considered the second town site in the Riverside area and developed around the intersection of Magnolia Avenue and Van Buren Boulevard.⁵

Between the lands owned by the Southern California Colony Association and the Riverside Land and Irrigating Company remained a mile-wide strip of land known as the Government Tract. Arlington Avenue marks the southern boundary of the tract. Unlike those in the original town site and the Arlington community, streets in the Government Tract were laid out on a strict north-south grid and intersect at odd angles with Magnolia Avenue, the main arterial that strings the three developments together.

Early agricultural crops grown successfully in the Riverside area were vineyards of raisin grapes, alfalfa, hay, and stone fruits, such as apricots and peaches. These agricultural successes were soon supplanted by citrus production. After the arrival of the Washington naval orange, brought to Riverside by pioneers Eliza and Luther Tibbets in 1873, it soon became apparent that the ideal crop had been found for the climate and soil of Riverside. All that was needed was ample irrigation and transportation to fulfill promises being offered settlers arriving from the eastern portion of the United States. With the completion of a canal system and the beginnings of a railroad infrastructure, Riverside rapidly became an economic boomtown. Problems with irrigation kept Arlington from advancing as rapidly as Riverside in citrus production, but citrus groves and packinghouses gradually progressed into the Arlington and Arlington Heights areas.⁶

The City of Riverside was incorporated in 1883 by a vote of 228 to 147, and at the time encompassed approximately 56 square miles, including the original purchase by the Southern California Colony Association as well as the Arlington area and the lands in the Government Tract.⁷ The business district was located in the heart of the original Mile Square town site, while about 33 square miles were divided into small farm lots of 5, 10, 20, and 40 acres.⁸ By the late 1880s, several streetcar companies operated in the city. Most of the routes were within in the Mile Square area, but there were also routes along Magnolia and Arlington Avenues to Van Buren Boulevard in the heart of Arlington, and two companies offered hourly service from the Eastside area to various destinations. These streetcars encouraged relatively dense growth throughout the

Mile Square and Eastside areas and sparse development along Magnolia and Arlington Avenues during the remainder of the 19th century. By 1893, when Riverside became the county seat, public transportation lines of one kind or another connected Riverside to most other communities in Southern California.⁹

As the city prospered, a small guest hotel known as the Glenwood Tavern, eventually grew to become the Mission Inn. Postcards of lush orange groves, swimming pools, and magnificent homes attracted vacationers. Many relocated to the warm, dry climate for reasons of health and to escape Eastern winters. This consistent influx of tourists to Riverside led Frank Miller, the Master of the Inn, to recognize the need for a grand resort hotel. He opened the first wing of his new hotel in 1903. The Mission wing was built in the Mission Revival style and sought to incorporate different structural elements of the 21 California Missions. Miller went on to add three more wings to his hotel: the Cloister, Spanish, and completed it with the Rotunda wing in 1931.¹⁰

The agricultural industry continued to drive the Riverside economy through this period of development. Riverside played a critical role in the Southern California citrus belt that extended all the way to Pasadena on the west, thanks to an experiment station operated by the University of California. Opening of the station in 1907 followed a vigorous lobbying effort by leaders of the Riverside Horticultural Club and Southern California Fruit Growers Exchange. Riverside civic leader and citrus pioneer John Henry Reed declared December 22, 1914 the most important day in the history of Riverside, because on that day the University of California Regents voted to retain and expand the station in Riverside

Crop reports paint a slightly more complex picture of the agricultural industry in Riverside County.¹¹ The earliest crop report for Riverside County is 1925. The report documents the dominance of the citrus industry, but also the variety of agricultural crops that were produced. There were 22,838 acres of land dedicated to citrus production that generated \$7,245,174. There was much more land devoted to the alfalfa (30,368), cotton (21,250), grain (37,046), and hay (41,686), all which generated less money than citrus. In 1930, approximately the same number of acres (21,111) of citrus groves generated \$11,733,409.

During the 1920s Riverside remained a relatively small, but prosperous city. Like the rest of Southern California, the population increased significantly during the 1920s. In 1920, the population was 19,341 and in 1930 it was 29,696, a 53.5 percent gain. Residential development during this period spread north and east of the original town site. The Northside area, which lies northeast of the City's downtown core, experienced areas of concentrated development throughout the first half of the 20th century. Development to the southwest was not substantial until after 1913, when the Tequesquite Arroyo, a natural land barrier, was filled. The fill allowed the growing Riverside population to spill into areas southwest of the original town site, including the former Government Tract, which were covered by citrus groves and, to a lesser degree, vineyards and walnut orchards.¹²

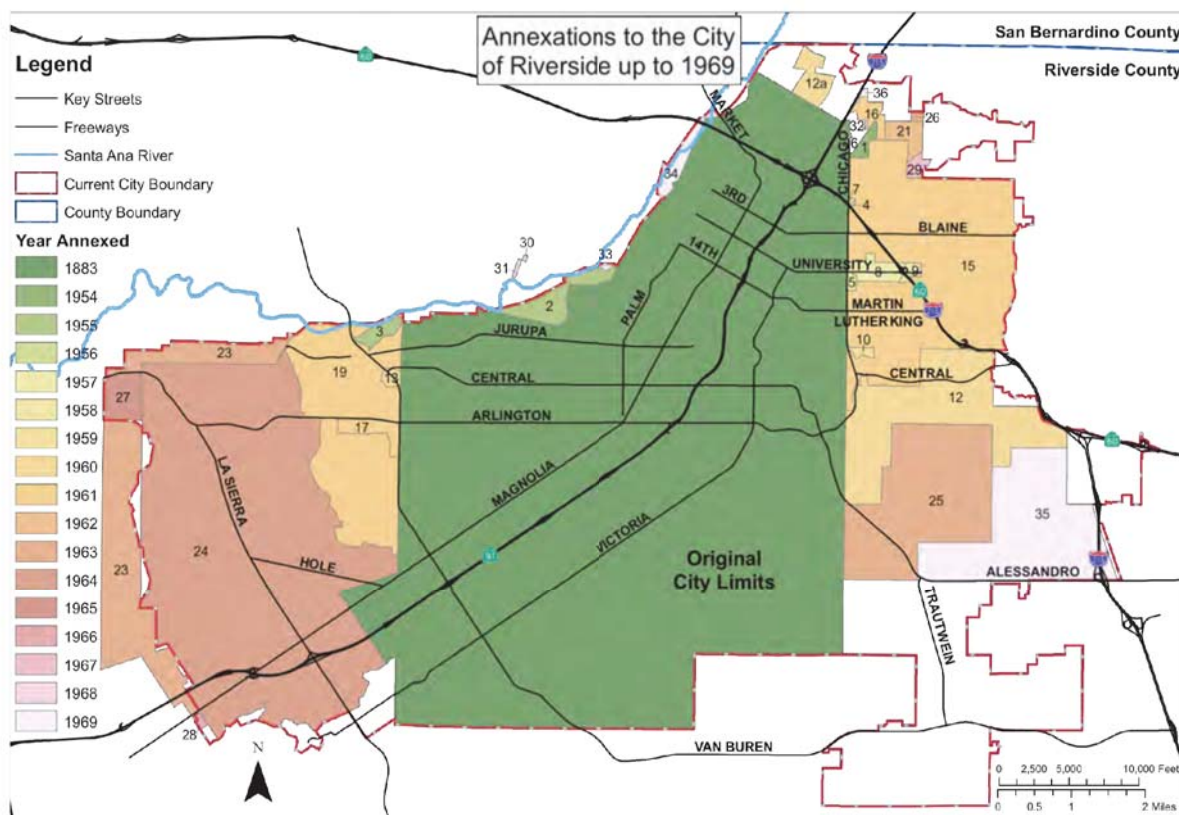
Riverside faced high unemployment and a severe drop in new construction during the 1930s. Public works programs were marginally helpful. In 1933, the Riverside Unemployment Committee reported that 394 people had been given employment through various public works programs and that \$16,000 remained in the unemployment fund and should be appropriated for more works projects. In 1934, 45 city streets were scheduled to be improved with a rock and gravel surface.¹³

During World War II Riverside was flanked by a complex of temporary and permanent military bases. Although located southeast of the city boundaries, March Air Force Base has influenced the development of Riverside since it was founded in 1918. Originally called Alessandro Field, it was quickly renamed March Field. After World War I, March Field virtually shut down, but in 1927 it was reactivated and expanded. During World War II, it was a major aircraft repair and training base with 250 officers and 3,600 enlisted men.¹⁴ Camp Haan was established across the highway from the base and supported 80,000 troops in temporary barracks. After the war, March reverted to its operational role and was assigned to the new

Tactical Air Command as a part of the post-war reorganization of the Army Air Force. In 1948, the United States Air Force was established as a separate branch of the United States military and March Field was renamed March Air Force Base.

Camp Anza was another temporary military base in the area. Located in the southwestern section of Riverside, over 600,000 personnel passed through the base during World War II. It functioned as a staging area for soldiers waiting to be deployed to the Pacific. Here they were immunized, oriented to foreign customs, and instructed to write a will. The base was decommissioned in 1946, and was subsequently subdivided for housing and industrial development.¹⁵

Edwin Joseph Hunter established one of the most important wartime industries in Riverside, the Hunter Engineering Company. In 1935 they started designing machinery to make venetian blinds, in the process Hunter invented a finishing technique that revolutionized the aluminum industry. During the war they stopped making venetian blinds and retooled the machines to make items for the military. For the duration of the war, they were heavily involved in the fabrication of aluminum products. Defense workers were housed in two apartment complexes constructed with federal funds: Blaine Street Housing, which is no longer standing, and Canyon Crest Housing, which is now a part of the University of California, Riverside.



The close of World War II marked the beginning of lasting change on many levels. Wartime increases in manufacturing industries prompted a complete shift in California's economy, with Southern California leading the state's production. In 1946, California contributed over 13% of the national value of manufactured goods, a trend that increased in the post-war decades. In addition, another wave of migration headed west in the post-war era with the most gains recorded in Southern California.¹⁶ The increase in population led to an unprecedented building boom. Accordingly, the Riverside City Council provided for the position of a city

planning engineer in 1946 – the beginning of a full-scale professional planning staff.¹⁷

In Riverside, the economic shift and population growth reflected regional trends. In 1953, the *Press Enterprise* reported that Riverside was 14th among the fastest growing cities in the western United States. In 1955, Riverside received the title “All American City” from the National Municipal League, attracting the attention of expanding industries. Rohr Aircraft Company, Bourns Incorporated, and Lily-Tulip Cup Corporation joined Hunter Douglas as some of the largest employers. Riverside’s population skyrocketed during the 1950s and 60s, with 46,764 residents in 1950, 84,332 in 1960, and 140,089 by 1970. Three annexations contributed to the population gains: the University of California campus in 1961; Arlanza, the former Camp Anza also in 1961; and the La Sierra area in 1964.

As the dependence on agriculture lessened and population pressures increased, the groves and fields that dotted Riverside gave way to urban expansion, as it did elsewhere in Southern California. Unlike the piecemeal sale of vacant lots seen in earlier decades, post-war development was characterized by the appearance of uniformly constructed tract homes along curving streets and cul-de-sacs and was supported by loans guaranteed by the Federal Housing Administration. The Hardman Tracts in the vicinity of Arlington and Streeter Avenues were among the earliest post-war subdivisions. Sun Gold Incorporated, one of the largest post-war homebuilders in Southern California, was based in Riverside. They were responsible for many of the largest subdivisions in Riverside including Victoria Groves and Sun Gold Terrace, which is commonly referred to as the Cowboy and Mountain Streets.

It was in the post-war era that dramatic shifts in commercial development occurred, largely due to the impact of the automobile and influx of new residents. Historic downtown centers were abandoned for new regional shopping centers that were developed to serve the suburban sprawl and responded to the automobile culture. Rudolph A. “Rudy” Hardman built Riverside’s first contemporary neighborhood shopping center near the subdivision he developed at the southeast corner of Arlington and California Avenues. It included a grocery store, a complex of small stores, and a restaurant. Riverside Plaza, developed by the Heers brothers, was the first large commercial development outside of downtown. Occupying more than 50 acres in the Magnolia Center area, it opened in phases between 1956 and 1957. It was anchored by the four-story Harris’ Department Store and surrounded by extensive surface parking.¹⁸ Commercial uses also began to coalesce at the intersection of Magnolia Avenue and Van Buren Boulevard in the Arlington area. The Five Points area in La Sierra developed as a commercial center in the 1950s.

In Riverside and else where in the United States, department stores were among the first major retailers to construct new branches further removed from downtown flagship stores and closer to residential communities. Since Reynolds’ closed in 1920, Riverside’s only locally owned department store was Rouse’s. The city did have branches of national chains including J.C. Penny, Sears, Roebuck and Company, and

| Year | Population | Percentage Gain |
|-------------|-------------------|------------------------|
| 1890 | 4,683 | - |
| 1900 | 7,973 | 70.3 |
| 1910 | 15,212 | 90.8 |
| 1920 | 19,341 | 27.1 |
| 1930 | 29,696 | 53.5 |
| 1940 | 34,696 | 16.8 |
| 1950 | 46,764 | 34.8 |
| 1960 | 84,332 | 80.3 |
| 1970 | 140,089 | 66.1 |
| 1980 | 170,591 | 21.8 |
| 1990 | 226,505 | 32.8 |
| 2000 | 255,166 | 12.7 |

Montgomery Ward. Sears abandoned its downtown store in 1964 after it opened a new store across the street from Hardman Center on Arlington Avenue.

The growth in population created a profound need for expanded city services. Several bond measures were placed on the ballot for the construction of fire stations, libraries, and schools. In 1952, the City put a \$440 million bond measure on the ballot for the construction of a new fire station to replace the original

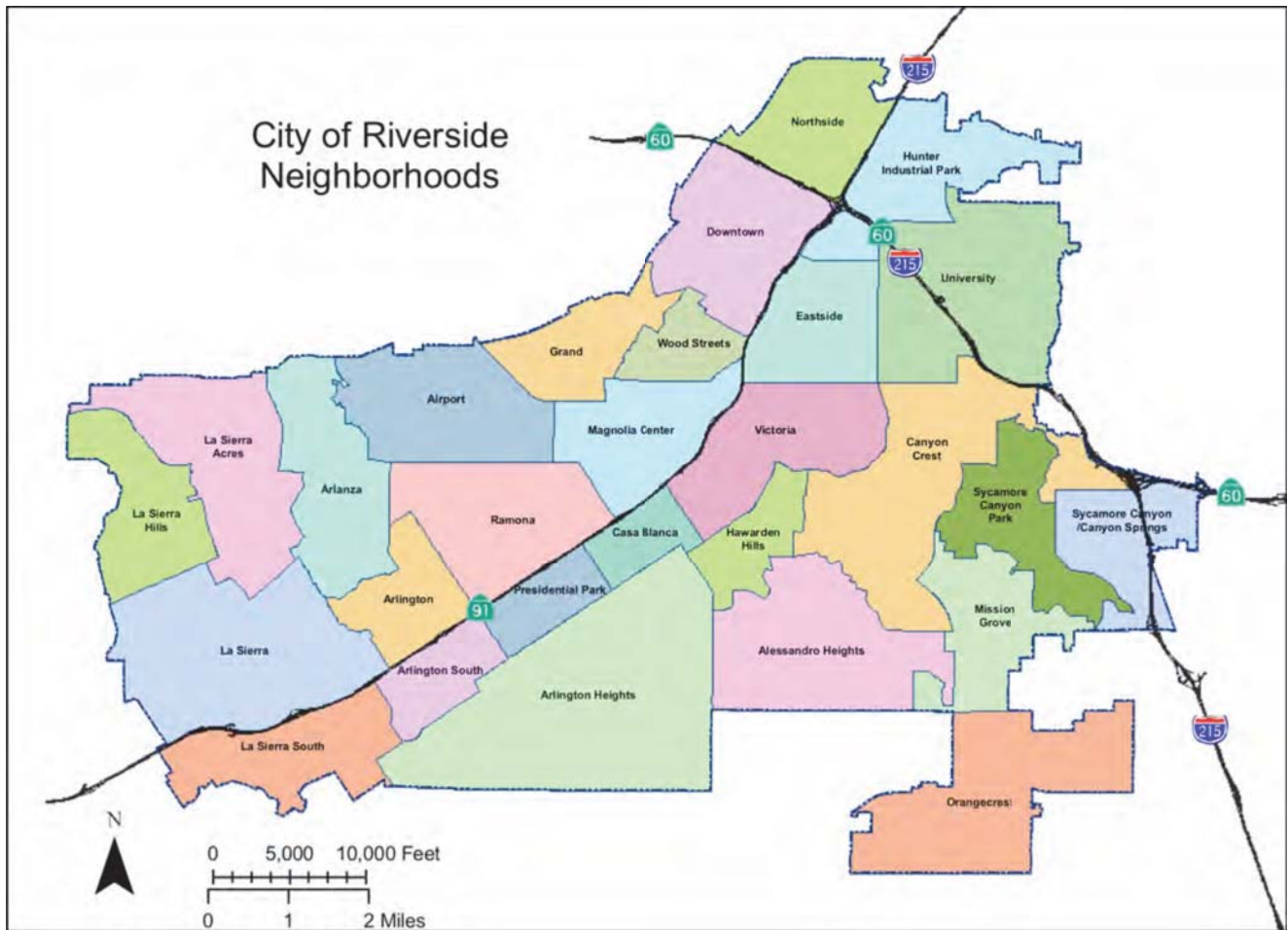
downtown station.¹⁹ Prior to World War II, the Riverside Public Library consisted of two Carnegie libraries,

the Main Branch and the Arlington Branch. In 1958 a third branch was added to the collection, Marcy. It replaced a small leased building on Magnolia. The Main Branch of the Riverside Public Library was demolished and replaced with a new building that opened in 1965. During this period several new buildings were also added to the Riverside Civic Center. They include the County of Riverside Law Offices of the Public Defender (1958) and the City of Riverside Police Department Building (1965).

There are a variety of educational institutions in Riverside including the public school system operated by the Riverside Unified School District and the Alvord Unified School District, several parochial schools, the Sherman Indian School, the California School for the Deaf, and schools of higher learning such as the Riverside Community College, California Baptist University, La Sierra University, and the University of California, Riverside. Several of these institutions were founded, and most constructed buildings or campuses during the post-war period. The Riverside Unified School District was established in 1907 for students through eighth grade. Originally, its territory corresponded with the city limits, but later expanded. The Alvord Unified School, Riverside High School, and Riverside Junior College Districts were incorporated separately. All of these districts remained relatively small in terms of student body and facilities until after World War II. Population growth brought about a demand for new facilities as well as a reorganization of the public school system. Of the present 32 elementary school campuses in the Riverside Unified School District, about half were constructed between 1945 and 1965.

An increased demand for higher education was partly fueled by returning veterans taking advantage of the G.I. Bill. The influx of former servicemen began to strain the capacity of the University of California (UC) system, which only included campuses in Berkeley, Los Angeles, and Santa Barbara. In 1947, the UC Regents formed a committee to study California's needs. A group citrus growers and civic leaders from Riverside lobbied the committee to establish a liberal arts college at the UC Citrus Experimentation Station. Riverside State Assemblyman John Babbage drafted Senate Bill 512, which allocated \$6 million for the construction of the new college. Governor Earl Warren signed the bill approving the establishment of the College of Letters and Science in Riverside in 1948, after reducing the allocation to \$4 million. In 1954, 127 students arrived on the first day of class, including Charles Young who later became the chancellor of UCLA. In 1959, UCR became a full-fledged campus in the UC system with graduate instruction and professional schools. UCR and other educational institutions are now some of the largest employers in the area.

The automobile rose to prominence as the primary mode of transportation during the post-war period, which led to the development of the regional freeway system. Prior to World War II, Riverside was connected to the surrounding communities by three main highways: 395, 60, and 18. Old highway 395 was improved and renamed the Escondido Freeway (215) in 1957 and is the major north-south route connecting San Diego, Riverside, and San Bernardino. The Riverside Freeway (91) linking Riverside to the Harbor Freeway (110) in Gardena opened in 1961. It replaced old highway 18, and a portion of its path replaced a Pacific Electric right-of-way along La Cadena Drive. The Pomona Freeway (60), beginning in East Los Angeles and terminating in Riverside opened in 1961, although portions were constructed in the late 1940s through Jurupa, and the 60 designation can be traced back to the 1920s. These freeways allowed residents to commute to job centers in San Bernardino, Orange, and Los Angeles Counties, contributing to the development of more housing tracts. Between 1935 and 1965, over 640 tract maps were filed, mainly in the southern and eastern portions of the city. The City of Riverside is now comprised of 28 distinct neighborhoods that are illustrated in the map below.



MODERN ARCHITECTURE, 1935-69

Modern architecture is a broad term given to a number of building styles with similar characteristics, primarily the simplification of form and the elimination of ornament. However, the term can be applied to everything from the machine aesthetic of an International Style office building to the animated and colorful confection of a Googie style coffee shop. Modernism gained acceptance and then popularity during the post-war years because the use of standardized building materials and methods allowed it to be constructed quickly and economically. The origins of modern architecture are open to debate; however, most historians trace the roots to three interrelated phenomenon that developed in Europe after World War I: the availability of new building materials such as iron, steel, concrete, and glass that led to the development of new building techniques; a desire to apply these new techniques and materials to create functional buildings for the masses; and, a reaction against the stylistic excesses of earlier eras.

The United States became a stronghold of modern architecture after the emigration of three German architects: Walter Gropius, Mies van der Rohe, and Marcel Breuer. Two Austrian emigrants, Richard Neutra and Rudolph Schindler, helped introduce modern architecture to Southern California during the 1920s. Both worked briefly for Frank Lloyd Wright before establishing their own reputations as masters of modern architecture. It should be noted; however, that Irving Gill is also recognized as an architect who independently pioneered a modern style from regional sources. The work of these early modernists; however, was confined mostly to residential and small-scale commercial buildings.

Following is a discussion of the most prevalent architectural styles constructed in Riverside between 1935 and 1969. They include Streamline Moderne, Late Moderne, International Style, Mid-Century Modern, New Formalism, Brutalism, and Googie. The origins of each style, character-defining features, and presence in Riverside are briefly described. When possible, architects known to have worked in the idiom locally are identified, and representative local examples of the style are highlighted. These styles are inclusive of public, educational, residential, commercial, and industrial property types. Although it should not be expected that all property types will reflect a particular style, as many buildings from the period are vernacular. That is they were not architect-designed and may not possess all or even most of the characteristics of a particular style.²⁰ However, such buildings may be eligible for designation as landmarks in a context or theme other than architecture.

Streamline Moderne

Art Deco was a movement in the decorative arts and architecture that originated in the 1910s and developed into a major style during the 1920s. Its name comes from the Exposition Internationale des Arts Decoratifs et Industriels Modernes held in Paris in 1925 where the style was first exhibited. The fair's organizers demanded the creation of a new modern aesthetic. The architecture of the Art Deco movement rejected the organizational methods of the Beaux Arts style where buildings were clearly anchored by a foundation and terminated by a cornice. Eliel Saarinen's Helsinki train station (1904-14) is considered the first, fully realized Art Deco building. It is the very essence of Art Deco with its four giant figures, symmetrically arranged, each holding a globe of light.

The constraints of the Great Depression cut short the development of Art Deco architecture, but replaced it with a more pure expression of modernity, the Streamline Moderne. Its clean, unornamented surfaces, sweeping horizontal lines, and curved corners expressed the new notions of efficiency and modernity without the notion of wealth that Art Deco had expressed. Art Deco and Streamline Moderne were not necessarily opposites. A Streamline Moderne building with a few Deco elements was not uncommon, but the prime movers behind the Streamline Moderne style such as Raymond Loewy, Walter Dorwin Teague, Gilbert Rohde, and Norman Bel Geddes all disliked Art Deco, seeing it as falsely modern.

The origins of the Streamline Moderne are rooted in transportation design, which took the curved form of the teardrop, because it was the most efficient shape in lowering the wind resistance of an object. Product designers and architects who wanted to express efficiency borrowed the streamlined shape of cars, planes, trains, and oceanliners. Streamline Moderne architecture looked efficient in its clean lines. It had an appropriate austerity that reflected the economic hardships of the time and was in fact relatively inexpensive to build because there was little labor-intensive ornament like terra cotta, exteriors tended to be concrete or stucco. The Streamline Moderne's finest hour was the New York World's Fair of 1939-40. Here, the "World of Tomorrow" showcased the cars and cities of the future, a robot, a microwave oven, and a television, all in streamlined pavilions.

While the style was popular throughout Southern California during the 1930s, there are few examples simply because there was so little construction activity during the Depression. The finest example of the style in Riverside is the De Anza Theater by S. Charles Lee. Constructed in 1938, the corners of each end of the street-facing elevation are rounded. A tall, fluted, curving pylon supports a blade sign and attracts the attention of passing motorists. On the second story the windows are visually connected by thin horizontal bands. Constructed in 1936, the building at 3102 Main Street was originally a Texaco service station. In 1935, Walter Dorwin Teague designed the entire Texaco brand including service stations, which featured a streamlined canopy that extended from the building over the pumps. The building is likely one of a handful remaining, unaltered, in the country today.²¹



Figure 1: De Anza Theater, 4225 Market Street

Character-defining Features of Streamline Moderne

- Horizontally-oriented masses
- Flat rooflines with coping or flat parapets
- Smooth stucco or concrete exteriors
- Curved end walls and corners
- Glass block and porthole windows sometimes used
- Flat canopies over entrances
- Pipe railings used along staircases and balconies
- Grooved moldings and stringcourses
- Steel sash windows

Late Moderne

Many of the buildings constructed during and immediately after World War II were still related to the Streamline Moderne style of the 1930s. These buildings can be classified as Late Moderne and were constructed through the 1950s. Late Moderne buildings are typically more boxy and angular than their predecessors. The teardrop shapes were replaced with vertical forms. The most readily identifiable design element of this style is the beveled window. Windows are often outlined in a protruding, bezel-like molding. Frequently the molding extends beyond the windows to wrap around corners.²² While Late Moderne buildings were usually solid wall structures with punched windows, sometimes they featured continuous lateral window runs, which increased their transparency.

Once again, there are only a few examples of the Late Moderne style in Riverside mostly because of the limited construction activity during the Depression and World War II. Historic photographs document that there had been a number of Late Moderne buildings in downtown, however, they have been demolished. The Riverside Townhouses (1949) near downtown Riverside can be linked to the Late Moderne style in the thick

frames around the windows and distinctive canopies over the entrances. The canopy over the entrance of Ambs Hall (1950) at La Sierra University is also a subtle reference to the Late Moderne style.



Figure 2: Riverside Townhouses, 3412 5th Street

Character-defining Features of Late Moderne

- Boxy angular masses
- Flat rooflines
- Smooth stucco or concrete exteriors often incised with grid-like patterns
- Brick or stone sometimes used as secondary accent material
- Projecting frames around windows
- Pronounced canopies over entrances
- Horizontal bands of steel sash windows

International Style & Miesian

In 1932, the Museum of Modern Art hosted its first architecture exhibit, titled simply "Modern Architecture". The exhibit included buildings from around the world that shared a stark simplicity and vigorous functionalism. The term International Style was coined by Henry Russell Hitchcock and Philip Johnson in their catalog for the exhibit. The 15 architects featured in the exhibit included several from Germany's Bauhaus, an interdisciplinary design school.

Up until the 1950s, the International Style had been applied mostly to small residential and commercial buildings. Two of the Southern California's most famous early modernists, Rudolph Schindler and Richard Neutra both received and executed commissions for several small office buildings, shops, and restaurants, but the vast majority have been razed or substantially altered. Schindler's Sardi's Diner (1932-34) employed polished metal surfaces and structural members that continued the machine-like aesthetic of his early residential work. Neutra's Laemmle Building (1933) was located almost next door to Sardi's on Hollywood Boulevard. Constructed for Carl Laemmle, the president of Universal Pictures, the reinforced concrete structure featured built-in billboards advertising Universal's current releases.

George Howe and Swiss-born, William Lescaze designed the first major American example of the style - the Philadelphia Savings Fund Society Building (1932). The acceptance of the style in America grew considerably after World War II. A few years later Lescaze, joined by E.T. Heitschmidt, designed what most scholars consider the first truly International Style commercial building in Southern California, Columbia Square (1938), for CBS Radio. The reinforced concrete structure is elevated on freestanding columns leaving the ground floor open. From this public plaza visitors could watch technicians route programs over the network from the glass-enclosed main control room.

Within the International Style, two trends emerged after World War II. In the first post-war trend, the emphasis was on the expression of the building's function. These buildings have more in common with the early work of Walter Gropius than Mies van der Rohe. Gropius created innovative designs that borrowed materials and methods of construction from modern technology. His advocacy of industrialized building carried with it a belief in teamwork and an acceptance of standardization and prefabrication. Gropius introduced a screen wall system that utilized a structural steel frame to support the floors and which allowed

the external glass walls to continue without interruption. The Central Fire Station (1957) in Riverside is a classic example of this first trend in the International Style. Prominently located on University Avenue, the different functions within the building are apparent in the composition. Suspended above the ground floor office are the firemen's quarters. The engine bays and apparatus room sit on the opposite side.²³



Figure 3: Central Fire Station, 3420 Mission Inn Avenue

Character-defining Features of International Style

- Single or groups of rectangular masses
- Balance and regularity, but not symmetry
- Clear expression of form and function
- Placement or cantilevering of buildings on tall piers
- Flat rooflines
- Frequent use of glass and steel
- Horizontal bands of flush windows
- Windows meeting at corners
- Absence of ornamentation

The second post-war trend in the International Style is represented by Mies van der Rohe and his followers. Within the Miesian tradition there are three subtypes: the totally glass curtain wall skyscraper like his design for the Seagram Building (1954) in New York, the glass and steel pavilion like his design for the Barcelona Pavilion (1929), and the modular office building like his design for Crown Hall (1955) at the Illinois Institute of Technology (IIT). The most common subtype found in Riverside is the modular office building.

While “form follows function” was the mantra of Gropius, “less is more” was the aphorism of Mies. He focused his efforts on the idea of enclosing open and adaptable “universal” spaces with clearly arranged structural frameworks, featuring pre-manufactured steel shapes infilled with large sheets of glass. Crown Hall at IIT became a prototype for his other projects that explored modular spaces. A grid of 24-foot squares was the basis of his plan for IIT (1939-40). Mies considered Crown Hall (1956) with its main floor an undivided space measuring 120 by 220 feet, his finest creation.



Figure 4: 1746 Spruce Street

Character-defining Features of Miesian

- Single rectangular shapes
- Horizontal lines of perspective
- Flat rooflines
- Steel frame structure used as an organization device
- Absence of ornamentation
- Column free interior spaces

The International Style buildings in Riverside including the IBM Building (1958) at 3610 14th Street, Standard Insurance Company Building (1961) at 3380 14th Street, Provident Federal Savings and Loan Building (1962) at 3656 Central Avenue, and Riverside Police Department (1965) at 4102 Orange Street all reflect the influence of Mies in the clarity of their structures and simplicity in their design.

Mid-Century Modern

Perhaps in response to criticisms that modern architecture was too sterile, architects began experimenting with shapes, materials, and color. Mid-Century Modern is a term used to describe the evolution of the International Style after World War II. Mid-Century Modern architecture is more organic and less doctrinaire than the International Style. It is characterized by more solid wall surfaces. It was during this period that stacked brick became a popular material in commercial and educational buildings. Many of the small-scale commercial buildings in the Magnolia Center area use stacked brick or stone as a primary exterior material, rather than concrete and glass. Brockton Square (1960), a complex of professional offices, is even more complex in materials, form, and composition. In residential buildings, the post-and-beam became the preferred method of construction for Mid-Century Modern architects. The house Clinton Marr designed for his family in 1954 is a good example of post-and-beam construction, as well as the warmer quality of post-war, as opposed to pre-war modern architecture. It is located at 6816 Hawarden Drive amongst other custom-designed Mid-Century Modern homes.



Figure 5: Brockton Square, 3971-95 Brockton Avenue

Character-defining Features of Mid-Century Modern

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

New Formalism

New Formalism was developed in the mid-1950s as a reaction to modernism's total rejection of historical precedent. A maturing modernism grasped the many commonalities with classicism, such as emphases on structure and a uniform construction grid, a carefully organized hierarchy, and clarity of geometric form. Searching for symbolic meaning, modernist architects of the mid-1950s through the early 1970s embraced classical precedents in establishing building proportions, in the use of the arch, stylized classical columns and entablatures, and in use of the colonnade as a compositional device, as well as the elevated podium. Traditional rich materials such as travertine, marble, or granite were used, as were manmade materials that mimicked their luxurious qualities. However, they were used in a panelized way that was non-traditional. On a larger urban design scale, grand axes and symmetry were used to achieve a modern monumentality. Primary in developing New Formalism were three architects: Edward Durrell Stone, Philip Johnson, and Minoru Yamasaki, all of whom had earlier achieved prominence working within the International Style and other modernist idioms. Stone's well-published American Embassy in New Delhi (1954) is considered by many to mark the origin of the movement.

In Southern California the style was applied mainly to auditoriums, museums, and educational facilities. In these campus settings, buildings were often arranged symmetrically along grand axes and landscape features to achieve a modern monumentality. Edward Stone produced his first Southern California design in the mode of New Formalism in 1958. His local masterpiece, the Stuart Pharmaceutical Company Plant and Office Building in Pasadena is listed on the National Register.

There are very few examples of New Formalism in Riverside. The Main Branch of the Riverside Public Library (1963-65) reflects many of the characteristics of the style with its symmetrical plan, wide overhanging flat roof, and sculptural screens.



Figure 6: Riverside Public Library, 3581 Mission In Avenue

Character-defining Features of New Formalism

- Symmetrical plans
- Flat rooflines with heavy overhanging entablatures
- Full height colonnades and elevated podiums used as compositional devices
- Repeating arches and rounded openings
- Large screens of perforated cast stone or concrete or metal grilles
- Lacey concrete block privacy walls
- Buildings set behind plazas

Brutalism

Brutalism was another architectural movement that developed during the 1950s in response to the International Style of architecture. International Style buildings often had a light and skeletal appearance created by the extensive use of steel structures with glass curtain walls. Brutalism was all about creating massive monolithic structures and stretching the limits of how concrete could be shaped. More properly known as “New Brutalism” during its heyday, the name was derived from *beton brut*, the concrete casting technique used by Le Corbusier in the Unite d’Habitation, Marseille, France (1952). The English architects Peter and Alison Smithson were its key proponents to whom Brutalism was more of an ethic than an aesthetic. In post World War II England, the Smithsons sought to exploit the low cost of mass produced and pre-fabricated materials to create economical and sculptural buildings. Other figures in the movement included Erno Goldfinger, Louis Kahn, Kenzo Tange, and Paul Rudolph.



Figure 7: Rivera Library at UCR

Character-defining Features of Brutalism

- Blockish, geometric and repetitive shapes
- Facades with sculptural qualities
- Usually rough unadorned poured concrete construction
- Prefabricated concrete panels with exposed joinery or exposed concrete as building finish
- Windows as voids in otherwise solid volumes
- Raised plazas and base articulation
- Brick and stone sometimes used as the primary material in later examples

In America, one of the style's greatest promoters was John Portman, who designed several enormous atrium hotels and office clusters known for their spectacular spatial effects, including the Bonaventure Hotel in downtown Los Angeles. The style was particularly popular in the construction of government, educational, and financial buildings. Other famous examples of the style in Southern California include the Salk Institute in La Jolla (1959) by Louis Kahn and the Geisel Library at the University of California, San Diego (1969) by William Pereira. While there are no known pure examples of the style in Riverside, many buildings display Brutalist tendencies. A case in point is the concrete arcade along the Rivera Library (1954) and Olmstead Hall at the UCR. The buildings themselves are Mid-Century Modern, but the arcade is textbook Brutalism with its concrete construction, repeating arch, and bold design.

Googie

During the 1950s and 60s, a unique form of roadside architecture developed that made dynamic use of a variety of building materials, structural forms, and spectacular signage. Such innovative architecture was utilized in cities throughout the nation, but the style gained a particular dominance in Southern California. Referred to today as Googie, a term coined from the boldly-designed *Googie's* coffee shop that once graced the Sunset Strip, the style is characterized by contrasting building materials, bold angles, distinctive roof lines, expansive glass windows, and oversized signage. The term "Space Age" has also been applied to examples of Googie architecture in which futuristic shapes and forms utilized for buildings and signage were inspired by the optimism engendered by the popularity of the Space Age itself and the proximity of the aerospace industry in Southern California. With space travel so much a part of the national consciousness, architects decided to give the people a taste of the future. The Googie, or Space Age style was characterized by designs that depicted motion, such as boomerangs, flying saucers, atoms, starbursts, and parabolas. These shapes were boldly applied to over-scaled roofs and signs. Materials typically included glass, steel, and neon.



Figure 8: Brockton Arcade, 6730-42 Brockton Avenue

Character-defining Features of Googie

- Organic, abstract, and parabolic shapes
- Distinctive rooflines such as folded-plates and boomerangs
- Assortment of materials including concrete, steel, plastic, lava rock, and tile
- Large and expansive plate glass windows
- Thematic ornamentation including Polynesian and Space Age motifs
- Bright colors
- Oversized signage

The Googie style was particularly popular in Southern California where Tomorrowland at Disneyland exemplified it. There are several notable examples of the style in Riverside including the Brockton Arcade (1959), a shopping center in the Magnolia Center area. While much of the shopping center consists of fairly conventional modern storefronts, the more exuberant elements associated with the style are concentrated at the larger retail and restaurant spaces at the corners. Natural stone and square or rectangular concrete blocks are used throughout. The signage is integrated into the architecture with large pole signs piercing through the roof overhangs and smaller signs mounted on the roof on metal boomerangs. Perhaps even more interesting than the typical buildings associated with the style, such as coffee shops, are the ways in which architects in Riverside incorporated Googie elements into otherwise International Style buildings. The folded-plate roof over the Cutter Pool House (1957) at Riverside Community College is just one of many

examples of how elements of the style permeated the modern architecture of Riverside. One of the most unique examples of the style is the single-family residence at 4942 Rodeo Road (1959). The boomerang roof and lava rock walls are more typical of coffee shop than residential architecture.

Architects of Modernism, 1935-69

There were many architects practicing in Southern California during the period of significance. They fall into three general categories: early modernists who practiced before and after World War II; traditional architects who embraced modernism after the war, and post-war architects who formed corporate firms to execute large buildings and master planned developments for public agencies as well as private companies.

Southern California was one of the early hubs of modern movement in the United States. This can be partially attributed to the commission Frank Lloyd Wright received in 1915 to design a home and theater for Aline Barnsdall in Hollywood. Conceived as a self-contained private art and theatre colony, the original design was to include a theater, director's residence, shops along Hollywood Boulevard with apartments on top for their artisans to live, a residence for Barnsdall (Hollyhock House), two guest houses (Residence A and B) and later, a children's school.

Construction of Hollyhock House began in 1919; however, Wright left much of the supervision to his son, landscape architect Lloyd Wright, and to architect Rudolph Schindler, as Wright himself was working on the Imperial Hotel in Tokyo (since destroyed). Wright's involvement in construction ended around 1921 when he and Barnsdall had a complete falling out. With the second floor of Hollyhock House still unfinished at this point, Barnsdall enlisted the help of Schindler to complete the job in 1924. Schindler had been an assistant in Wright's office for two years when he was sent to Los Angeles. He left in 1921 to open his own office.

Schindler and his friend Richard Neutra admired Wright's work as architecture students in Vienna. But while Schindler immigrated to America in 1914, Neutra did not arrive until 1923. Neutra also worked for Wright, but left after only three months. In 1925, Schindler and Neutra renewed their friendship and briefly worked together. While their careers took different paths, they were both extremely influential in the development of modern architecture through their personnel promotion of modern ideals and concepts and the publication of their work in architectural magazines and journals. Their work was confined mostly to residential buildings, as the style was not fully embraced by the business community until after World War II. Nonetheless, it was the work of these early modernists that helped popularize the style after the war.

The only early modernist known to have worked in the Riverside area was Irving Gill. He stands next to Wright as the father of the modern movement in Southern California. Gill was working in the office of Adler & Sullivan at the same time as Wright. He moved to San Diego in 1893 for health reasons, and immediately started his own practice. Gill was inspired by the austere beauty of the California missions. He sought simple geometric forms and figures such as the circle, square, and line that resulted in a spartan palette of clear, clean shapes with no extraneous detailing. His experimentations with concrete construction may have led to his commission to design worker barracks for the Riverside Portland Cement Company in 1913.

The leading commercial architecture firms in Southern California that formed at the beginning of the 20th century mostly closed their doors or faded away during World War II. A few of the younger partners in these firms continued to work during and after the war in scaled-down firms. While these classically trained architects did not adopt modernist ideology, they nonetheless designed a number of prominent modern landmarks later in their careers. One such architect who worked in Riverside was Stiles Clements. He had been a partner in the venerable firm of Morgan, Walls & Clements since 1923. Best known for his exuberant Art Deco and Period Revival buildings including the Mayan Theater (1926) and Richfield Building (1928), he transitioned to modern architecture after he took over the firm in 1937. The Citrus Belt Savings and Loan

Building at 3855 Market Street was one of his many explorations of the Churrigueresque style. The façade was covered in 1962.

As the market for corporate headquarters in Southern California expanded in the 1960s and 1970s, so did the architecture firms that produced them, becoming themselves corporations. In this framework, a whole team of architects was assigned to design a building. Working a bit like a production line, one architect functioned as the principal designer, while other architects worked on the individual parts. Corporate firms that worked in Riverside included Charles Luckman Associates and William Pereira and Associates.

The architects working in Riverside in the modernist idioms were a tight knit group. Many had served in one of the branches of the armed services during World War II and went to architecture school on the G.I. Bill. Clinton Marr, Herman Ruhnau, and Bob Brown attended the University of Southern California, while William Lee Gates and Jack Burg were graduates of the University of California, Berkeley. Of all the architectural offices in Riverside, Ruhnau's was the largest. His influence was enormous because he trained a generation of local architects. Many young architects got their start in Ruhnau's office, before moving on to another firm or starting their own. Marr worked for Ruhnau before opening his own office. In turn, Dean Brown and Zigmar Hofmann worked for Marr before starting their own office.

Biographies on architects practicing in Riverside between 1935 and 1969 follow. Many of these architects were based in other cities and worked throughout Southern California. Accordingly, their biographies emphasize their work in Riverside. While some of these architects are already recognized as "masters", others are not. Their biographies are included nonetheless for two reasons. First, their significance may become clearer as research and scholarship during this period continues. Second, Criterion D of the local landmark ordinance uses the word "notable", rather than "master". All of the architects played an important role in the history of architecture in Riverside because they designed at least one exemplary building and are therefore, notable.

Allison and Rible

George B. Allison and Ulysses Floyd Rible formed Allison and Rible in 1944. Allison was born in India in 1904. He was educated at the Carnegie Institute of Technology and earned a bachelor's and master's degree in architecture from the University of Pennsylvania in 1925 and 1926 respectively. He worked as a draftsman in various architecture offices in Philadelphia and New York before moving to Los Angeles. Rible was born in Chicago in 1904. Both men were actively involved in the American Institute of Architects (AIA). Allison served as the president of the Southern California Chapter of the AIA in 1948. Rible was the president of the State Board of Architectural Examiners (1955-56) and the regional director of the AIA district that included

California, Hawaii, and Nevada. The master plan and original buildings for Claremont McKenna Men's College were among their earliest works. From then on the firm specialized in educational buildings ranging from elementary schools to universities. In addition, they designed many buildings for Pacific Telephone and Telegraph and the County of Los Angeles. Their largest commissions during the 1950s were the master plans for UCR, Cal Poly San Luis Obispo, and Los Angeles City College and various buildings on those campuses. In 1958, Rodney Robinson and Raymond Ziegler joined the firm and the name was formally changed to Allison, Rible, Robinson and Ziegler. In 1969, Leo Daly Architects



Figure 9: Aberdeen-Inverness Residence Hall at UCR

absorbed the firm.

In 1955, Allison and Rible prepared a master plan for UCR. The Pomona Freeway bisects the 1,200-acre campus. It was decided that the area west of the freeway would continue to be devoted to agricultural experimentation, while the east side would be devoted to academic departments, student housing, and administrative services. The plan for the East Campus, as it was called, incorporated the six existing buildings, which were constructed just a few years prior. The existing Weber Hall became the terminus of an east-west axis, with Rivera Library, Watkins Hall, and Geology Building along it.

Riverside projects include:

Aberdeen-Inverness Residence Hall, UCR (1959)
Administration Building, UCR (1960)
Corporation Yard, UCR (1960)
Retail Building, 3689 Arlington Avenue (1961)

Armét and Davis

Louis L. Armét and Eldon C. Davis founded Armét and Davis in 1947. Born in St. Louis, Armét moved to Los Angeles when he was 13. After graduating from Los Angeles High School and Loyola University, he went to architecture school at the University of Southern California and graduated in 1939. Armét worked for the Navy Department of Design at Pearl Harbor from May 1941 to February 1943, where he designed warehouses and buildings for ship repair. He worked from 1943 to 1956 for the Seabees. He was licensed as an architect in 1946. Eldon C. Davis also graduated from the University of Southern California with a degree in architecture. Davis worked with Army engineers, Phelps-Dodge Mines in Arizona, and Navy Design Office on Terminal Island. He met Armét while the two of them were working at the architecture firm of Spaulding and Rex. From 1947 to 1972, they worked together designing churches, banks, bowling alleys, schools, and more. Armét and Davis are best known for their many Googie-style coffee shops. They designed Clock's in Inglewood (1951), Norm's on South Figueroa in Los Angeles (1954), Huddle's Cloverfield in Santa Monica (1955), Pann's in Westchester (1956), and the Holiday Bowl and Coffee Shop in Los Angeles (1957). They used commonplace materials to make eye-catching shapes, like refrigeration insulation cork and egg crating on the ceiling. Armét and Davis designed a few Danny's Restaurants before they became Denny's, which adopted their style of design for their restaurants. The designs used by Denny's spread the ideas of Armét and Davis around the country. The taqueria at 1995 University is a former Denny's and is typical of the 1958 prototype designed by Armét and Davis. The key elements of the design are the natural stone walls and the cantilevered roof. The Denny's (1967) at 3530 Madison is of the second prototype designed by Armét and Davis. It features a zigzag shingled roof and is very intact. Armét and Davis teamed with local architect Jack Burg in the design of the Brockton Arcade (1959). It is a shopping center with multiple buildings on both sides of Brockton Avenue and on-site parking. In 1961, they planned a large complex for the Kon Tiki Motel Corporation, which included five buildings erected around a triangular site with outdoor dining and an Olympic-size pool in the center. The project was going to be constructed on 8th Street near the Escondido Freeway, but never materialized.

Riverside projects include:

Crestlawn Memorial Park, 11500 Arlington Avenue (1956) with Glenn W. Lundberg
Brockton Arcade, 6730-42 Brockton Avenue (1959) with Jack Burg
Denny's, 1995 University Avenue (1961)
Denny's, 3530 Madison Avenue (1967)

Jack Burg

Jack Burg was born February 28, 1924 and studied architecture at the University of California, Berkeley, which is where he met William Lee Gates. In 1955, they were listed as “Burg and Gates” in the Riverside phone book, but the next year they each listed separately. Burg, with Armét and Davis, designed the Brockton Arcade (1959). He also designed the offices at 6790 and 6690 Brockton Avenue (1961). Besides that, much of his work was residential. Burg was president of the Inland Chapter of the AIA in 1962. His office was on in the second floor, southwest corner of the Brockton Arcade. His career was cut short by his death in 1968.

Riverside projects include:

Brockton Arcade, 6730-42 Brockton Avenue (1959) with Armét and Davis
Office Building, 6690 Brockton Avenue (1961)
Office Building, 6790 Brockton Avenue (1961)

Milton Caughey

Born in 1911, Milton Hazeltine Caughey earned a master’s degree in architecture from Yale University and worked for architect George Howe. In 1940, he moved with his wife Janet to Los Angeles. After working for the Navy, he returned to Los Angeles and worked for the renowned architect Gordon Kaufmann. Caughey started his own firm in 1947. He mostly designed private homes in the Los Angeles area including the Garred House (1949), Goss House (1950), and his family’s house (1950). His most prominent commission may have been the Barry Building (1951), a U-shaped commercial building with curving exterior staircases. Caughey also designed several noteworthy schools in Riverside, including the Pachappa Elementary (1953), Mountain View Elementary (1954), Monroe Elementary (1957), and Highland Elementary (1965). Caughey’s designs reflected post-war trends in elementary school campuses, which were comprised of one-story buildings arranged in open-air plans. A good example of his work is the Victoria Elementary (1953), where the classroom buildings are long, flat-roofed buildings with decorative truss work hanging from the exposed eaves. The south side is mostly glass and an X truss is in the middle of a bay. He received four Merit Awards for Excellence in Design and Execution from the Southern California Chapter of the AIA before he died of a heart attack in 1958.

Riverside projects include:

Juvenile Hall, 3933 Harrison Street (1952)
Victoria Elementary School, 2910 Arlington Avenue (1953)
Pachappa Elementary School, 6200 Riverside Avenue (1953)
Mountain View Elementary School, 6180 Streeter Avenue (1954)
Monroe Elementary School, 8353 Garfield Avenue (1957)
Highland Elementary School, 700 Highlander Drive (1965)

Frey and Chambers

The firm Frey and Chambers was operated by Albert Frey and Robson Cole Chambers between 1957 and 1966. Frey was born in 1903 in Switzerland. He graduated from the Institute of Technology in Winterthur, Switzerland in 1927. After working as a draftsman for Le Corbusier in Paris (1928-9), he moved to New York in 1930. Between 1931 and 1932, Frey worked for William Lescaze. Between 1935 and 1937, he partnered with William Porter Clark and they practiced under Van Pelt and Lind in Pasadena. Frey moved back to New York and worked for Philip Goodwin until 1939 when he moved permanently to Palm Springs. His most noteworthy work is in Palm Springs. He was a partner with John Porter Clark until 1952 and then it became Clark, Frey and Chambers until 1957. From 1957 to 1966, the office was just Frey and Chambers. Robson Cole Chambers was born in 1919 in Los Angeles. He attended the University of Southern California and was

awarded the AIA Medal when he graduated in 1941. Chambers worked as a draftsman for Myron and Chambers in Pasadena (1941-46). He worked for Clark and Frey from 1946 until he became a partner in 1953. He became staff architect for the University of California, Santa Barbara in 1966 and was promoted to campus architect in 1973. A distinctive feature in their work was the repetition of patterns in the wall screens and in the canopies. The Red Cross Building (1961) designed by Frey and Chambers repeats the cross cutout shape in this way. Circle cutouts are used in the same way in Watkins Hall (1954) at UCR designed by Clark and Frey. Clark, Frey and Chambers also designed Hinderaker Hall (1953) and Webber Hall (1954) at UCR.

Riverside projects include:

Hinderaker Hall, UCR (1953) Clark, Frey and Chambers
Watkins Hall, UCR (1954) Clark and Frey
Webber Hall, UCR (1954) Clark and Frey
Red Cross Building, 8880 Magnolia Avenue (1961) Frey and Chambers

William Lee Gates

William Lee Gates was born in 1926 in Portland, Oregon. He also went by the name Bill Gates. He graduated from Oklahoma A&M in 1950 with a bachelor's degree and from the University of California, Berkeley in 1951 with a master's degree in architecture. He served in the U. S. Navy during World War II and the Korean War. He was involved at Iwo Jima and Okinawa. He was also part of the clean up corps for Hiroshima. While he first appears in the Riverside phone book in 1955 under "Burg and Gates," the next year he was listed individually. Gates worked as a self-employed architect in Riverside and was a member of the AIA. He designed numerous small commercial and office buildings in the Magnolia Center area including the Armstrong Realty Building (1964). The overhanging roof is a repeating pattern of elongated diamonds more typically found on Google style restaurants than office buildings. He also designed the Victoria Presbyterian Church (1958) and Fire Station #4 (1961). After retiring in 1975, Gates returned to Portland in 1986 and died there on December 23, 2002.

Riverside projects include:

Victoria Presbyterian Church, 6091 Victoria Avenue (1958)
Office and Retail Building, 3701 Sunnyside Avenue (1959)
Office Building, 6900 Brockton Avenue (1960)
Fire Station No. 4, 3510 Cranford Avenue (1961)
Office Building, 3679 Arlington Avenue (1962)
Armstrong Realty Building, 6809 Brockton Avenue (1964)
Office Building, 6850 Brockton Avenue (1965)

Jones and Emmons

A. Quincy Jones and Frederick E. Emmons founded Jones and Emmons in 1951. A. Jones was born in Kansas City, Missouri in 1913. As a young boy, he went to live with his grandparents in Gardena, outside of Los Angeles. He became interested in architecture in high school, and went on to study at the University of Washington. After he graduated in 1936, Jones moved to Los Angeles to begin his professional career. He designed his own residence and an income property in Laurel Canyon with his first wife. He worked for a number of eminent Los Angeles architects in his early career, including Douglas Honnold and Paul R. Williams. Jones received his certificate to practice architecture in 1942; the same year, he joined the Navy. Jones was stationed in the Pacific until his 1945 discharge. He returned to Los Angeles amidst the post-war development boom.

Frederick E. Emmons was born in Olean, New York in 1907. After graduating from Cornell University with a degree in architecture, he worked for the New York firm of McKim, Mead and White. He moved to Los Angeles in 1932. Before the war, he became friends with Jones through their mutual employment at Allied Engineers in San Pedro. During the war, Emmons spent four years in the Navy. Afterward, Jones opened his own architecture. Soon after, the two men became partners and opened the firm "Jones and Emmons." The firm was called "Jones and Emmons" until Emmons retired in 1969.

Jones and Emmons utilized new building technologies that decreased costs and production time. The firm



Figure 11: Carillon Tower at UCR

favored structural innovations including lightweight post-and-beam construction with pre-assembled parts. Stylistically, the firm's early residential work was characterized by an emphasis on the horizontal and the relationship between the building and the natural environment. The use of rational space planning, access to natural light, and the outdoors are presented in Jones and Emmons' 1957 book, *Builders' Homes for Better Living*.

Jones and Emmons work included large-scale commissions, including religious buildings, educational facilities, and civic spaces. In addition, the firm designed office, restaurant, and factory buildings throughout California. Educational facilities were perhaps the most common category of Jones and Emmons' non-residential work. This work was particularly focused on college campuses in Southern California. The

firm designed numerous buildings on the University of California campuses at San Diego, Santa Barbara, Irvine, and Riverside. At UCR Jones and Emmons designed one of the most prominent and recognizable structures, the Carillon Tower (1966). They also designed the Chemistry Building (1965) the previous year. The Carillon Tower stands at the center of the modern, 1950s buildings and across from the Commons. It is 161 feet tall and contains 48 bells. University of California Regent Philip Boyd and his wife Dorothy donated funds for the bell tower and dedicated it on October 2, 1966.

Riverside projects include:

Chemistry Building, UCR (1965)
Carillon Tower, UCR (1966)

S. Charles Lee

S. Charles Lee was born Simeon Charles Levi in 1899 in Chicago to German immigrant parents. He showed an early aptitude for engineering and business; by age 15 he held a draftsman position at an architecture office. Lee worked for Henry Newhouse, who specialized in theater design. He graduated from high school and was employed as a senior architect by age 18. During World War I, Lee enlisted in the Navy and was assigned to the Engineering Department. After the war, he attended Armour Institute of Technology in Chicago in a program that combined engineering with architecture and drawing.

In 1921, Lee drove from Chicago to California and settled in Los Angeles. Almost immediately, he became involved in a real estate development venture along Wilshire Boulevard. While the venture earned him a good deal of money, he soon became disillusioned and opened his own architecture office downtown. It was at this time he changed his name from Simeon Charles Levi to S. Charles Lee to avoid potential anti-Semitism. By 1925, his successful architecture practice was busy designing apartment buildings and other small projects. Most residential projects in Los Angeles in the late 1920s were in a variety of period revival

styles. He combined highly decorative exteriors with practical and efficient interior plans. His residential projects led him to designing residences for Hollywood magnets like Louis B. Mayer, Irving Thalberg and Cecil B. DeMille; this provided Lee with his initial introduction to architecture associated with the film industry.

Lee's ornamental architecture was particularly associated with movie theaters. His prolific career as a movie theater designer started with the Tower Theater, located in downtown Los Angeles on Broadway. The success of the Tower Theater led Lee to many more theater commissions for which he would become renowned on a national scale, designing theaters throughout the west, and in Mexico and Nicaragua. Lee's only theater The De Anza Theater (1938) at 4225 Market Street is the only example of Lee's work in Riverside. It represents a shift in his work away from period revival styles to the Streamline Moderne style.

Riverside projects include:

De Anza Theater, 4225 Market Street (1938)

Charles Luckman

Born in 1909, Charles Luckman achieved success as a businessman as well as an architect. He trained at the University of Illinois where he was a member of the Professional Engineering Fraternity Theta Tau, but went into sales after graduating during the depths of the Great Depression. He was dubbed the "Boy Wonder of American Business" when he was named president of the Pepsodent toothpaste company in 1939 at the age of 30. Through acquisition, he later became president of Lever Brothers, and helped plan their New York skyscraper, Lever House. The complex, designed by Gordon Bunshaft of Skidmore, Owings, and Merrill, was one of the first sealed glass towers that began the curtain wall trend.



Figure 12: Sears, 5261 Arlington Avenue

Reminded of his architectural roots, Luckman resigned the presidency of Lever Brothers, moved to Los Angeles and began practicing architecture with fellow University of Illinois graduate William Pereira in 1950. Their partnership led to works such as CBS Television City, but the two went separate ways in 1958. The firm was reorganized as Charles Luckman Associates, and soon had offices in Boston, Chicago, and Phoenix. The firm went on to design the Prudential Center in Boston, the new Madison Square Garden in New York City, and the NASA Manned Spacecraft Center in Houston. In 1977, Luckman retired and the firm became known as the Luckman Partnership under the direction of his son James Luckman.

Charles Luckman Associates designed two of the few post-war department store buildings in Riverside: the Sears (1963-64) at 5261 Arlington Avenue and the Broadway (1969) at the Tyler Mall. The Sears, Roebuck & Company department store is typical of the company's post-war department stores: one, large single-story building surrounded by parking on all sides. In contrast, the Broadway department store is three stories in height and is composed of interlocking boxes for staggered massing.

Riverside projects include:

Sears, Roebuck & Company, 5261 Arlington Avenue (1963-64)
Broadway at Tyler Mall, 1299 Galleria (1969)

Clinton Marr

Born in September of 1925 in Ontario, California, Clinton Marr grew up in Riverside. He joined the Navy Air Corps during World War II. He chose to go into architecture because of its freedom of expression. From 1947 to 1953, he attended University of Southern California School of Architecture on the G.I. Bill. A. Quincy Jones was one of his instructors and Pierre Koenig was a classmate. He was influenced most by the post-and-beam structural framing method, which he later used in the design of his own home (1954). While in school, he worked part-time for Albert C. Martin and Associates in downtown Los Angeles. After graduation he worked for Clara Henry Day in Redlands and Herman Ruhnau in Riverside before opening his own office in Riverside in 1956. Marr designed an impressive number of commercial, industrial, institutional, educational, and residential buildings in Riverside. He was president of the Inland Chapter of the AIA in 1964. His building for the Lily Tulip Corporation (1958) at 800 Iowa Avenue established his reputation, because it was such a large and prestigious commission. Some highlights of his work are the Wesley United Methodist Church (1956) and Provident Federal Savings and Loan Building (1962). Marr continues to live in Riverside in the house he designed for his family. The house is set on an acre and expresses his design philosophy that a building should fit its environment.

Riverside projects include:

Residence, 6816 Hawarden Drive (1954)
Wesley United Methodist Church, 5770 Arlington Avenue (1956)
Lily Tulip Cup Corporation Building, 800 Iowa Avenue (1958)
Standard Insurance Company Building, 3380 14th Street (1961)
Provident Federal Savings and Loan Building, 3656 Central Avenue (1962)
Grace United Methodist Church, 1085 Linden Street (1966)
Riverside Municipal Airport Building, 6951 Flight Road (1968)

Bolton Moise, Jr.

Bolton Moise, Jr. was born on August 17, 1905 in Pittsburgh, Pennsylvania and attended Harvard University for his bachelor's (1927) and master's degrees (1931) in architecture. He received the AIA School Medal, given to the top-ranking graduating student in each architecture program accredited by the National Architectural Accrediting Board, and was elected to Alpha Rho Chi, a professional fraternity for those studying architecture. Due to a prize he won as an architecture student, he spent two years studying in Paris, as well as England and Germany. He bounced from job to job, including a brief stint with the noted modern architect Edward Durrell Stone, until he joined the Army. At the end of the war Moise was assigned to March Air Force Base. His wife had a cousin who had moved to Riverside and purchased an orange grove. He advised Moise to stay in Riverside after the war because Riverside would be booming after the war and there would be lots of things to build such as schools. In 1947, Moise opened his office in downtown Riverside. He designed many public and educational buildings before his death on November 9, 1989 in Riverside. His most prominent building in Riverside is the Main Branch of the Riverside Public Library (1963-65), which he designed with Edward Fickers. Another one of his designs, the Central Fire Station (1957) is listed in the California Register of Historical Resources. His many school projects include La Granada Elementary School (1949) and Madison Elementary School (1952).

Riverside projects include:

La Granada Elementary School, 10346 Keller Avenue (1949)
University Heights Middle School Gym and Music Department, 1155 Massachusetts Avenue (1950)
Madison Elementary School, 3635 Madison Avenue (1952)
Residence, 4592 Indian Hill Road (1955)
Emerson Elementary School, 4660 Ottawa (1955)
Central Fire Station, 3420 Mission Inn Avenue (1957)

Alcott Elementary School, 2433 Central Avenue (1958) with Harbach
Hawthorne Elementary School, 2700 Irving Street (1959) with Harbach and Hewlett
Polytechnic High School, 5450 Victoria Avenue (1961-65)
Main Branch, Riverside Public Library, 3581 Mission Inn Avenue (1963-65) with Edward Fickers

William Pereira

William Pereira was a highly influential and prolific architect and urban planner whose work defined the look of mid-century America. He was born in 1909 in Chicago and graduated from the University of Illinois School of Architecture. He began his first practice as W.L. Pereira in 1931, while also working with Holabird and Root. An offer from Hollywood to design movie sets brought him to Los Angeles. He shared the 1942 Academy Award for Best Special Effects for the movie *Reap of the Wild Wind*. He left the field of set design and formed an architecture firm with Charles Luckman in 1950. Although the firm was successful, it broke up due to the different styles and visions of the two partners. Pereira then launched William L. Pereira Associates, which lasted from 1958 until his death in 1985. He is best known for designing the Transamerica Pyramid in San Francisco (1973), but his greatest achievement is considered to be the master plan for Irvine Ranch (1961).

Pereira's buildings are easily identified by their unmistakable style, often taking unusual forms such as pyramids and ziggurats. They usually projected a grand presence, heavysset in appearance and often sitting atop pedestals that were themselves an integral part of the building. Water features complimented many of his buildings and some were almost entirely surrounded by water. His material of choice in creating unique geometric forms was pre-cast concrete. Working in this medium, he could create his impressive facades by simply attaching them as panels on to the steel frame of the building. His list of 425 projects include: CBS Television City (1953), Union Oil Building (1958), Bullock's Fashion Square, Santa Ana (1958), the Theme Restaurant at Los Angeles International Airport (with Paul Williams, 1958), the University of California, Santa Barbara master plan (1958), the Los Angeles Zoo master plan (1958), the City of Newport Beach master plan (1960), and the Los Angeles County Museum of Art (1964). In Riverside, Pereira and Luckman designed the second phase of the Hunter Douglas Engineering Plant (1953) and the Life Sciences Building at the University of California, Riverside (1959).

Riverside projects include:

Hunter Douglas Engineering Plant, 1455 Columbia Avenue (1953)
Life Sciences Building, UCR (1959)

Herman Ruhnau



Figure 13: Marcy Branch Library, 3711 Central Avenue

Herman Ruhnau was born September 1, 1912 in Santa Barbara. His family moved to Pasadena and then to Riverside in 1929. He studied architecture at the University of Southern California. He was an architect for the U.S. Navy during the World War II and helped design the U.S. Naval Hospital in Norco. In 1946, he opened a Riverside branch office for Heitschmidt and Matcham, a Los Angeles-based architecture firm. In 1950, Ruhnau founded his own firm. Much of his work was in Riverside. He designed homes, banks, and government facilities. Ruhnau designed a Colonial Revival mansion for Tiny Naylor in Rubidoux, which is now used as the headquarters of the Riverside County Parks Department.

In 1975, he completed two high-profile commissions in Riverside, the Riverside City Hall and the Riverside County Administration Center.

In 1979, a newspaper called Ruhnau the dominant figure in Riverside architecture after World War II. He also designed farm labor housing and County fairground buildings in Indio. He became an AIA Fellow in 1974. His son David joined his firm, which is now called Ruhnau Ruhnau Clarke. The firm has offices in Riverside and Carlsbad. Before his death in 2006, Ruhnau received the lifetime achievement award from the Inland Chapter of the AIA. Although he is best known for designing some of the largest public buildings in Riverside, his finest building may be his smallest, the Marcy Branch Library (1958) in the Magnolia Center area. Partially funded by a bequest by Riverside resident Charles F. Marcy, it is a circular building sheathed in stacked Roman brick. The wide, also circular, overhang near the entrance is supported by laminated wood beams.

Riverside projects include:

Cosmetology Building, RCC (1957)
County Law Office of Public Defender, 4200-32 Orange Street (1958) with Evans and Brown
Cutter Swimming Pool, RCC (1957)
Press Enterprise Building, 3514 14th Street (1958)
Marcy Branch Library, 3711 Central Avenue (1958)
John Adams Elementary, 8362 Colorado Avenue (1960)
Riverside County Jail Addition, 4000 Orange Street (1960)
Entomology Building Addition, UCR (1960)
Riverside Community Hospital, 4445 Magnolia Avenue (1961)
Health Services Building, UCR (1961)
City Police Department Building, 4102 Orange Street (1965)
Riverside County Law Library, 3535 9th Street (1969)
La Sierra High School, 4145 La Sierra Avenue (1969)

Walter Dorwin Teague

Walter Dorwin Teague was a world-renowned industrial designer. Born and raised in Indiana, he moved to New York City in 1902. He supported himself by painting signs and drawing for catalogue companies while attending the Arts Students League of New York. After touring Europe and working as a magazine illustrator, he joined a group of individuals interested in establishing industrial design as a separate occupation. As the first president of the American Society of Industrial Designers (now IDSA), Teague was a valued designer for companies such as Kodak, Ford, and Boeing, and is celebrated for his streamlined approach, which was concurrently reflected in modern architecture. He is known for pioneering designs in many industries, including photography, communications, transportation, fashion, building, automotive, and space exploration. Teague's, and later the Teague Corporation's, most well-known designs include the Kodak Brownie and Bantam Special cameras, Polaroid's Land Camera - the first to develop its own film, passenger trains for New York Transit Association, the famous UPS truck design, the first sleeper cabin cross country truck, crew quarters for NASA, and the Boeing 777. Teague's revolutionary concept of corporate identity defined the course of modern industrial and commercial marketing. In 1935, Teague designed the entire Texaco brand system and the first rollout of service stations, which were soon built cookie-cutter across the nation. Constructed in 1936, the building at 3102 Main Street is an example of one of the first wave of Teague Texaco stations to appear on America's city streets, and is likely one of a handful remaining, unaltered, in the country today.²⁴

Riverside projects include:

Texaco Service Station, 3102 Main Street (1936)

Associated Property Types

Public

The post-war population growth in Riverside created a profound need for expanded city services. Several bond measures were placed on the ballot for the construction of fire stations and libraries. In 1952, the City put a \$440 million bond measure on the ballot for the construction of a new fire station to replace the original downtown station. Completed in 1957, it is a classic example of the International Style and is listed in the California Register of Historical Resources. There are now 14 fire stations in Riverside, but the ones that were constructed during the period of significance are not expressive of any of the modernist idioms. Prior to World War II, the Riverside Public Library consisted of two Carnegie libraries, the Main Branch and the Arlington Branch. In 1958 a third branch was added to the collection, Marcy. It replaced a small leased building on Magnolia. The Marcy Branch Library is very unique with its circular shape and a fine example of Mid-Century Modernism. The Main Branch of the Riverside Public Library was demolished and replaced with a new building that opened in 1965. Although the loss of the Carnegie library is still a bitter memory for many



Figure 14: Law Offices of the Public Defender, 4200 Orange Street

members of the community, the 1965 building is an excellent example of New Formalism. There are four others branches, including Casa Blanca, Eastside, La Sierra, and Orange Terrace, that were constructed after the period of significance.

Charles Cheney designed the Riverside Civic Center in 1924; however, the centerpiece is the 1904 Riverside County Courthouse situated at 3050 Main Street. University Avenue on the north, 14th Street on the south, Market Street on the west, and Lime Street on the east generally bound the civic center area. Newer buildings now surround the courthouse. Those constructed during the period of significance are mostly southwest of the courthouse on Orange Street. They include the City Riverside Police Department Building (1965) and the County of Riverside

Law Offices of the Public Defender (1958). Riverside City Hall (1975) postdates the period of significance.

Criteria: C/3

Evaluation of Individual Resources: Public buildings are significant under Theme 1: Modern Architecture, if they are good examples of a particular style within the modern movement or under Theme 2: Architects of Modernism, if they represent the work of a master architect.

Historic Districts: Public buildings are concentrated in the Riverside Civic Center; however, they were constructed before, during, and after the period of significance. Public buildings may contribute to other types of historic districts with buildings from the post-war era.

Essential Factors of Integrity: Setting, design, workmanship, and materials must be strongly present.

Integrity Considerations: The interior spaces should continue to display the original layout and use, although materials may have been replaced due to the heavy use of public buildings.

Eligibility Standards: To be eligible, a resource must:

- exemplify the tenets of the modern movement; and
- display most of the character-defining features of its style; and
- date from the period of significance; and
- exhibit quality of design; and
- retain the essential factors of integrity.

Educational

There are a variety of educational institutions in Riverside including the public school system operated by the Riverside Unified School District and the Alvord Unified School District, several parochial schools, the Sherman Indian School, the California School for the Deaf, and schools of higher learning such as the Riverside Community College, California Baptist University, La Sierra University, and the University of California, Riverside. Several of these institutions were founded, and most constructed buildings or campuses during the period of significance.



Figure 15: Victoria Elementary, 2910 Arlington Avenue

The Riverside Unified School District was established in 1907 for students through eighth grade. Originally, its territory corresponded with the city limits, but later expanded. The Alvord Unified School, Riverside High School, and Riverside Junior College Districts were incorporated separately. All of these districts remained relatively small in terms of student body and facilities until after World War II. Population growth brought about a demand for new facilities as well as a reorganization of the public school system.

The architectural quality of the elementary school campuses from the period tends to be much better than the middle and high schools. The middle and high school campuses may lack a clear plan and cohesive architecture because more often than not, several firms were hired to design buildings. One new middle school campus and several new high school

campuses were constructed during the period of significance. They include Sierra Middle School (1957), Ramona High School (1956), Polytechnic High School (1961-65), and John North High School (1964). Of the present 32 elementary school campuses in the Riverside Unified School District, about half were constructed between 1945 and 1965. They are generally reflective of national trends in both plan and architecture. The first school constructed after World War II was Longfellow Elementary, which was designed by Heitschmidt & Matchum. Situated on the corner of the lot is the main building containing the auditorium, a large solid wall volume with a one-story administrative office wing attached. The classroom buildings are positioned in rows and are typical of the era with flat roofs slightly pitched, grids of expansive windows on the north, clerestory windows above solid walls on the south, and overhanging canopies on the south. Covered walkways often connected the buildings. The spaces between the buildings were used as extensions of the classrooms. Milton Caughey and Bolton Moise Jr. designed numerous elementary school campuses using this same format, making adjustments for the site.

Riverside Community College originated as the Riverside Junior College and shared a campus with the Polytechnic High School. When the two schools became overcrowded in 1921, voters gave the junior college their own board and money to buy the joint site, and moved the high school to a new campus. The original campus has been largely reconfigured. Herman Ruhnau designed two buildings on the campus in 1957, the Cutter Swimming Pool and the Cosmetology Building.

La Sierra Academy was founded in 1922, expanded its educational programs almost immediately, and became La Sierra College in 1939. During the Depression four buildings were added to the campus, all of which were designed by Clinton Nourse. Men's and women's dormitory buildings were constructed in 1939 and 1940 to keep pace with the expanding enrollment. There are 14 buildings in what is considered the historic core of the campus, which date from 1922 to 1953. The early Mission Revival style buildings were altered to reflect the 1930s Moderne style. Post 1953 construction occurred outside of the historic core, and includes several fine examples of modern architecture. They do not appear to have been situated according to a master plan and do not relate to one another in terms of landscaping on open space. In 1967, Loma Linda University and La Sierra College joined their undergraduate programs to form a two-campus university. Formal ties ended in 1990 and La Sierra University became an independent institution.²⁵

The origins of UCR can be traced to the Citrus Experimentation Station, founded in 1907 by the University of California. In 1946 the University of California Regents approved of establishing a liberal arts college on the campus, but classes did not begin until 1954. Various architecture firms were hired to design buildings: Bennett and Bennett from Pasadena designed the Geology Building (1953); Clark, Frey and Chambers (in various partnerships) from Palm Springs designed Hinderaker Hall (1953), Watkins Hall (1954), and Webber Hall (1954); Arthur Froehlich from Los Angeles designed the Physical Education Building (1953); and Graham Latta from Glendale designed the Rivera Library (1954). In 1955, Allison and Rible prepared a master plan for UCR. The Pomona Freeway bisects the 1,200-acre campus. It was decided that the area west of the freeway would continue to be devoted to agricultural experimentation, while the east side would be devoted to academic departments, student housing, and administrative services. The plan for the East Campus, as it was called, incorporated the six existing buildings. Allison and Rible were also responsible for the design of the Aberdeen-Inverness Residence Hall (1956) and Corporation Yard (1957). In 1959, UCR became a full-fledged campus in the University of California system. Buildings by Graham Latta, Jones and Emmons, Herman Ruhnau, Pereira and Luckman continued to be added to the campus during the 1960s. While probably not significant in the context of campus planning, there are many fine modern buildings on the campus that may be individually eligible or collectively eligible as a historic district.

Criteria: C/3

Evaluation of Individual Resources: Educational buildings are individually significant under Theme 1: Modern Architecture, if they are good examples of a particular style within the modern movement or under Theme 2: Architects of Modernism, if they represent the work of a master architect. Elementary classroom buildings do not qualify for individual listing.

Historic Districts: Generally speaking, the entire campus should be evaluated, and if there are multiple buildings with integrity remaining from the period of significance, consideration should be given to nominating them as a historic district. To be eligible as a historic district, the campus must retain a substantial majority of buildings dating from the period of significance and convey the original plan.

Essential Factors of Integrity: Location, setting, design, and materials.

Integrity Considerations: Physical infrastructure such the pedestrian circulation system, landscaping, and other amenities will ideally be present if they existed originally. In all cases, the setting should be largely intact within the boundaries of the district. A contributing building should reflect the architectural style and form that it would have possessed at the time of construction.

Eligibility Standards: To be eligible, a historic district must:

- exemplify the tenets of the modern movement; and

- display most of the character-defining features of its style; and
- retain a substantial majority of buildings dating from the period of significance; and
- convey the original plan; and
- retain the essential factors of integrity.

Commercial

Commercial buildings constructed during the period of significance include shopping centers, department stores, stores, restaurants, car dealerships, branch banks, theaters, and office buildings. Modern commercial buildings can be found throughout Riverside, but are mostly concentrated in the downtown or the Magnolia Center areas. Smaller scale buildings are also located along major commercial thoroughfares such as University Avenue.

Shopping Centers, Department Stores, and Stores

It was in the post-war era that dramatic shifts in commercial development occurred, largely due to the impact of the automobile and influx of new residents. Historic downtown centers were abandoned for new regional shopping centers that were developed to serve the suburban sprawl and responded to the automobile culture. It is no coincidence that companies that also developed the earliest residential subdivisions in Riverside developed the earliest shopping centers. Rudolph A. "Rudy" Hardman built Riverside's first example of a contemporary neighborhood shopping center at the southeast corner of Arlington and California Avenues. It included a grocery store, a complex of small stores, and a restaurant. The Heers brothers built Riverside Plaza, which opened in phases between 1956 and 1957. Occupying more than 50 acres in the Magnolia Center area, it became a pivotal factor for change. It was anchored by the four-story Harris' Department Store and surrounded by extensive surface parking.²⁶ Both of these properties have been extensively altered. One of the best remaining post-war shopping centers is the Brockton Arcade in the Magnolia Center area. Completed in 1959, it is notable for its Googie architecture. Although it rivaled downtown as the city's primary shopping district, the Magnolia Center area consisted mostly of individual owned lots that were developed without an overarching plan or coordinated parking, other than the Riverside Plaza and the Brockton Arcade.

In Riverside and else where in the United States, department stores were among the first major retailers to construct new branches further removed from downtown flagship stores and closer to residential communities. Since Reynolds' closed in 1920, Riverside's only locally owned department store was Rouse's. The city did have branches of national chains including J.C. Penny, Sears, Roebuck and Company, and Montgomery Ward. Sears abandoned its downtown store in 1964 after it opened a new store across the street from Hardman Center on Arlington Avenue.

In 1965, seven of the city's automobile dealerships moved from their downtown quarters on Market Street to a jointly owned Auto Center along the freeway at Adams Street. It was one of the first centers of its type in the United States. The idea for the center originated in a discussion among five dealers. A comprehensive plan in the 1990s resulted in significant changes that altered the original character of the Auto Center. Of the original Auto Center buildings, the Helgeson Buick dealership is the most distinctive and in tact.

Branch Banks

The practice of opening branch banks was invented in the early 20th century by A.P. Giannini, founder of the Bank of Italy. By 1930 he had more than 1,000 branches in California and consolidated under a new name, Bank of America. Historically, branches were housed in imposing Neoclassical and Beaux Art styles buildings. Over time, the number of banks decreased, but the number of branches increased. After World War II, the

number of branch banks exploded as financial institutions followed their customers to the suburbs. Services provided by a branch included cash withdrawals and deposits with a bank teller, financial advice from a specialist such as a loan officer, safe deposit box rentals, etc. Many branches offered drive-through services as well.

Post-war branch banks, including savings and loans, were usually small-scale buildings, one to three stories in height, in modernists idioms including International Style, New Formalism, and Brutalism. One of the best examples in Riverside is Provident Federal Savings and Loan Building (1962) by Clinton Marr. At 20,000 square feet, it is larger than most bank buildings in the city. Founded in 1956, Provident maintained their



Figure 16: Provident Federal Savings and Loan Building, 3656 Central Avenue

original building downtown, and made the one in the Magnolia Center area their headquarters. The main mass of the building is a three-story cube that is surrounded by a ground floor that projects on all four sides. The north and south sides of the cube are glass curtain walls.

Restaurants²⁷

From the mobile and modular diners of the late 19th and early 20th century to the suburban family restaurants of the 1950s, the design of roadside eateries has evolved, usually reflecting trends in popular culture.²⁹ Particularly in Southern California, the car culture was reflected in “drive-ins,” diners whose designs focused on the car as customer.

In Riverside, some early cafés were contained within main commercial buildings such as the no longer extant Golden State Hotel, Café and Lunch Counter (circa 1905), which was housed in the Roosevelt Building on Eighth Street in downtown. Several eateries in the Streamline Moderne style are still extant in Riverside, and later buildings, like George’s Famous Burgers and Tacos, still located at 9910 Magnolia Avenue, feature the glass façade and large canopy surrounded by parking that characterized roadside eateries of the 1950s.

During the post-war era, the potential for profit from commercial establishments along heavily traveled roadsides prompted development. New buildings quickly filled in vacant roadside lots, and existing buildings were rehabilitated to accommodate new uses in Riverside and across the country. One single-family residence turned restaurant is still extant at 1953 University Avenue. Constructed circa 1930, the dwelling was converted for use as a malt shop in 1951 and still functions as a restaurant. Regional and national restaurant chains also formed during this period and constructed outlets in Riverside including Denny’s and IHOP.

Criteria: C/3

Evaluation of Individual Resources: Commercial buildings are individually significant under Theme 1: Modern Architecture, if they are good examples of a particular style within the modern movement or under Theme 2: Architects of Modernism, if they represent the work of a master architect. Shopping centers with a few buildings on a single parcel of land should be evaluated as an individual historic resource.

Historic Districts: Groups of commercial buildings developed on separate parcels should be evaluated as a historic district. Historic districts may include other property types, but should be substantially commercial. A contributing building should reflect the architectural style and form that it would have possessed at the time of construction.

Essential Factors of Integrity: Location, setting, design, and materials must be strongly present.

Integrity Considerations: Street-facing elevations should retain most of their major design features. Small-scale commercial buildings with major storefront alterations are excluded from listing. As the original occupants of most commercial buildings have changed, the replacement of tenant signage should be expected and should not automatically exclude buildings from eligibility. However buildings that retain distinctive, original signage are more important than those that do not. The addition of automated teller machines is also a common alteration, especially to branch bank buildings, that should not automatically exclude buildings from eligibility. Restaurants that retain their original interiors are rare. Missing light fixtures and booths may be acceptable alterations; however, restaurants with completely remodeled interiors are ineligible.

Eligibility Standards: To be eligible, a resource must:

- exemplify the tenets of the modern movement; and
- display most of the character-defining features of its style; and
- date from the period of significance; and
- exhibit quality of design; and
- retain the essential factors of integrity.

Historic districts must:

- retain a substantial majority of buildings dating from the period of significance; and
- convey the original plan.

Religious

Property types associated with religious institutions constructed during the period of significance are primarily churches. Sunday school buildings were often constructed on the same property and were essential parts of church complexes. Parochial school campuses should be evaluated like public school campuses. The buildings containing the sanctuary were the centerpiece of the church complex and often took distinctive forms during the post-war period. Modern church buildings and complexes are found throughout Riverside and followed the development of residential subdivisions as congregations moved further from the historic neighborhoods near downtown.



Figure 17: Grace United Methodist Church, 1085 Linden Street

Swelling congregations and unmet needs that had been deferred because of the lack of funding during the Depression, or the restrictions on essential building materials during World War II escalated the construction of religious architecture during the post-war period. Corresponding to this period, religious institutions started performing more and more social functions in the community. Sanctuaries doubled as meeting halls and Sunday school classrooms were used as pre-schools during weekdays. This caused congregations and architects to reconsider the proper aesthetics of religious buildings. Some turned to historicizing vocabulary that explicitly recalled older architectural forms. A case in point is All Saints' Episcopal Church in Riverside. Designed by G.

Stanley Wilson in 1948, it is a board-formed concrete structure that references Mediterranean architecture.

Most architects; however, favored modernist idioms. Monumentality was achieved by the use of unusual shapes and rooflines. Many churches lacked religious iconography as social intercourse was stressed over faith. Good examples of modern church buildings in Riverside include the Wesley United Methodist Church (1956) and Grace United Methodist Church (1966) by Clinton Marr and Kansas Avenue Baptist Church (1964) by Vernon von Pohle.

Criteria: C/3

Criteria Consideration A: To meet eligibility requirements for inclusion in the National Register, religious buildings must first satisfy Criteria Consideration A. To satisfy Criteria Consideration A, religious buildings must derive their primary significance from architectural distinction or historical importance. A religious religious must also meet either Criterion A or C, or both.

Evaluation of Individual Resources: Religious buildings are individually significant under Theme 1: Modern Architecture, if they are good examples of a particular style within the modern movement or under Theme 2: Architects of Modernism, if they represent the work of a master architect. Secondary buildings such as parsonages, classrooms, and social halls should also be evaluated if they were present during the period of significance and retain their integrity.

Historic Districts: Religious properties should be evaluated as individual resources not as historic districts because they are typically composed of one large main building with only a few smaller, ancillary buildings.

Essential Factors of Integrity: Setting, design, workmanship, and materials must be strongly present.

Integrity Considerations: Primary interior spaces such as the sanctuary should remain intact. Alterations to secondary spaces such as kitchens and restrooms are acceptable.

Eligibility Standards: To be eligible, a resource must:

- exemplify the tenets of the modern movement; and
- display most of the character-defining features of its style; and
- date from the period of significance; and
- exhibit quality of design; and
- retain the essential factors of integrity.

POST-WAR INDUSTRIAL DEVELOPMENT, 1945-65

During the post-war years, manufacturing slowly began to replace agriculture as the primary industry in Riverside. This economic shift was largely a reflection of regional trends that began during the war years. In 1946, California contributed over 13% of the national value of manufactured goods, a trend that increased in the post-war decades. However, in spite of this shift, agriculture continued to drive the economy of Riverside County during the 1950s. The tremendous housing and industrial growth in both Los Angeles and Orange Counties had an impact on Riverside County. As Los Angeles and Orange Counties saw a decrease in land devoted to citrus groves, Riverside County saw an increase. However, this phenomenon mostly occurred south of the City of Riverside and east of the City of Corona.²⁸

After World War II, Riverside made an attractive location for manufacturing companies for several reasons: there was readily available land on which to build factories; the railroad lines that were used to transport citrus could just as easily transport manufactured goods; the developing freeway system allowed for interstate trucking; and the growing population provided a steady pool of laborers who were drawn to the area by affordable home prices. Among the most important companies to contribute to the post-war industrial development of Riverside were the Loma Linda Food Company, Food Machinery Corporation, Hunter-Douglas Corporation, Rohr Aircraft Company, Bourns Incorporated, and Lily-Tulip Cup Corporation.

Founded at the turn of the century, the Loma Linda Food Company is affiliated with the General Conference of Seventh-day Adventists, practitioners of vegetarianism. The growing community of Seventh-day Adventist in the La Sierra area increased demand for their products that included whole-wheat breads, fruit crackers, and later breakfast cereals. By the early 1930s the company had outgrown its facility in Loma Linda. The Southern California Junior College (now La Sierra University) brought the company to the La Sierra area by offering to donate land for the new facility. Construction of the new plant, located at 11503 Pierce Street began in November of 1937. During World War II, with the growing interest in soy foods in America, the company added a number of these foods to its product line. During the 1950s, the company took over Dr. Harry Miller's International Nutrition Laboratories, Inc. By the 1960s, Loma Linda Foods was one of the largest producers of soy foods for the retail trade in America.²⁹

At the beginning of the 20th century, the Food Machinery Corporation (FMC) made machinery for the agricultural industry, but during World War II began making vehicles for the military. The origins of the company can be traced to three Riverside men: Fred Stebler, George Parker, and Hale Paxton. Stebler and Parker ran competing companies that produced citrus washing, drying, sorting, and packing equipment. The two merged in 1920 to form the Stebler-Parker Company. During the 1920s, Hale Paxton entered the business and developed a nailing machine that was faster and lighter than his rivals'. The California Fruit Growers Exchange encouraged FMC to enter the field of citrus machinery. FMC started as a national consolidation of various manufacturers of vegetable drying and packing equipment, fruit canning machines, and agricultural spray pumps. In the 1930s, the Stebler-Parker Company became a division of FMC under the name Citrus Machinery Company. Paxton joined the company as a superintendent in 1938. Like many companies, FMC retooled its machinery to make equipment for the military during World War II. In 1940, FMC helped design a light amphibious tracked vehicle. The government gave FMC the contract to build the vehicles, with an assembly line in Florida and another in Riverside. Several types of Landing Vehicle, Tracked (LVT, also known as the Water Buffalo) were produced. In 1948, the name of the company was changed to the Food Machinery and Chemical Corporation, and continued to build military vehicles and spare parts during the Korean War. Though the FMC Corporation continues to have a sales and service location in Riverside on Linden Street, it sold the building and site of Parker's old factory and moved its citrus system and food technology headquarters to Florida.³⁰

One of the first manufacturing companies in Riverside was the Hunter Engineering Company. Industrialist and inventor Edwin Joseph Hunter designed machinery to make venetian blinds. The painting of thin metal strips attached in an accordion-like apparatus was time-consuming. Hunter changed all that by inventing a method called coil coating that is now applied to sheet metal for farm storage buildings, household appliances, and auto parts. During the war they stopped making venetian blinds and retooled the machines to make items for the military. In 1946, the name of the firm was changed to Hunter Douglas³¹ and the company returned to the production of venetian blinds, eventually becoming one of the world's largest suppliers of window coverings and home décor accessories. In 1949, Riverside architect Martin Williamson was hired to design a plant for Hunter Douglas at 1455 Columbia Avenue. The plant was expanded in 1953 by the firm Pereira and Luckman. The U.S. business was sold in 1956, and Hunter Douglas moved to Canada.

By 1952, Hunter had returned to his own engineering company and focused his inventive abilities on the irrigation industry. He had been experimenting with the use of a moisture sensor to automatically control irrigation. He began his second career by launching the Moist-O-Matic Company. At that time, all sprinkler heads were constructed of brass. But, Hunter foresaw the durability, economy, versatility, and precision of plastics at a time when the material was on the technological fringe of development. He pioneered the use of thermoplastics for the manufacture of irrigation equipment, developing multi-station controllers and valves, along with plastic pop-up sprinklers with gear-driven rotary mechanisms. The latter was yet another Hunter innovation, replacing the standard impact drive and providing a sprinkler that isolated its moving parts from water as much as possible. Many of these products were revolutionary then, but remain the industry standard today.³²

In 1962, a Minneapolis-based lawn equipment firm, The Toro Company, saw the growing market for affordable landscape irrigation products and offered to purchase Moist-O-Matic. Hunter agreed to stay on as director of design and development and in his time at the company introduced such popular irrigation system components as plastic valves, valve-in-head golf course sprinklers, hydraulic and electric controllers, and the stream rotor.



Figure 18: Bourns Headquarters Building, 1200 Columbia Avenue

Marlan and Rosemary Bourns co-founded Bourns Incorporated in the garage of their Altadena home. The company was established to develop and sell electronic components and sensors to the aerospace industry. Their idea to provide a method of accurately determining an aircraft's pitch altitude solved a crucial problem for pilots. The invention of the first miniature linear motion and vane position potentiometers propelled their tiny business into a global corporation, manufacturing a range of products that impact almost every aspect of today's electronics industry. The couple moved the company to Riverside in 1947. The local architecture firm, Cowan and Bussey designed the Bourns headquarters building at 1200 Columbia Avenue. Bourns has nine other facilities around the world.³³ The Bourns College of Engineering at UCR was established in 1989 and named in honor of Marlan and Rosemary Bourns.

Frederick Rohr, who designed and built the fuel tanks for the famed "Spirit of St. Louis", founded the Rohr Aircraft Company in 1927. Rohr saw a clear role for a subcontractor supplying structural assemblies to the prime aircraft builders. Founded in 1940, Rohr Aircraft quickly outgrew its first home in San Diego. Seeking more space, Rohr purchased ten acres of land in Chula Vista. The aircraft industry experienced a sudden

burst of activity after war erupted in Korea in 1950, with the wider prospect of war involving China and the Soviet Union. By October 1951, the Chula Vista facility had reached its capacity but couldn't expand because it was bound by military strategy to locate a second facility away from its first plant. After considering Salt Lake City, Rohr settled on Riverside. Located 8200 Arlington Avenue, the factory was built on 80 acres of land that was previously part of Camp Anza.³⁴ The 700' warehouse building of Camp Anza was incorporated into the complex. The Riverside factory was responsible for the metal bonding work on aircraft engine nacelles, the jet engine casings that were Rohr's chief product. The *Los Angeles Times* reported "the construction of the plant marks a new era of industrial expansion in the Riverside area. About 2,500 workers will be employed when production begins in the fall."³⁵ The name of the company was eventually changed to Rohr Industries. In order to reduce shipping costs and provide better service to major clients such as Lockheed and Boeing, they built two more assembly plants near those companies in Georgia (1954) and Washington (1956). Rohr Aircraft was acquired by the BF Goodrich Company in December of 1997, and is now known as the Goodrich Company.³⁶

Disposable paper cups were invented during the early part of the 20th century to replace communal tin cups at public water dispensers. The idea didn't become popular until the public learned that shared water cups could carry germs. Dixie Cup was the first paper cup manufacturer, but was soon joined by a number of others including Maryland Cup, Lily Tulip Cup, Sweetheart Cup, Solo Cup, and Polar Cup. During the 1920s, several of these companies were embroiled in bitter lawsuits with each other over patent rights. The Lily Tulip Cup Corporation was formed in 1929 when the Tulip Company merged with the Public Service Cup Company. International use of the paper cup expanded after World War II with the expansion of the fast food industry. Headquartered in Augusta, Georgia Lily Tulip, constructed several manufacturing plants throughout the United States and Canada, including one in Riverside. They often incorporated the form of a gigantic paper cup in to the design of their factories.³⁷ In 1958, the company hired Clinton Marr to design a 326,000 square foot factory at 800 Iowa Avenue. The company was acquired by Owens-Illinois Inc. in 1968.



Figure 19: Lily Tulip Cup Plant, 800 Iowa Avenue

After the construction of the Lily Tulip Cup plant, the Riverside County Board of Supervisors established the Hunter Industrial Park, named in honor of Edwin Joseph Hunter. The area had long been home to warehouses because Santa Fe and Southern Pacific Railroad lines hemmed it in. It is now at the juncture of the Riverside (91) and Pomona (60) Freeways and Interstate 215. The 700-acre tract was the first area with the new Industrial Park (I-P) zone. The Lily Tulip cup plant typified the kind of development and type of industry the County wanted to attract. This was the first action the County had taken to set aside a large block of land for "clean" industry and to apply restrictive and specific architectural and landscaping standards.³⁸ The Hunter Industrial Park was annexed by the City of Riverside in the 1960s and is now over 1,000 acres.

Associated Property Types

Industrial

Property types associated with industrial development constructed during the period of significance are primarily warehouses and factories. Industrial properties, more often than not, are composed of more than one building. Office space may be provided in a freestanding building or may be included in a building that is

mostly devoted to factory or warehouse space. In these later instances the office space is usually located on the street-facing elevation of the building and expressed as a separate volume. Industrial buildings are typically one-story in height, but as tall as 35 feet because the use requires a generous floor-to-ceiling height. Factories and warehouses are functional and utilitarian with very little adornment. The associated office buildings or components are usually the focus of the design. The Hunter Industrial Park contains the largest concentration of industrial buildings in Riverside. The Hunter Engineering Company, Lily Tulip Corporation, and Bourns Incorporated were all located there. The area is now over 1,000 acres and industrial plants continue to be constructed in the Hunter Business Park. Railroad track spurs travel behind many of the warehouses. Industrial buildings are also located in the Arlanza and La Sierra areas.

Criteria: A/1 and C/3

Evaluation of Individual Resources: Industrial buildings are individually significant under Theme 1: Modern Architecture, if they are good examples of a particular style within the modern movement or under Theme 2: Architects of Modernism, if they represent the work of a master architect. In addition, they are significant under Theme 3: Post-War Industrial Development, if they are strongly associated with a company or business enterprise that played an important role in the industrial growth and development of post-war Riverside. A few buildings or structures on a single parcel should be evaluated as an individual historic resource.

Historic Districts: Large collections of buildings and structures and multiple parcels should be evaluated as historic districts.

Essential Factors of Integrity: Under Criterion A/1, association and feeling are the essential factors of integrity. The historic location, setting, design, materials, and workmanship must be strongly present in the evaluation of integrity under Criterion C/3.

Integrity Considerations: Manufacturing equipment should not play a role in the evaluation of integrity as it is replaced as technology changes.

Eligibility Standards: To be eligible a resource must:

- be strongly associated with a company or business; or
- exemplify the tenets of the modern movement; and
- display most of the character-defining features of its style; and
- exhibit quality of design; and
- date from the period of significance; and
- retain the essential factors of integrity.

Historic districts must:

- retain a substantial majority of buildings dating from the period of significance; and
- convey the original plan.

POST-WAR SUBURBIA AND THE RANCH HOUSE, 1945-65

While downtown Riverside grew rapidly and early, and other parts of Riverside saw significant growth in the 1920s and 1930s, much of the city didn't see significant conversion from low density agricultural uses to higher density residential uses until after World War II.³⁹ The post-war population boom coupled with federal housing policies that promoted homeownership dramatically increased the demand for housing. Consequently, the most popular style of domestic architecture during the period, the Ranch house, became common in Riverside and elsewhere in Southern California. Architectural historian Rachel Carley described the Ranch house as "perhaps the ultimate symbol of the post-war American dream: a safe, affordable home promising efficiency and casual living."⁴⁰

Table II: Late 1930s Subdivisions

| Year | Name | Developer |
|------|-------------------------------|----------------------|
| 1936 | Ramona Tract | C.E. Brouse |
| 1936 | Russell Tract | So. Commercial |
| 1936 | Monterey Heights | Frank Nye |
| 1936 | Monroe Heights | So. Commercial |
| 1937 | Pachappa Vista | Citizens Natl. Bank |
| 1937 | Norton Tract | Charles Norton |
| 1937 | Magnolia Sq. No.2 | J.H. Sydenstricker |
| 1937 | Jamieson Tract | A. Jamieson |
| 1937 | Russell Tract No.2 | So. Commercial |
| 1937 | C.H. Lewis Tract | Walter K. Lewis |
| 1938 | Monroe Heights No.2 | John Dipon |
| 1939 | C.H. Lewis Tract No.2 | Walter K. Lewis |
| 1939 | Pachappa Heights | Alice K. Leinar |
| 1939 | Norton Tract No.2 | Jules H. Covey |
| 1939 | Cline C. White Subdivision | Cline C. White |
| 1939 | Mt. Rubidoux Park | Frank A. Miller Inc. |

Riverside experienced a healthy but modest gain in population during the 1930s. At the beginning of the decade the population was 29,696 and at the end it was 34,696. There were only four tract maps issued in Riverside during the first half of the decade. As the economy gradually began to rebound during the last half of the decade, the subdivision of land began to increase. Table II documents the subdivisions during the late 1930s, which were mostly in the downtown area and the neighborhoods to the southwest including Victoria, Wood Streets, and Magnolia Center. The tracts were relatively small, usually around 30 lots, forming clusters between streets of bungalows from the 1910s and 1920s.

The increase in the subdivision of land for the construction of single-family houses was fueled by the National Housing Act of 1934, which created the Federal Housing Administration (FHA). When the FHA was created, only 40% of Americans were homeowners. The average home loan required a large down payment and very short-term credit with terms generally ranging from three to five years. By insuring loans at low interest rates and establishing mortgage terms, it helped average Americans enter the housing market, and thereby stimulated the construction of single-family houses.

As early as 1936, the FHA embraced the principles of modern community planning, advocating for well-designed comprehensive communities at the neighborhood scale. This development model would become the standard approach for the rapid development of the suburbs after World War II. The FHA published a series of informational pamphlets to help spread these ideas and to inform land developers and speculative builders of the economic advantages of good planning in the creation and maintenance of real estate values. These pamphlets also outlined concepts of proper street patterns, planning for parks, playgrounds, and commercial areas, and recommending a buffer zone of multi-family dwellings and commercial buildings between major arterials and minor interior streets.⁴¹

These policies seem to have had little, if any, impact on Riverside during the late 1930s. The subdivisions mainly followed the earlier tradition where a developer purchased a tract of land, provided the utilities and infrastructure, and sold the parcels to individuals. The new owners would then hire a builder to construct a house according to plans designed by an architect or purchased from a pattern book. James H. Sydenstricker was typical of the developers active in Riverside during the late 1930s and 1940s. Born in West Virginia, he came to Riverside in 1920s. According to City Directories, he lived at 150 Magnolia Avenue and then 7280

Magnolia Avenue. He was a rancher who chose to subdivide his own land later in life. Sydenstricker may have also bought land in speculation for development, but he was not a developer by trade. His subdivisions included Magnolia Square No. 2 (1937), Shady Acres (1940), Shady Acres No. 2, Paragon Tract (1945), Paragon Tract No. 2 (1945), and Sydenstricker Tract (1947), and Sydenstricker Tract No. 2 (1950). He lived in Riverside until his death in 1951.⁴²

Homeownership doubled in the post-war years, in large part because of federal assistance programs for veterans and the pent up demand caused by a moratorium on domestic housing construction during the war. In 1944, the Servicemen's Readjustment Act, more commonly known as the GI Bill, authorized the Veteran's Administration (VA) to oversee a package of benefits that included federally insured mortgages with no down payment and 30 years to maturity. Both the FHA and VA concentrated their investment on new houses in the suburbs. Moreover, the FHA developed specific guidelines that were set for qualifying houses including the price range between \$6,000 and \$8,000 and the size range between 800 and 1,000 square feet. In addition, the government also dictated a modest house style and form, furthering the emergence of the conservative Minimal Traditional style. The restrictions drove architects and builders to experiment with cost-reduction strategies.⁴³

Minimal Traditional

The Minimal Traditional style was a direct result of the minimum threshold in space and amenities required by the FHA. It is a compromise style that reflects the forms of eclectic and traditional styles without the decorative detailing. Houses in this style are typically one story in height and demonstrate an economy of materials and design with lower roof pitches and narrower eaves and are relatively small. Many suggest styles that were popular in prior decades such as Tudor Revival, while others are modest versions of the Ranch house that gained favor in the post-war period. Minimal Traditional houses frequently have an attached garage, but detached garages are also common. Minimal Traditional houses were constructed in Riverside through the mid-1950s.⁴⁴



Figure 20: 5437 Tower Road

Character-defining Features of Minimal Traditional

- L-shaped masses
- Low-pitched hipped or cross-gabled roofs with shallow eaves
- Stucco exteriors often with clapboard or brick accents
- Shallow entry porches
- Multi-light picture windows
- Wood-framed double-hung windows
- Simple decorative treatments

During the 1940s, the population of Riverside expanded by 12,068, an increase of 34.8 percent. Between 1940 and 1944 there were 16 tract maps approved in Riverside. Some of these may have been for subdivision being built to house defense industry workers such as Blain Street Housing and Canyon Crest Housing. Between 1946 and 1949 there were 49 tract maps approved. Some of the earliest tracts in Riverside developed under FHA guidelines were in the area of Arlington and Streeter Avenues. The area began to change in 1947 when Rudolph A. "Rudy" Hardman⁴⁵ started subdividing property. He was born in Orange County, spent his childhood in the San Joaquin Valley, and moved to Riverside in 1942. Hardman once owned 70 acres of citrus groves in Riverside, but his main business was building.⁴⁶ The Hardman Tract had 60 lots and was followed quickly in 1948 by Hardman Tract #2 with 14 lots and Hardman Tract #3 with 30 lots; in 1949 with Hardman Tract #4 with 28 lots; and in 1950 with Hardman Tract #5 with 18 lots.

Hardman was not just a land subdivider. He also built the homes on the lots he created. A review of building permits indicates that the architect for at least some of the Hardman Tracts was Paul J. Duncan of North Hollywood. Duncan was a former assistant chief architect for the FHA in Los Angeles. He also designed many tract homes in the Los Angeles area and was a member of a Home Builders Institute committee that was designed to stimulate the construction of low cost homes.⁴⁷ The houses were around 1,100 square feet in size, one story in height, sheathed in stucco, and mostly Minimal Traditional in style. Each of the homes had five to six rooms and a garage.

In 1951 Hardman turned his attention to constructing a shopping center near the homes he was building. It was located on the southeast corner of California and Arlington Avenues and was the first automobile oriented neighborhood shopping center in Riverside. The Hardman Center had a supermarket, a number of smaller shops, and a freestanding restaurant, all surrounding a large parking lot.⁴⁸ According to the 1960-62 Riverside Trade Area Directory the supermarket at that time was Mayfair Market and the restaurant was called Ivan's Continental Restaurant. Apparently the neighborhood did not greet the Hardman Center with universal open arms. Some residents did not like the center's lights being on all night and the added traffic that went in and out of the neighborhood.⁴⁹ After the opening of the shopping center, Hardman concentrated on its operation and ceased to develop any more subdivisions.

Walter A. Johnson entered the homebuilding field around the same time as Hardman. Johnson was already in the construction business. His first job out of Riverside High School was digging ditches for the McIntyre and De Gryse Pipe Manufacturing Company. By the time he worked his way up to the position of general manager, the name of the company had been changed to the McIntyre Cement Company. In 1908, Johnson purchased the company, formed a partnership with Richard Shea, and continued business as Johnson-Shea until 1918. In that year, he became the president of the National Bank of Riverside, but left in 1922 to organize another construction company, this time with W.E. Hall. He organized Pacific Constructors Inc. in 1938 to build Shasta Dam in Northern California. Completed in 1945, Pacific Constructors were responsible for other public works projects throughout the state.⁵⁰

In 1949, Johnson entered the homebuilding field with an 80-acre development in Indio. His timing was perfect because the Housing Act of 1949 made large scale housing tracts more profitable for the developer. While the act mainly addressed urban renewal and public housing, it also provided federal funding for activities related to infrastructure improvements in housing tracts such as basic water and sewage facilities and neighborhood amenities. During the early 1950s, Johnson developed several tracts in Riverside operating under various names including Johnson Incorporated, the William A. Johnson Group, and Johnson Western. By the mid-1950s, the name of the company had been changed to Sun Gold Inc., in honor of the Sun Gold date gardens near Indio.

Several of Johnson's early tracts, like Hardman's, were developed in phases, although they are typical of tract communities in that they are generally homogenous in design with houses having the same basic architectural detailing, scale, and style around a curvilinear street layout. The Sun Gold Terrace Tracts actually form two different neighborhoods commonly known as the Mountain Streets and the Cowboy Streets. Sun Gold Terrace Tracts #1 through #6 were all subdivided in 1951. The neighborhood is referred to as the Mountain Streets and is located in the Magnolia Center area. It is bounded by Central Avenue on the north, Arlington Avenue on the south, Brockton Avenue on the east, and Riverside on the east. The 444 mostly Minimal Traditional style houses in the tract were built during the early 1950s, preceding the construction of most of the commercial development north of Central Avenue. Sun Gold Terrace Tracts #7 through #11 were all subdivided in 1952. The neighborhood is referred to as the Cowboy Streets and is located northwest of Victoria and Arlington Avenues. Although the 336 houses in the tract were built around the same time as those in the Mountain Streets neighborhood, the models are more reflective of the Ranch

style. Many houses have both brick and wood incorporated into their façades and display simple architectural details such as wide overhanging roofs that cover front porches and decorative shutters flanking windows.⁵¹

One of the most popular housing types from the 1940s to 1970s was the Ranch. The Ranch house epitomized unpretentious architecture and dominated the suburbs of the post-war period. It was more conservative than other modern residential architecture of the period, often using decorative elements based on historical forms.⁵² American vernacular housing types and the simple houses of large working ranches of the late 19th century, such as adobe ranch houses popular during the mission era as well as the Jensen Alvarado House, inspired the earliest Ranch houses. The Will Rodgers House (1926) in Santa Monica was in the California Rustic style and was two stories, but had much in common with Ranch houses seen later. Sited on a working ranch, the Rodgers House emphasized plain, rustic characteristics and outdoor living. By the late 1930s, the Ranch type was popular for custom-built homes. For example, the Knemeyer-Mills House (1939) in Rolling Hills designed by Lutah Maria Riggs is a classic Ranch house with its splayed wings, brick foundation walls, board and batten and stucco walls, and one story height.

California Ranch

Capitalizing on the national fascination with the “Old West,” developers chose the Ranch type to be utilized for tract housing. The Palos Verdes Corporation developed one of the earliest tracts of Ranch houses in Southern California, Rolling Hills (1932). Houses had board and batten siding and wood shake roofs, were landscaped with eucalyptus and pyracanthas bushes, and were near riding trails for horses. Details and shapes seen in custom-built Ranch houses were simplified to mass-produce parts for tracts. Designer Cliff May and architect Chris Choate patented their design and building system, franchising their specifications by region to builders and lumber yards from California to Louisiana. Floor plans for the tract houses usually met the FHA standards, so that the developer could receive guaranteed loans.

While tracts of Ranch houses were first developed in the West and Southwest, the type soon turned national through the dissemination of do-it-yourself plans and promotional articles in magazines, such as *House Beautiful*, *Better Homes and Gardens*, *American Home*, and *Sunset*. Cliff May partnered with *Sunset* magazine to publish *Sunset Western Ranch Houses* (1946). In this book, May interpreted the Ranch house as a house appropriate for the climate, culture, and landscape of the West. May also connected the Ranch house to the idyllic myth of the Spanish way of life that was quiet and calm. The 1946 book included Ranch houses across the West Coast from Seattle to San Diego and across the stylistic spectrum from contemporary to cottage-like.



Figure 21: 5545 Brighton Drive

Character-defining Features of California Ranch

- Horizontal rambling layouts
- Stucco, board and batten, shingles, clapboard, or a combination of materials
- Low-pitched gabled or hipped roofs with overhanging eaves
- Wood shakes and dove-cotes
- Attached garages often linked to residence by breezeways
- Stone and brick used for accent on walls and planters
- Diamond paned windows, shutters

The underlying philosophy of the Ranch house was informality, outdoor living, gracious entertaining, and natural materials. The most common style of Ranch house is the California Ranch. Features were single

stories, asymmetrical massing in L- or U-shaped plans, low-pitched hipped or gabled roofs, wide eave overhangs, a variety of materials for exterior cladding, windows with multiple lights and diamond panes, and large picture windows. Decorative details commonly seen in California Ranch houses include scalloped bargeboards, false cupolas and dovecotes, shutters, and iron or wood porch supports. The California Ranch house accommodated America's adoption of the automobile as the primary means of transportation with a two-car garage and sprawling layout on a large lot.



Figure 22: 4151 Beachwood Road



Figure 23: 6282 Bellhaven Place

Ranch houses, in one style or another, are the single most prevalent form of residential architecture in Riverside. Tracts of Ranch houses were developed throughout Riverside for various income levels. One of the best collections of Ranch houses in Riverside is the Cliffside neighborhood in the Wood Streets and Grand areas. The outer backbone of the neighborhood are the roads that stand against the cliff overlooking the Tesquesquito Arroyo and Mount Rubidoux Parks. Unlike the Mountain Streets and Cowboy Streets that were developed by a single homebuilder, the Cliffside neighborhood was developed by several builders and consists of several tracts subdivided between 1950 and 1957. As such, the 177 houses in the neighborhood represent numerous variations of the Ranch type.⁵³

During the late 1950s, Sun Gold became one of the largest homebuilders in Southern California. Following Johnson's death in 1956, Robert Walter, who had been general manager, became the president. Sun Gold's subdivisions became increasingly large, involving hundreds of acres and thousands of houses that were designed for the middle class. These houses were more expensive, spacious, and modern than those in the Mountain Streets and Cowboy Streets neighborhoods. Shake roofs were replaced with gravel roofs and diamond paned windows were replaced with clerestories.

Two large tracts that were subdivided when Johnson was still alive, but mostly constructed after his death were Sun Gold Hills⁵⁴ and Victoria Groves. In contrast to many of Riverside's post-war housing tracts that replaced agricultural land, the Sun Gold Highlands Tract was developed on the site of the famed detective Allan Pinkerton's ranch house. The mature trees including Italian cypress, date and fan palms, camphor, flowering peach, pepper, and eucalyptus were preserved, giving the tract a more natural appearance. The Victoria Groves Tract was an extension of the Sun Gold Highlands Tract located directly to the west. It was subdivided in eight stages between 1953 and 1959 and features Modern Ranch houses that were built between 1953 and 1965.

Modern Ranch

The Modern Ranch style was influenced by the International Style. It emphasized horizontal planes more

than the California Ranch. Character-defining features included low-pitched hipped or flat roofs, prominent rectangular chimneys, recessed entryways, and wood or concrete block privacy screens. Small tracts of Modern Ranch houses were constructed in Riverside on Cortez and Verde Streets; Gates and Mattie Places; Greenbrier and Grassy Trail Drives; and Canterbury Road and Eileen Street. Elsewhere in the city, Modern Ranch houses were custom designed and constructed.



Figure 24: 5273 Greenbrier Drive

Character-defining Features of Modern Ranch

- Horizontal rambling layouts
- Stucco exteriors with brick or stone accents
- Low-pitched hipped or flat roofs with overhanging eaves
- Asphalt shingle or gravel roof cladding
- Attached garages
- Large wood or metal-framed windows, clerestory windows, stacked windows
- Wood or concrete block privacy screens



Figure 25: 2154 Prince Albert Drive



Figure 26: 3614 Cortez Street

William M. Bray was the architect for several of the Sun Gold tracts in Riverside. In 1949, he founded William M. Bray and Associates, which is now led by his son Roger W. Bray and simply called Bray Architects, Inc. Bray designed all types of buildings, however, the firm was most successful with tract houses. In 1962, the firm received the Homes for a Better Living Award from the American Institute of Architects in the category of merchant built homes. In Riverside, Bray was also responsible for the design of many of the houses in the Whitegate Subdivision. Located in the Arlington Heights area, it was developed by the Tobin Company between 1957 and 1958. A partial list of projects on Bray Architects, Inc. website includes 187 residential subdivisions throughout California that contain 33,681 houses.⁵⁵

Sun Gold prided itself on preserving trees and retaining the “natural look” of the development site. The company’s planning staff spent a full year master planning Hacienda Hills, a tract of 2,000 homes near the city of Whittier.⁵⁶ At Sun Gold’s Showcase for Better Living development in east Whittier, buyers had a choice of 56 different exteriors with a promise that no more than one of a kind would be built on a single block and no more than three of a kind in every 100 built.⁵⁷ Three architects were hired to design houses

that were given names like “The Horizon,” “The Rhapsody,” “The Bluegrass,” and “The Americana.” Priced from \$17,000 to \$23,000, the Sun Gold homes were offered on VA terms with approximately 10 percent down, while FHA terms were 20 percent down. A homebuyer could expect a monthly mortgage payment of \$110.⁵⁸

Between 1950 and 1960, the population of Riverside increased from 46,764 to 84,332. The continued demand for housing made Sun Gold a profitable company. In 1961, Sun Gold was purchased by the Sunset International Petroleum Corporation. The acquisition included the Hacienda Hills development northeast of Whittier, the communities near UCR that were in the process of being master planned, and the operational assets of Sun Gold. Sunset was the first independent oil company to invest in real estate.⁵⁹ Two years earlier it acquired the Tavares Development Company and its 4,000-acre San Carlos project in San Diego, and a 12,000-acre site in Sacramento. The acquisition of Sun Gold made Sunset the largest developer of homes in California. The *Los Angeles Times* reported in 1961 that Sun Gold had been responsible for the construction of nearly 7,000 homes spanning the distance between Whittier and the Colorado River in just 11 years.⁶⁰ Sun Gold's assets included large tracts of undeveloped land in the Riverside area. In 1962, Sun Gold sold 700 acres of land in the La Colina Ranch area to the Canyon Crest Development Company.⁶¹ Canyon Crest is a master planned community with hundreds of single-family houses, apartment buildings, a country club, and a shopping center. The development took years to plan and was not completed until the 1970s.

Associated Property Types

Residential – Single-Family Tract Houses

The vast majority of single-family residences from the period are in the California and Modern Ranch styles and are part of a subdivision. These subdivisions represent a major building boom in residential development after World War II and reflect modern community planning principles that grew out of the Progressive Era. These principles were best articulated in 1929 by Clarence Perry's neighborhood unit theory, which proposed a self-contained residential development bounded by major arterial streets to accommodate through traffic, while curvilinear internal streets offered residential access only.⁶² These self-contained communities often included shopping centers, schools, churches, and other facilities to directly service the community. It was in these large-scale developments that the Ranch house reached its apex, cementing its popularity with mainstream America.⁶³ The best examples in Riverside observed in the field survey include the Cliffside tracts in the Wood Streets and Grand areas and the Victoria Groves tracts in the Victoria area.

Criteria: A/1 and C/3

Evaluation of Individual Resources: Tract houses do not qualify for individual listing.

Historic Districts: Historic districts are significant under Theme 4: Post-War Suburbia and the Ranch House, if they played an important role in the post-war suburbanization of Riverside or if they collectively represent post-war planning and design principles. District boundaries will typically follow the original subdivision plates, although vacant parcels and non-contributing buildings may be excluded along the perimeters. Districts may include more than one subdivision if they were platted at a similar period of time and contain houses designed in the same style.

Essential Factors of Integrity: Location, setting, design, and materials must be strongly present.

Integrity Considerations: More than one style may be present, but the district should convey the feeling of the period. Physical infrastructure such as curbing, street lights, street trees, and other amenities will ideally be present if they existed originally. In all cases, the setting should be largely intact within the boundaries of

the district. Within districts, the threshold of integrity for contributing properties is defined as the ability of a particular house to reflect the architectural style and form that it would have possessed at the time of construction. The main exception is that roofing materials are likely to have changed. The replacement of wood shingles with asphalt shingles is an acceptable alteration. The replacement of original windows (as long as openings have not been resized), front doors, and garage doors are also acceptable alterations; however, if all of these features have been replaced, the house should be considered non-contributing.

Eligibility Standards: To be eligible, a historic district must:

- reflect post-war planning and design principles; or
- play an important role in the post-war suburbanization; and
- retain a substantial majority of buildings dating from the period of significance; and
- convey the original layout and street plan of the subdivision plat; and
- retain the essential factors of integrity.

Residential – Single-Family Custom-Designed

The vast majority of single-family residences from the period are in the California and Modern Ranch styles. There are only a few examples of architect-designed International Styles houses. These are mostly located on the west side of Riverside and include the homes of local modern architects Clinton Marr at Hawarden Drive and Bolton Moise Jr. at 4592 Indian Hill Road.

Criteria: C/3

Evaluation of Individual Resources: Single-family residences must have been custom designed by an architect or builder for a specific client and a specific site. Single-family residences are individually significant under Theme 1: Modern Architecture, if they are good examples of a particular style within the modern movement or under Theme 2: Architects of Modernism, if they represent the work of a master architect or builder.

Historic Districts: This property type may also qualify as a contributor to a historic district if it is situated with a contiguous grouping of similar single-family residences. A contributing building should reflect the architectural style and form that it would have possessed at the time of construction.

Essential Factors of Integrity: Setting, design, workmanship and materials must be strongly present.

Integrity Considerations: Houses with prominent additions, changes to the fenestration pattern, and major alterations of the spatial layout are excluded from listing.

Eligibility Standards: To be eligible, a resource must:

- exemplify the tenets of the modern movement; and
- display most of the character-defining features of its style; and
- date from the period of significance; and
- exhibit quality of design; and
- retain the essential factors of integrity.

Historic districts must:

- retain a substantial majority of buildings dating from the period of significance; and

- collectively represent a particular style.

Residential – Multi-Family

While the overwhelming majority of residential development in Riverside prior to World War II was in the form of detached single-family residences, the post-war period is marked by an increasing number of apartment buildings. This was largely in response to the overall housing shortage that created a need for higher density to accommodate the influx of new residents. It should be noted that apartment buildings from this period typically included at least eight units and usually more. Multi-family housing types such as duplexes and fourplexes were not observed during the field survey. Apartment buildings are mostly located along major thoroughfares such as Magnolia Avenue. Indeed there are two groupings of apartment buildings on Magnolia Avenue between Madison and Jefferson Streets that may qualify as historic districts. They are typically two-story buildings with very minimal setbacks. Open space takes the form of interior courtyards, often occupied by swimming pools. These buildings typically have flat roofs, steel sash windows, and minimal ornamentation. While they make no specific references to historical styles, they are not truly modern. Stylistically they are best described as Minimal Traditional because of their solid walls and punched windows. There are a few apartment buildings that do not fit into this subtype. They include the Riverside Townhouses and Plymouth Tower, both are near downtown. The Riverside Townhouses are also two stories in height, but reflective of the Late Moderne style. It is a complex of buildings that occupy an entire block. Plymouth Tower is one of only two high-rise apartment buildings in Riverside.⁶⁴ It is an International Style building with alternating balconies and solid walls on each of the seven stories that overall create a checkerboard pattern.

Criteria: C/3

Evaluation of Individual Resources: Apartment buildings are individually significant under Theme 1: Modern Architecture, if they are good examples of a particular style within the modern movement or under Theme 2: Architects of Modernism, if they represent the work of a master architect.

Historic Districts: This property type may also qualify as a contributor to a historic district if it is situated with a contiguous grouping of similar apartment buildings. A contributing building should reflect the architectural style and form that it would have possessed at the time of construction.

Essential Factors of Integrity: Location, setting, design, and materials must be strongly present.

Integrity Considerations: None.

Eligibility Standards: To be eligible, a resource must:

- exemplify the tenets of the modern movement; and
- display most of the character-defining features of its style; and
- date from the period of significance; and
- exhibit quality of design; and
- retain the essential factors of integrity.

Historic districts must:

- retain a substantial majority of buildings dating from the period of significance; and
- convey the original plan.

SUMMARY OF SURVEY RESULTS

The results of the research and field survey found a wide variety of property types associated with the Modernism theme. There was little evidence of a modern movement in Riverside prior to World War II. Nonetheless there are three periods of significance identified for each of the three themes. The period of significance for architecture and the associated architects is 1935 to 1969. The period of significance begins in 1935 for two reasons: to capture any undiscovered early examples of the modern movement and to discuss the Streamline Moderne, thereby providing an understanding of the origins of modern styles. The architectural and physical features of the finer surviving examples of the modernist idioms were used in the development of the registration requirements. Changes to signage, landscaping, and secondary interior spaces are typical and generally do not effect integrity. The rarity of a property type was also a factor in the development of the registration requirements. Certain modernist idioms and property types, such as high-rise office buildings were not included within the associated property types because there are so few examples and those examples that exist have been identified as individually eligible. The best and most prevalent examples included post-war commercial buildings and housing tracts. The periods of significance for other themes are as follows: Industrial 1945-1965 and Suburbanization 1945-1965.

RESOURCE EVALUATION CRITERIA

In accordance with the Scope of Work, potentially significant individual and district resources within the survey boundaries were evaluated for eligibility for listing in the NRHP, the CRHR, and under Riverside's Cultural Resources Ordinance, Title 20 of the Riverside Municipal Code.

The following criteria were used to determine eligibility at each level.

National Register of Historic Places

The National Register is "an authoritative guide to be used by federal, state, and local governments, private groups and citizens to identify the nation's cultural resources and to indicate what properties should be considered for protection from destruction or impairment."⁶⁵

Criteria

To be eligible for listing in the National Register, a property must be at least 50 years of age and possess significance in American history and culture, architecture, or archaeology. A property of potential significance must meet one or more of four established criteria:⁶⁶

- A. Associated with events that have made a significant contribution to the broad patterns of our history; or
- B. Associated with the lives of persons significant in our past; or
- C. 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. Yield, or may be likely to yield, information important in prehistory or history.

Physical Integrity

According to *National Register Bulletin #15*, "to be eligible for listing in the National Register, a property

must not only be shown to be significant under National Register criteria, but it also must have integrity." Integrity is defined in *National Register Bulletin #15* as "the ability of a property to convey its significance."⁶⁷ Within the concept of integrity, the National Register recognizes seven aspects or qualities that in various combinations define integrity. They are feeling, association, workmanship, location, design, setting, and materials.

Historic Districts

The National Register includes significant properties, which are classified as buildings, sites, districts, structures, or objects. A historic district "derives its importance from being a unified entity, even though it is often composed of a variety of resources. The identity of a district results from the interrelationship of its resources, which can be an arrangement of historically or functionally related properties."⁶⁸

A district is defined as a geographically definable area of land containing a significant concentration of buildings, sites, structures, or objects united by past events or aesthetically by plan or physical development.⁶⁹ A district's significance and historic integrity should help determine the boundaries. Other factors include:

- Visual barriers that mark a change in historic character of the area or that break the continuity of the district, such as new construction, highways, or development of a different character;
- Visual changes in the character of the area due to different architectural styles, types, or periods, or to a decline in the concentration of contributing resources;
- Boundaries at a specific time in history, such as the original city limits or the legally recorded boundaries of a housing subdivision, estate, or ranch; and
- Clearly differentiated patterns of historical development, such as commercial versus residential or industrial.⁷⁰

Within historic districts, properties are identified as contributing and noncontributing. A contributing building, site, structure, or object adds to the historic associations, historic architectural qualities, or archeological values for which a district is significant because:

- It was present during the period of significance, relates to the significance of the district, and retains its physical integrity; or
- It independently meets the criterion for listing as the National Register.⁷¹

Criteria Consideration G

Certain kinds of properties, like those less than 50 years of age, are not usually considered eligible for listing in the National Register. 50 years is the general estimate of the time needed to develop historical perspective and to evaluate significance. These properties can be eligible for listing, however, if they meet special requirements called Criteria Considerations, in addition to meeting the regular requirements. *National Register Bulletin #15* states that a property less than 50 years of age may be eligible for the National Register if it is of exceptional importance.⁷² Demonstrating exceptional importance requires the development of a historic context statement for the resource being evaluated, a comparative analysis with similar resources, and scholarly sources on the property type and historic context.

California Register of Historical Resources

In 1992, Governor Wilson signed Assembly Bill 2881 into law establishing the California Register. The California Register is an authoritative guide used by state and local agencies, private groups and citizens to identify historic resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse impacts.

The California Register consists of properties that are listed automatically as well as those that must be nominated through an application and public hearing process.⁷³ The California Register automatically includes the following:

- California properties listed in the National Register and those formally Determined Eligible for the National Register;
- California Registered Historical Landmarks from No. 0770 onward; and
- Those California Points of Historical Interest that have been evaluated by the Office of Historic Preservation (OHP) and have been recommended to the State Historical Resources Commission for inclusion on the California Register.

The criteria for eligibility of listing in the California Register are based upon National Register criteria, but are identified as 1-4 instead of A-D. To be eligible for listing in the California Register, a property must be at least 50 years of age and possess significance at the local, state, or national level, under one or more of the following four criteria:

1. It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; or
2. It is associated with the lives of persons important to local, California, or national history; or
3. It embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values; or
4. It has yielded, or has the potential to yield, information important in the prehistory or history of the local area, California, or the nation.

Historic resources eligible for listing in the California Register may include buildings, sites, structures, objects, and historic districts. Resources less than 50 years of age may be eligible if it can be demonstrated that sufficient time has passed to understand its historical importance. While the enabling legislation for the California Register is less rigorous with regard to the issue of integrity, there is the expectation that properties reflect their appearance during their period of significance.⁷⁴

OHP Survey Methodology

The evaluation instructions and classification system proscribed by OHP in its *Instructions for Recording Historical Resources* provide a three-digit evaluation code for use in classifying potential historic resources. In 2003, the codes were revised to address the California Register. The first digit indicates the general category of evaluation. The second digit is a letter code to indicate whether the resource is separately eligible (S), eligible as part of a district (D), or both (B). The third digit is a number, which is coded to describe some of the circumstances or conditions of the evaluation. The general evaluation categories are as

follows:

1. Listed in the National Register or the California Register.
2. Determined eligible for listing in the National Register or the California Register.
3. Appears eligible for listing in the National Register or the California Register through survey evaluation.
4. Appears eligible for listing in the National Register or the California Register through other evaluation.
5. Recognized as historically significant by local government.
6. Not eligible for listing or designation as specified.
7. Not evaluated or needs re-evaluation.

City of Riverside Cultural Resources Ordinance

The City of Riverside's Cultural Resources Ordinance provides designation criteria for Landmarks, Structures of Merit, Historic Districts, and Neighborhood Conservation Areas, the criteria of which are outlined in Riverside Municipal Code (RMC) Section 20.20.020, 20.25.010, and 20.26.010, respectively. A cultural resource may be determined eligible to be a contributor to a Historic District or Neighborhood Conservation Area and/or also be individually designated as a Landmark or Structure of Merit.

The criteria for Landmark designation are as follows:

- (a) Exemplifies or reflects special elements of the city's cultural, social, economic, political, aesthetic, engineering, architectural, or natural historic; or
- (b) Is identified with persons or events significant in local, state, or national history; or
- (c) Embodies the 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 a historic area, being a geographically definable area possessing a concentration of historic or scenic properties or thematically related grouping or 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 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.

The status of Structures of Merit as currently applied by the City 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.

Historic Districts are typically groupings of properties that are either linked geographically or thematically. The criteria for Historic District designation are:

- A. Exemplifies or reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, architectural, or natural historic; 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.

A Neighborhood Conservation Area is similar to a Historic District, but as currently applied by the City is usually used to distinguish groupings of properties of lesser significance than those in a Historic District. The

criteria for Neighborhood Conservation Areas are:

- 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.

POTENTIAL HISTORIC DISTRICTS AND INDIVIDUALLY SIGNIFICANT PROPERTIES

CAJA worked with the City of Riverside Planning Staff to identify buildings within the Modernism theme that have the potential to meet federal, state, or local landmark criteria. The project team evaluated the buildings within their identified historic context to determine if any of the buildings may be potentially eligible for the National Register or California Register either individually or as contributing elements to a potential historic district. In accordance with local and state historic preservation guidelines, a lesser threshold for integrity of design was applied in determining eligibility at the local and state level. In general, contributors to the CRHR- and locally-eligible district and individual resources possess a lower collective degree of architectural distinction than merits listing in the NRHP and/or are found in comparable quantity and quality within contemporaneous historic neighborhoods or areas of the City of Riverside.

Assignment of Status Codes

All properties previously assigned a CHR Status Code of 5 or higher or assigned a CHR Status Code of 3S, 3CS, 5S3, and 7R as part of this survey are considered to be historic resources under the current provisions of the California Environmental Quality Act (CEQA) and Title 20 of the City of Riverside Municipal Code (Ord. 6263 (1996), as amended). Those properties assigned a CHR Status Code of 7R are historic resources under CEQA but require further study before a formal determination can be made.

CHR Status Code of 3CS - *appears eligible for CR as a individually significant through a survey evaluation.*

CHR Status Code of 3S – *appears eligible for NR as an individual property through survey evaluation.*

CHR Status Code of 5S3 - *appears eligible for CR as a individually significant through a survey evaluation.*

CHR Status Code of 7R – *identified in Reconnaissance Level Survey: not evaluated, further research needed.*

Potential Historic Districts

According to the scope of work, potential historic districts were identified during the student work program on State of California Historic Resources Inventory DPR form 523D (District Forms; found in Appendix IV). The potential Historic Districts identified in the student work program are as follows:

Single-Family Residential Districts

Adler Tract 1 & 2

The Adler Tract embodies distinctive characteristics of style and construction displaying a historical architectural cohesiveness through design setting materials and associations. These characteristics make the district eligible for local designation under Criteria C and H of Title 20. In addition, the Alder Tract is eligible for listing on the California Register of Historical Resources under Criterion 3.

The lands subdivided into the Adler tracts were originally agricultural citrus groves. The tracts are built on the land that encompassed portions of ten-acre lots originally divided in the 1870s by Judge John North, the founder of Riverside. North founded the City on ideals centering on a cooperative community lifestyle. To facilitate this community lifestyle, North founded the Southern California Colony Association (SCCA). Land was broken up into roughly ten-acre lots and sold to interested parties. The Adler tract lands were originally part of these divisions making up portions of SCCA lots 240, 241, 245, 246 and 247.

Historic aerial photos reveal that the Alder Tract was still agricultural in 1948; the year Stewart Alder and his wife Evelyn processed paper work to subdivide the land. Adler owned and operated a successful concrete business in Riverside. In 1948 Adler and his wife acquired the SCCA lots that they would later subdivide. In addition to breaking up the land, the Adlers also moved into a large two-story stucco home at 5885 Brockton Avenue. When subdivided 5885 Brockton took up lot 34 of the Adler Tract. This address became the corner of Maplewood and Brockton, the east entrance to the Adler Tracts.

The area had already in the decades previous experienced subdivisions with suburban tracts being formed in the 1910s directly to the northwest of Alder Tract. Period revival homes, as well as Craftsman and California Bungalows built in the 192's and 1930s make up a subdivision known as the Woods Street Historic District. The streets all are either named after certain woods or contain the suffix wood. Dr. Edward H Wood who began to subdivide the original SCCA lots in the vicinity in the 1910s originally developed this method of naming streets. With the Alder Tracts placement between Brockton (originally Walnut) and Palm Avenue the street names, Maplewood and Brentwood, follow the pattern found in the general vicinity containing the suffix of "wood."

In April of 1949 the Adler's subdivided the Maplewood portion of the tract. In 1951 Adler Tract No. 2 was subdivided bringing the number of lots to a total of 65. Again, out of the 65 lots only 2 are non-contributing as they represent Victorian style architecture that predates the districts main architectural style, the California Ranch. Most of the houses found in the Alder Tract are Minimal Traditional and California Ranch. The minimal traditional style was popular during the late 1940s into the 50s. The Minimal Traditional style highlights the beginning of the suburban tract housing boom of the mid-century.

This district shows a shift in design from minimal traditional homes to the California Ranch style.

The California Ranch homes exhibit a sprawling design and use of space. The homes also have horizontal massing and a single story design. Many of the structures have gable, hipped, and gable on hipped roofs often broken up with eyebrow dormers commonly found on homes of this style. Some have attached carports and garages, however most of the homes have detached garages either behind the home or separated by a breezeway. Windows on the front/street facing elevation are commonly diamond patterned and double hung with louvered shutters.

The homes are typical of modern style houses popular after the Second World War. The California Ranch exhibits features that focus on the combination of Southwestern Spanish, Craftsman, and Prairie Modern

styles. Larger lots and Ranch housing designs became popular with the increasing affordability and popularity of the automobile as the main means of travel. The role of the automobile on post-war life is exhibited in the Alder Tract with large driveways, two car garages and an emphasis on a connection between indoor and private outdoor spaces.

This district emphasizes a historical connection between subdivisions with California Ranch style homes and the post World War II period. The main alterations to the homes have been minimal. Only visible alterations on most of the homes are the windows, doors and new roofs utilizing composite shingles instead of the original wood shingles. As a whole, the homes within the district exhibit very few major alterations highlighting the tracts integrity, association and feeling.

Belhaven/Balfore

The neighborhood surrounding Victoria Elementary embodies distinctive characteristics of style and construction displaying a historical architectural cohesiveness through design setting materials and associations. In addition two of the contributing properties are known to have been designed by well known architects. These characteristics make the district eligible for local designation under Criteria C E, F, D, and H of Title 20. In addition, the district is eligible for listing on the California Register of Historical Resources under Criteria one and three.

The area surrounding Victoria Elementary originally was part of a section of Riverside known as Arlington Heights. The area was originally subdivided in the late 19th century and experienced national fame with the florescence of Riverside's popular citrus industry. An Irish immigrant, Mathew Gage built the Gage canal to bring water to the area. The canal aided in the success of the Riverside's citrus industry. Arlington Heights was connected to the greater Riverside area in 1891 with the building of a bridge over Tequesquite arroyo.

Victoria Avenue, City of Riverside Cultural Heritage Landmark #8, was constructed in 1892.

The neighborhood sits directly south west of the Victoria Avenue and Arlington Avenue intersection.

Historical aerial photographs reveal that this land, typical of other parts of Arlington Heights, was still orange groves in the late 1940s. It was not until the 1950s that Riverside started to develop this land to meet its growing population. This neighborhood is a prime example of the City's efforts to keep up with that growth.

The homes found within the subdivisions are typical of California and Modern Ranch style houses popular during the post World War II period. The California Ranch exhibits features that focus on the combination of Southwestern Spanish, Craftsman and Prairie Modern styles. Larger lots and Ranch housing designs became popular with the increasing affordability and popularity of the automobile as the main means of travel. The role of the automobile on post-war life is exhibited in this neighborhood with large driveways, two car garages and an emphasis on a connection between indoor and private outdoor spaces. The role of the automobile is also apparent by analysis of the neighborhoods location. This land at one time was thought to be too far from Riverside's downtown center for suburban tracts. However, with the increase in car ownership and the ease of personal travel this area of land was no longer viewed as too far to live.

Two companies developed the subdivided tracts in 1955. The Decker Canterbury Construction Company developed one of the tracts. This tract was named Greenbriar and was designed with the other developments of the area in mind. This tract sits nestled in between portions of the other subdivision. The second subdivision was taken up by Sun Gold, Inc. A Riverside company, Sun Gold Inc, was a driving force in the development of Southern California during the 1950s. *The L.A. Times* reported in 1961 that Sun Gold was responsible for the construction of nearly 7,000 homes spanning the distance between Whittier and the

Colorado River in just 11 years. William A. Johnson originally created Sun Gold. After Johnson's death in 1956 Robert Walter, the company's vice president, took over the operations. The tract developed in the vicinity of Victoria Elementary sits on the north and east side of the Greenbriar development. This tract was named Sun Gold Terrace 12 and also developed in 1955.

In addition to the suburban tracts in the neighborhood, there are a number of other contributing properties. Victoria Elementary was built the same year as the subdivisions. In addition to being built during the period the subdivisions were being built, the elementary school also was designed by renowned modern architect Milton Caughey. Caughey was born in 1911 in Pennsylvania, and received his MFA in Architecture from Yale in 1938. He moved to Southern California in the early 1940s and designed buildings for the firm of March, Smith, & Powell. In 1947 he started his own firm.

Victoria Groves

The Victoria Groves Neighborhood embodies distinctive characteristics of style and construction displaying a historical architectural cohesiveness through design setting materials and associations. These characteristics make the district eligible for local designation under Criteria C, E, F and H of Title 20. In addition, the district is eligible for listing on the California Register of Historical Resources under Criterion One.

The Victoria Groves neighborhood was originally part of the Victoria Ranch portion of Riverside. The Chase Nursery Company created the Ranch in 1901. Ethan Allen Chase arrived in Riverside in 1891. Already an accomplished horticulturist, Chase helped build Riverside citrus industry and created the National Orange Company. Chase was a major player in Riverside politics helping to draw up the City Charter in 1907.

The Victoria Ranch along with Arlington Heights was connected to the greater Riverside area in 1891 with the building of a bridge over Tequesquite arroyo. Victoria Avenue, City of Riverside Cultural Heritage Landmark #8, was constructed in 1892. Homes had begun to be built in the Victoria Ranch area during the early part of the 20th century, however mass expansion and subdivision did not happen until the 1950s. Historic aerial photographs indicate that the Victoria Groves neighborhood was still orange groves in 1948.

The homes found within the subdivisions are typical of modern style houses popular during post World War II. Large lots and modern housing designs became popular with the increasing affordability and popularity of the automobile as the main means of travel. The role of the automobile on post-war life is exhibited in this neighborhood with large driveways, two car garages and an emphasis on a connection between indoor and private outdoor spaces. The role of the automobile is also apparent by analysis of the neighborhood's location.

This land at one time was thought to be too far from Riverside's downtown center for suburban tracts. However, with the increase in car ownership and the ease of personal travel this area of land was no longer viewed as too far to live.

Whitegate

The Whitegate subdivision is found in an area of Riverside known as Arlington Heights. The area was originally subdivided in the late 19th century and experienced national fame with the florescence of Riverside's popular citrus industry. An Irish immigrant, Mathew Gage built the Gage canal to bring water to the area. The canal aided in the success of the Riverside's citrus industry. Arlington Heights was connected to the greater Riverside area in 1891 with the building of a bridge over Tequesquite arroyo. Victoria Avenue, City of Riverside Cultural Heritage Landmark #8, was constructed in 1892.

The land that the Whitegate subdivision encompasses is found in the southeasterly area of the original Arlington Heights area. In 1924 this area was further subdivided becoming known as the Osborn Heights. The Riverside Orange Company owned the Osborn Heights land and continued to produce citrus fruit.

The southwestern portion of the Osborn Heights land became subdivided into the Whitegate Subdivision in 1957 after the Tobin Company acquired the land. Most of the homes in the Whitegate Subdivision were built in 1957 and 1958. This tract maintains good integrity and association to subdivision common during the mid-century.

The homes are typical of California Ranch style houses popular after the Second World War. The California Ranch exhibits features that focus on the combination of Southwestern Spanish, Craftsman and Prairie Modern styles. Larger lots and Ranch housing designs became popular with the increasing affordability and popularity of the automobile as the main means of travel. The role of the automobile on post-war life is exhibited in the Whitegate Subdivision with large driveways, two car garages and an emphasis on a connection between indoor and private outdoor spaces. The role of the automobile is also apparent by analysis of the location of the Whitegate tract. This land at one time was thought to be too far from Riverside's downtown center for suburban tracts. However, with the increase in car ownership and the ease of personal travel this area of land was no longer viewed as too far to live.

The Tobin Company along with two other companies built the homes found Whitegate Sub. No. 1. The connection between the three companies is unclear as the Tobin Company is listed as the owner when the tract was subdivided; however, the two other development companies, The Hale Company and H. L. Trust Partnerships, are the listed on building permits as the owners of the individual lots. All three of these companies developed popular suburbs throughout Southern California during the 1950s. Advertisements from each respective company were common in *The Los Angeles Times* during the same time period as the Whitegate Subdivision. The advertisements focus on the homes features highlighting the California Ranch style homes sprawling floor plans, large yards with trees, use of outdoor space, and easy financing for veterans.

In addition to the subdivisions connection to the historical link of post-war development and automobile ownership, the Whitegate Subdivision homes were almost all designed by popular architectural firms. The homes in Whitegate also were designed by fairly popular architects. H. L. Trust hired William M. Bray to design homes on their lots. The Hale Company used the architectural firm of Johnson and Engen. Based out of Anaheim, CA, the firm of Johnson and Engen designed homes and commercial buildings in Orange, Los Angeles, and Riverside Counties respectively enjoying moderate success. In contrast, William M. Bray designed ranch style homes through out Southern California during the middle part of the 20th century.

William Bray founded William M. Bray and Associates in 1949. The architectural firm still is in business today. Bray designed all kinds of buildings; however he was most successful with tract homes. Focusing on the California Ranch style home William M. Bray became well known for his suburban designs. In 1962 William M. Bray and Associates received the Homes for a Better Living Award from the American Institute of Architects in the category of Merchant Built homes.

This district emphasizes a historical connection between subdivisions with California Ranch style homes and the post World War II period. In addition, the district has a large number of homes that were designed by architectural firms important to the development of California Ranch style suburban tract homes. Although some of the homes have been altered drastically, the majority of the homes within the district exhibit very few alterations highlighting the tracts integrity, association and feeling.

Hawarden, Rockwell, and Oleander District

The Hawarden, Rockwell, and Oleander District was originally used as citrus groves as a portion of the Arlington Heights section of Riverside. The Oleander Hills tract (encompassing parts of Hawarden and all of Oleander) was subdivided in 1958 by Fred and Helen Clark. Rockwell (part of Tract No. 8116-1) was not subdivided until 1977 by James and Gretchen Davidson, Kenneth and Marilyn Edwards, James and Pollyanna Miller, and Clinton and Geraldine Marr.

What makes this district significant is its collection of unique Mid-Century Modern, Modern Ranch, and California Ranch homes. These homes are each individually designed and do not follow a standard design plan. Unfortunately, the majority of the building permits for this district do not list architects for the homes. However, from each structure's individuality, it appears that most of the homes in this district were architect designed. The Mid-Century Modern, Modern Ranch, and California Ranch styles represent the distinct architectural trends of post-war Riverside, California, and, more broadly, the nation.

Four structures within this district are prime examples of Mid-Century Modern architecture in Riverside: 6720 Oleander, 6770 Hawarden, 6816 Hawarden, and 6926 Hawarden. These structures were designed by local Riverside architect Clinton Marr (there was no architect information listed for 6770 Hawarden, but the style and materials match the other three structures, so it is very possible that this was designed by Marr also). Marr's involvement as both an architect and as partial owner of Tract No. 8116-1 makes the Hawarden, Rockwell, and Oleander District significant to the architectural history of Riverside. A Riverside native, Marr graduated from the University of Southern California in 1953 and returned to Riverside to begin his architectural firm, Clinton Marr & Associates. Marr has had an enormous impact on the built environment of Riverside and the surrounding Inland communities, shaping the architecture of the city and region as it experienced a post-World War II population boom. For half a century, Marr designed an impressive number of commercial, financial, professional, educational, and residential buildings in Riverside, including, the Lily-Tulip Cup factory, the Riverside Municipal Airport passenger terminal, the First Baptist Church, Provident Federal Savings and Loan, Best, Best & Krieger Law Offices, Standard Insurance Building (now RUSD central offices), RCC Student Center, J.W. North High School, Johnson Tractor Company Sales & Service, De Anza Chevrolet, Gethsemane Lutheran Church, Rubidoux Methodist Church, University Christian Church, the Southern California Gas Company Operating Base, the Agriculture Engineering Shops and Extension Facilities at UCR, and most recently, the Riverside Hall of Justice.

Although Rockwell was not subdivided until 1977, it is included in this district because of Clinton Marr's involvement in the cul-de-sac's subdivision. Additionally, Rockwell has many fine examples of modern architecture, but the building permits list no architects for these buildings, so it is very possible the Clinton Marr also designed some of these structures.

Beverly and Boone Court

Beverly and Boone Court consist of 15 single-family homes. The Modern Ranch homes on these streets embody the ranch style architecture that California became famous for and extended popularity through post-war America. With L shaped homes with attached garages to emphasize cohesion of family life and the automobile are prominent. The use of minimal decorations to the outside of the façade follow the definition of the California Ranch while small details are used to distinguish individuality from other neighbors. The modern look of this open neighborhood created unity with landscaping and focus on low lining structures.

Butterfield Estates

Butterfield Estates was built at the early era of the Cold War and boast architectural grandeur and modern elements blending with tradition. Presumably built for the upper middle class these estates still give off an air of perfection, importance and security. The mixture of architectural styles and attention to details in each house and its focus on the modern home has been preserved in the home itself.

El Cajon, Phoenix and La Salla Tracts

El Cajon/Phoenix/La Jolla streets are set in a traditional grid style and offered a verity of home layouts and façade features. From the traditional L and U shaped ranch homes offered with or without a detached garage, as well as a modern rambler and a nontraditional side view of a Ranch home. Facades varied slightly but the materials remained the same, brick features, roof tails creating walkways, circular brick flower beds incorporated into structural supports and decretive wooden designs in geometric shapes bring in modern elements. All though smaller floor plans the front yards are open and inviting. Mature landscaping is kept to a minimum as most is kept close to the house or in the back yards. The streets are wide and allow for a full view of almost the entire street. We do however see some mature trees on the street side of the sidewalks presumably planed during time of original construction. Many homes in this neighborhood have done little or no alterations to the homes façade and the post-w modern home. This unchanged face of the modern ranch style homes keeps the integrity and architectural history alive in these three streets.

Mt. Rubidoux Park

Mt. Rubidoux Park is a small housing tract that has Mt. Rubidoux as its backdrop and in some cases it is literally in the back yard. Streets lined with large mature trees many houses are deep set into the property and somewhat obstructed from the street. The overall feel of the neighborhood is one of elegance and privacy. Some of the large homes on Miramonte Place are set high above street level and provide extraordinary views of downtown riverside as well as an up close and personal view of the rocky landscape that is Mt. Rubidoux. Many of the houses were built with the California lifestyle in mind, with modern architecture blending with current housing trends. Ranch style homes are the majority of the floor plans but with a modern or eclectic flair that creates an almost custom home feeling. The layout of the neighborhood lacks a traditional grid and forms more to the terrain of the mountain. Some homes are two stories but still maintain the modern split-level Ranch home. All thought the streets lack traditional sidewalks one can see the sanctity of privacy in this neighborhood.

Sun Gold Terrace Homes – Cowboy Streets

The Sun Gold Terrace homes consist of five tracts nicknamed the “Cowboy Street” for their western theme street names. The neighborhood consist of approx 16 individual streets that intertwine though one another, lacking the traditional grid this neighborhood creates a small intimate feel that winds in a much larger area than perceived. Rare are straight streets, the many curves in the roads allow the homeowners to wonder home instead of harsh 90 degree turns onto a traditional street. With heave architectural influence in the California and Modern Ranch house styles the single story U and L shaped floor plans prove maximum living area on the property. Not only does the architecture provide sharp roofing that remains low but also the blending of materials in the façade. Many homes have both brick and wood incorporated in their façade and simple architectural details as roof tails, attached garages, large overhanging roofs for a covered front porch and side flanking decorative shutters on many windows. This tract offered almost a dozen different models of homes but each home built with sturdy bones to keep integrity intact.

Cliffside Neighborhood

The Cliffside Neighborhood should be eligible for the National Register under Criterion C, architecture. This neighborhood, containing an estimated 170 lots, stands as the combination of the following tract developments: Williamson Tract (1950), Williamson Tract No. 2 (1952), Kendall Park (1954), Kendall Park Unit 2 (1955), Kendall Park Unit 3 (1955), Rio Verde Terrance (1956), and Glennena Park (1957). Many of the houses in this neighborhood, which were constructed between 1950 and 1957, are particularly fine examples of the California Ranch, Modern Ranch, and Mid-Century Modern architectural styles. Indeed, to the knowledge of this surveyor, this neighborhood stands as the best overall collection of mid-century architectural styles in the city of Riverside, California. The houses located at 4913 Rodeo Road (#10) and 5184 Tower Road (#26) stand as excellent examples of Mid-Century Modernism. The houses located at 5220 Brighton Drive (#21) and 5246 Brighton Drive (# 22), on the other hand, stand as textbook examples of the California Ranch architectural style. Finally, the houses located at 4942 Rodeo Road (#13) and 5495 Pinehurst Drive (#9) stand as Modern Ranches with great architectural integrity. The above mentioned properties stand as the best examples of their respective architectural styles. The house located at 5246 Brighton, as one example, has many of the design features that the California Ranch style is known for including vertical board siding, diamond patterned windows, and a low sloped gable roof. Furthermore, this house is further decorated with a bird house theme. Many other houses in this neighborhood also contribute to the historical feeling of this neighborhood. Many houses stand as excellent examples of the simple, yet classic, California Ranch. Perhaps these houses were constructed using prefabricated materials. Such was very common in the boom that was post-war residential development. It is the great variety of styles and levels of detailing that make this neighborhood interesting.

Furthermore, the houses in this neighborhood personify the great variety of architectural styles that became popular in Riverside, as well as the rest of Southern California, in the 1950s. During and after the Second World War, Southern California witnessed a dramatic boom in population as a result of the presence of military installations and munitions factories. Many of these migrants chose to settle in the region after the conclusion of the war. This increased population demanded single-family residential development, for as a result of post-war affluence many could finally purchase their own piece of the "American Dream." Consequently, popular architectural styles of the late 1940s and 1950s became commonplace in Southern California. Moreover, given that so many people needed homes, many of these houses were constructed with factory-made prefabricated materials. Indeed, architectural historian Rachel Carley described the Ranch House as "perhaps the ultimate symbol of the post-war American dream: a safe, affordable home promising efficiency and casual living." (Carley, *The Visual Dictionary of American Domestic Architecture*, 236)

Prince Albert Estates

The Prince Albert Estates Subdivision should be eligible for the National Register under Criterion C, architecture. The houses in this neighborhood, which were constructed between 1953 and 1955, stand as excellent examples of the California Ranch and Modern Ranch architectural styles. Overall, the buildings in this neighborhood retain their architectural integrity, albeit with a few exceptions. Many of the homes perfectly embody the character-defining features of their architectural style. Indeed, a great range in detailing of style exists in this neighborhood. Many appear as fantastic examples of pre-fabricated California Ranches. Such structures embody all of the character-defining features of this style including horizontal massing, single-story layout, gabled roof forms, attached garages, traditional detailing such as shutters, diamond patterned windows, and horizontal or vertical board cladding. It many appear at first glance that these structures are simple in their architectural styling; however, such structures personify larger historical themes that shall be discussed in time.

Other houses in this subdivision seem to be absolutely textbook in their character-defining features. An example of such a structure can be found in 2360 Prince Albert Drive (see P5a). The street facade of this house is clad with red brick veneer in the middle with white vertical boards on both sides. Decorative detailing on this structure include a mock bird house on the structure's roof on the far right side, bird house shaped cupola with wood shingles and a cow-topped weather vane, and mock barn door detailing under its left side gable. In some ways, this house can almost be taken as an example of programmatic/novelty architecture. It is really a barn-like house. This house remains its architectural integrity to such a degree that it deserves recognition in its own right.

It could be argued that this neighborhood represents what post-war architecture looked like in Riverside, California. Southern California in general, and Riverside in particular, experience a dramatic increase in population as a result of mobilization for the Second World War. During the war, many workers from the rest of the United States immigrated to the west coast in order to find employment in war industries. After victory in Europe and Asia, many of these workers decided to make California their permanent home. This boom in population meant that California desperately needed new houses. Reconversion of the economy eventually led to unprecedented affluence and an ever expanding middle-class; this meant that this demand came in the form of single-family suburban homes. Moreover, government policies, such as the G.I. Bill, allowed for more and more people to purchase their piece of the "American Dream." Rachel Carley, author of *The Visual Dictionary of American Domestic Architecture*, explains how the Ranch house was "perhaps the ultimate symbol of the post-war American dream: a safe, affordable home promising efficiency and casual living." (Carley, 236)

Prince Albert Estates 2

The Prince Albert Estates Number 2 Subdivision should be eligible for the National Register under Criterion C, architecture. The houses in this neighborhood, which were constructed between 1953 and 1956, stand as excellent examples of the California Ranch and Modern Ranch architectural styles. Of the thirteen houses in this subdivision, ten can be classified as Modern Ranches and three as California Ranches. Overall the houses in this neighborhood retain their architectural integrity to a good degree. A great variety of architectural style and detailing exist in this neighborhood. Two of the houses (3 and 10) are perfect examples of highly decorative California Ranches. These structures present with many of the decorative design features that this style is known for including horizontal board cladding, wooden shutters, diamond patterned windows, and exposed rafter tails. The other California Ranch (4) is more modest in its design and perhaps was constructed out of prefabricated materials. Of the ten Modern Ranches in this neighborhood two (1 and 9) contain Spanish decorative elements including red barrel tile roofs and stucco finishing. The others present with a variety of design features common to Modern Ranches.

The California Ranch and the Modern Ranch architectural styles became very popular in the United States after the Second World War. Indeed, it can be argued that such structures personified the post-war American Dream of affordable single-family homes in safe and organized suburban neighborhoods. (Carley, *The Visual Dictionary of American Domestic Architecture*, 236) Rachel Carley further explains how post-war American architecture "placed a new emphasis on comfort, efficiency, and informal 'one-story' living." (Carley, 230) This basic principle greatly impacted the architectural design of buildings contained in this subdivision.

All of Southern California witnessed a dramatic population boom during and after the Second World War. Many migrated this region to find employment in the ever expanding war industries; others were stationed in the many Southern California military installations. Given this demographic change, it should not be surprising that excellent examples of mid-century architecture can be found in Riverside. Houses needed to be quickly built in order to accommodate all of the new residents of the state. Moreover as greater numbers

of Californians entered the middle-class, a development encouraged by both economic changes and government policies like the G.I. Bill, more and more people gained the ability to purchase homes.

Sungold Terrace: Mountain Streets

The Sungold Estates Mountain Streets Neighborhood should be eligible for the National Register under Criterion C, architecture. This neighborhood stands as the combination of the following tract developments: Sungold Terrace Unit 1, Sungold Terrace Unit 2, Sungold Terrace Unit 3, Sungold Terrace Unit 4, Sungold Terrace Unit 5, and Sungold Terrace Unit 6. The houses contained in these tracts, developed in the year 1951, were all designed in the California Ranch and Modern Ranch architectural styles. Out of the 50 houses survey, the majority are simple in their architectural styling. Perhaps many of these houses were built with prefabricated materials, which would explain their similar appearance. Many houses including 3741 Yosemite Way (#7), 6650 De Anza Avenue (#9), and 6579 Lassen Court (#13) are long and narrow, and have side-gabled roofs with multi-level eaves in between. Other houses including 6619 Lassen Court (#15), 3628 Nelson Street (#20), and 6794 De Anza Avenue (#28) have cross-hip roofs and are clad in either stucco or horizontal boards. Another common element in this neighborhood is the long and narrow front porch supported by square wood columns, which can be found for example at 3594 Cheryl Way (#23) and 3524 Carlsbad Way. A few houses in this neighborhood appear to be more elaborate, and perhaps represent customized residential development. Many of these custom-designed houses are Modern Ranches including 6795 Yellowstone Drive (#2), 6418 San Diego Avenue (#22), and 6746 Mount Whitney Avenue (#40).

Houses made with prefabricated material were common in the boom that was post-war residential development. During and after the Second World War, Southern California witnessed a dramatic increase in its population. Migrants came to the state to participate in the burgeoning munitions industry; others came as they were stationed in the many Southern California military installations. After the war, many of these individuals decided to make the region their permanent home. Moreover, as the result of greater economic affluence, many of these new Californians desired single-family residential properties in suburban communities. Government actions, such as the G.I. Bill, furthered this development. Something needed to be done to quickly accommodate the needs of so many. The ending result, as personified in this neighborhood, was houses quickly built with prefabricated materials. Rates of homeownership dramatically increased across the state. The independent single-family home became a crucial component of the post-war American Dream.

Moreover, given that such a dramatic increase in construction occurred in such a short period of time, it is not surprising that the majority of homes were designed according to the most popular architectural styles of the day: the California Ranch and the Modern Ranch. Many of the houses in this neighborhood retain their architectural integrity to a good degree. Most are well-maintained. Overall, this neighborhood embodies many larger historic themes that changed the face of the state of California.

Multi-Family Residential

Magnolia Apartment District

Magnolia Manor, Magnolia Palms, Emerald Palms, and Champion Oaks are contained within the Morton Manor and Walnut Acres tracts. These tracts were originally owned by Riverside Land & Irrigating Co. and, according to historic aerial photographs, used for citrus groves. In 1958, Walnut Acres was sold to and subdivided by Irwin and Patricia Richland of Los Angeles and Kermit, Elaine, Fanny, and Adolph Baumoel of Brentwood, CA. According to information found in *Los Angeles Times* articles, the Richlands and the Baumoels were prominent members of the West L.A. Jewish community. One year later in 1959, Allan Morton of the Morton & Morton Company purchased and subdivided the Morton Manor tract. Unfortunately, research yielded no further information on Mr. Morton or his company.

Following the subdivision of these tracts, Magnolia Manor and Champion Oaks were built in 1959 with Emerald Palms following in 1961 and finally Magnolia Palms in 1962. Los Angeles-based structural engineer J. Kinoshito worked on the construction of Champion Oaks and Emerald Palms. It appears that Kinoshito worked primarily on building apartment complexes in Southern California as a 1971 *LA Times* article lists his name as the structural engineer for a large townhouse complex in San Diego. Paul Greenfield was the structural engineer for the Magnolia Manor project. Greenfield was also an active Los Angeles structural engineer. According to the Los Angeles Times, Greenfield worked as the structural engineer on a downtown architectural and engineering firm building and on a large apartment complex in Reseda. The building permits listed no structural engineer or architect for Magnolia Palms.

While all of this background information on the landowners and project engineers is helpful, the Magnolia Apartment District is significant because of the integrity of the structures' architectural styles. The buildings were designed in variations of the International style and little, if anything, has been done to alter the front, back, or interior facades since their original construction. Emerald Palms is an exceptional example of the International Style with its asymmetrical façade, flat slab roof, and brick veneer. Magnolia Manor also follows the International Style with its bands of horizontal aluminum-framed windows. Magnolia Palm is an especially unique modern structure because of its exclusive use of Jalousie windows along the building's perimeter, a style found nowhere else in the vicinity. Champion Oak's dense rows of aluminum-framed sliding windows also make it unique.

Aside from their exceptional architectural integrity, the apartments in this district also visually demonstrate the rise of Southern California car culture during the late 1950s and early 1960s. These apartment complexes each have carports integrated into the architectural design of the structures. On the back façade of each apartment building, the first floor is used as a row of recessed carports. Magnolia manor, Magnolia Palms, and Emerald Palms also have smaller recessed carports on their front and side facades as well. Carports were not thought of later and attached to the side of these structures, but are integral architectural features of the front and back facades of these apartment complexes. This demonstrates the increased prominence of auto culture in everyday life and in the continued growth and planning of Riverside. It was assumed that each apartment tenant would own a car, so they were given individual parking spots in a covered carport included in the design of the apartment structure. Additionally, these apartment complexes are an example of Riverside's outward sprawl and population boom during the 1950s and 1960s. As Tom Patterson, local Riverside historian and author of *A Colony for California* cites, Riverside's population grew from 46, 399 people in 1950 to 83, 714 in 1960 and 140, 089 in 1970 (Patterson, 412-413). Additionally, Patterson states that in the late 1950s and early 1960s, building trends moved from single-family residences to multi-family units, with the city having 998 apartment units in 1963 (Patterson, 413). Directly across the street from the apartment complexes is Ramona High School, which was built in 1961 as the City's second high school to serve Riverside's ever-growing population. Finally, the land these apartments were built upon were originally citrus groves, so this apartment district shows the continued shrinkage of the City's citrus industry due to residential and commercial growth.

Business District

Magnolia Center Historic District

The proposed Magnolia Center Historic District is eligible for listing in the National Register under Criterion C, Architecture. This district includes many of the most important architectural styles that development in the middle of the 20th century including Modern Ranch, Corporate Modern, New Formalism, Googie, and Mid-Century Modern. There are many buildings in this district that both embody the character-defining features of their architectural style, and remain a very high level of architectural integrity. The following buildings can be taken as excellent examples of their respective architectural style:

- a.) Corporate Modern: The Provident Bank at 3756 Central Avenue (Field Check Sheet No. 1)
- b.) Google: The Armstrong Realty Building at 6845 Brockton Avenue (Field Check Sheet No. 8)
- c.) Mid-Century Modern: Scissor Kicks Too/ Ideal Cleaners at 3951 Beatty Drive (Field Check Sheet No. 20)
- d.) Modern Ranch: Spencer's Pharmacy at 6950 Brockton Avenue (Field Check Sheet No. 10)
- e.) New Formalism: The Magnolia Professional Building at 6770-6794 Magnolia Avenue (Field Check Sheet No. 11)

Given that the Magnolia Center Historic District does contain multiple buildings of high integrity representing these five architectural styles, this area seems like the best possible choice for a mid-century historic commercial district.

Additionally, the Magnolia Center Historic District can also be associated with larger development patterns that greatly impacted the City of Riverside after the Second World War. Riverside, as well as the rest of Southern California, witnessed a dramatic population explosion as a result of the establishment of several military installations and munitions factories that were created to mobilize the United States for war. After the end of this conflict, many of these transplants decided to make Southern California their permanent home. Riverside in particular welcomed so many that it was declared the fourteenth fastest growing city in the western United States. (Press Enterprise, 9/28/1953) This sudden population boom necessitated a simultaneous construction boom. Houses would need to be built in rapidly to accommodate the numbers; shopping facilities had to be expanded so that the needs of all would be satisfied. An ever-expanding middle class, created by the "unprecedented affluence of the 1950s," desired single-family houses in order to live out the American Dream. (Wright, *USA: Modern Architectures in History*, 153) Rates of homeownership dramatically increased. The ending result of this important transition that was cities were growing outward. The traditional central city transitioned into the "decentralized, polycentric" suburb connected by a massive stretches of freeway (Hess, *Google Redux*, 30). As previously stated, the Magnolia Center is located approximately three miles from the traditional city center of Riverside and is surrounded by residential developments. This development thus fits with the larger trend of a commercial development created to satisfy the needs the newly developed suburban communities.

Individually Significant Properties

Under the scope of work, a study list was developed into a table (and can be found in Appendix II). Of the 164 properties identified most of the properties were given a status code of 7R, eligible for future study as individual evaluation was not included in the scope of work. CAJA identified 144 properties that were assigned status code 7R for having been identified in this survey and needing further evaluation. These properties will require an evaluation by an architectural historian to determine their significance based on National Register, California Register and local criteria.

However, within the study list, CAJA, in conjunction with the City of Riverside Planning Staff identified 20 individually significant properties that met the criteria as threatened as described by the original grant proposal. These 20 were documented by CAJA on State of California Historic Resources Inventory DPR 523A forms (see Appendix V). The 20 properties documented on inventory forms included with this historic context statement as Appendix II represent a cross section of styles and property types. Buildings less than 50 years of age were selected because they are unaltered, unusual, and particularly representative of an architect's body of work or exceptional examples of the style. The 20 properties are as follows:

Grace United Methodist Church, 1085 Linden Street (3CS/5S3)

Grace United Methodist Church is eligible for listing in the California Register under Criterion 3. It is

significant at the local level in the context of modern architecture in Riverside as a good example of International Style. The roof and structural system of the classrooms and the A-frame of the sanctuary are its most noteworthy features. The buildings were designed by distinguished local architect Clinton Marr and appear to be one of his best examples of his ecclesiastical work. Born in September of 1925 in Ontario, California, Clinton Marr grew up in Riverside. He joined the Navy Air Corps during World War II. Afterward, he attended USC on the G.I. Bill. While in school, he worked part-time for Albert C. Martin and Associates in downtown Los Angeles. After graduation he worked for Clare Henry Day in Redlands and Herman Ruhnau in Riverside before opening his own office in 1956. Grace United Methodist Church is different and later than Marr's other known religious building, the Wesley United Methodist Church (1956). The original buildings (sanctuary and two classrooms) retain a high level of integrity as there are no apparent exterior alterations.

Standard Insurance Company Building, 3380 14th Street (3CS/5S3)

The Standard Insurance Company Building is eligible for listing in the California Register under Criterion 3. It is significant at the local level in the context of modern architecture in Riverside as an excellent example of the International Style. Its most distinctive features are the glass curtain wall and clearly expressed structure. The modular design is also reminiscent of Crown Hall designed by Mies van der Rohe. The building was designed by distinguished local architect Clinton Marr and appears to be one of his best examples of his commercial work. Born in September of 1925 in Ontario, California, Clinton Marr grew up in Riverside. He joined the Navy Air Corps during World War II. Afterward, he attended USC on the G.I. Bill. While in school, he worked part-time for Albert C. Martin and Associates in downtown Los Angeles. After graduation he worked for Clare Henry Day in Redlands and Herman Ruhnau in Riverside before opening his own office in 1956. His building for the Lily Tulip Corporation (1958) established his reputation, because it was such a large and prestigious commission. The Standard Insurance Company Building represents another such commission, but for a different property type. It retains a high level of integrity as there are no apparent exterior alterations.

Plymouth Tower, 3401 Lemon Street (3CS/5S3)

Plymouth Tower is eligible for listing in the California Register under Criterion 3. The First Congregational Church with the Retirement Housing Foundation built Plymouth Tower three blocks from the church. The facility offers studio and one bedroom apartments, assisted living, and nursing care. It is significant at the local level in the context of modern architecture in Riverside as a good example of the International Style. Characteristics of the International Style are reflected in the building are the glazing, simple rectangular form, and lack of ornamentation. It resembles Le Corbusier's Unite d'Habitation with its modular units, ground-floor piers, and rectangular tower plan, but it is less Brutalist and more International Style. The poured-in place concrete is striated but still smooth. Overall, Plymouth Tower is an excellent example of a modern tower building and a rare property type in Riverside. It retains a high level of integrity, because it has only minor alterations like new corridor lighting and perhaps a change in landscaping.

Riverside Townhouses, 3412 Fifth Street (3CS/5S3)

The Riverside Townhouses are eligible for listing in the National Register under Criterion C. This apartment complex is significant at the local level in the context of modern architecture in Riverside as an excellent and rare example of the Late Moderne style. The noteworthy features include the entrance canopies and screens, the chunky window frames, and the site planning that gives every unit privacy and views of the landscaping. Constructed in 1949, it appears to be the only apartment complex of its kind in Riverside. It retains a high level of integrity as there are no apparent exterior alterations.

Denny's Restaurant, 3530 Madison Street (3CS/5S3)

Denny's is eligible for listing in the California Register under Criterion 3. It is significant at the local level in the context of modern architecture in Riverside as a good example of the Googie style and is still used as a Denny's today. The most distinctive feature is the folded plate roof and zigzag shingled parapet. Other special design elements include the zigzag walls for the landscaping, the signage on the parapet, the floor-to-ceiling glazing and lava rock walls. This Denny's is of the second prototype designed by Armét and Davis for Denny's Restaurants. Louis L. Armét and Eldon C. Davis founded Armét and Davis in 1947. They worked together until 1972 designing churches, banks, bowling alleys, schools, and more. They are best known for their many Googie-style coffee shops including Clock's in Inglewood (1951), Norm's on South Figueroa in Los Angeles (1954), Huddle's Cloverfield in Santa Monica (1955), Pann's in Westchester (1956), and the Holiday Bowl and Coffee Shop in Los Angeles (1957). They used commonplace materials to make eye-catching shapes, like refrigeration insulation cork and egg crating on the ceiling. Armét and Davis designed a few Denny's Restaurants before they became Denny's, which adopted their style of design for their restaurants. The designs used by Denny's spread the ideas of Armét and Davis around the country. There is one other Denny's in Riverside, which was the first prototype designed by Armét and Davis. It is not a Denny's anymore. The exterior of this building retains a high level of integrity; however, the interior was remodelled in 1999.

Main Library, 3581 Mission Inn Avenue (3CS/5S3)

The Main Library is eligible for listing in the California Register under Criterion 3. It is significant at the local level in the context of modern architecture in Riverside as a good and rare example of New Formalism. Its most distinctive features are the symmetrical plan, wide overhanging flat roof, sculptural screens, and original light fixtures. The architects were the local firm of Moise and Harbach and Pasadena architect Gene Fickers. The design is attributed to Bolton C. Moise, Jr. This appears to be one of the best examples of his work in Riverside. Moise was born on August 17, 1905 in Pittsburgh, Pennsylvania and attended Harvard University. He received the AIA School Medal, given to the top-ranking graduating student in each architecture program accredited by the National Architectural Accrediting Board, and was elected to Alpha Rho Chi, a professional fraternity for those studying architecture. Due to a prize he won as an architecture student, he spent two years studying in Paris, as well as England and Germany. He bounced from job to job, including a brief stint with the noted modern architect Edward Durrell Stone, until he joined the Army. At the end of the war Moise was assigned to March Air Force Base. He decided to stay in Riverside after the war and opened his office. Another one of his designs, the Central Fire Station (1957), is listed in the California Register of Historical Resources. The Main Library retains a high level of integrity with only minor exterior alterations for ADA compliance.

IBM Building, 3610 14th Street (3S/5S3)

The IBM Building is eligible for listing in the National Register under Criterion C. It is significant at the local level in the context of modern architecture in Riverside as an outstanding example of the International Style. Its most distinctive features are its singular rectangular mass, absence of ornamentation, and glass curtain wall. It appears to be one of the best examples of the work of Kistner, Wright, and Wright. This Los Angeles-based firm designed the Peck-Norman Building (1965) and the Insurance Department of the California Teacher's Association (1966). Unlike these commercial buildings, the IBM Building used a multi-story glazed curtain wall, which is reminiscent of the work of Mies van der Rohe. The exterior of the IBM Building retains a high level of integrity; however, the interior was remodeled in 1988.

Marcy Branch Library, 3711 Central Avenue (3S/5S3)

Marcy Branch Library is eligible for listing in the National Register under Criterion C. It is significant at the local level in the context of modern architecture in Riverside as an outstanding example of Mid-Century Modernism. Marcy Branch Library was reportedly the only round library in the United States at the time of its construction. The concept of a circular building was not chosen just for novelty, but was the architect's way of addressing the floor space, book capacity, and flexibility of use required by the administration of the public library. Modern materials such as the composite aluminum/plastic of the sky dome over the central desk, plate glass windows only in the entrance area to maximize wall space, and the lack of interior bearing walls with two folding doors to allow flexibility in space usage are only a few Mid-Century Modern elements found in the library. The building was designed by prominent local architect Herman Ruhnau and appears to be one of the best examples of his work. Ruhnau was born September 1, 1912 in Santa Barbara. His family moved to Pasadena and then to Riverside in 1929. Ruhnau studied architecture at USC. In 1946, he opened a Riverside branch office for Heitschmidt and Matcham, a Los Angeles-based architecture firm. In 1950, Ruhnau founded his own firm. Much of his work was in Riverside. He designed homes, banks, and government facilities. Although he is best known for designing some of the largest public buildings in Riverside, his finest buildings were designed early in his career and are relatively small. They include the Marcy Branch Library and the Cutter Pool House. The Marcy Branch Library retains a high level of integrity with only minor alterations.

Brockton Professional Building, 3903 Brockton Avenue (3CS/5S3)

The Brockton Professional Building is eligible for listing in the California Register under Criterion 3. It is significant at the local level in the context of modern architecture in Riverside as an outstanding, albeit late example of the International Style. The design was clearly influenced by the work of Mies van der Rohe and his use of I-beams as a way to show the internal structure of the building. The simple rectangular shape, absence of ornamentation, flat roofline, and steel frame structure used as an organizational device are all emblematic of the International Style. This appears to be one of the best examples of the work of the local firm, Brown and Rawdon. The building retains a high level of integrity as there are not apparent exterior alterations.

Brockton Square, 3971 Brockton Avenue (3S/5S3)

Brockton Square is eligible for listing in the National Register under Criterion C. It is significant at the local level in the context of modern architecture in Riverside as an outstanding example of Mid-Century Modernism. The noteworthy features include the bold angular roofs, flagstone used as an accent materials, and site plan that create intimate outdoors spaces. The Brockton Medical Corporation developed the complex as medical offices. The Corporation's Board of Directors consisted of Harold Batzle, M.D., president; Donald Abbott, M.D., vice president; William Janus, M.D., Kermit Anderson, M.D., and Philip Kustner. The first building was 307 feet long and contained a pharmacy and offices for 21 physicians and two dentists. The second phase extended the building to the south side of 10th Street. The third phase was going to be a two-story building with a coffee shop on the north side of 10th Street. This, however, was not completed as planned. It finally emerged as a single-story building, without the coffee shop, in 1960. The buildings have a residential quality and resemble Ranch houses with their gabled roofs and board-and-batten siding. They also have plexiglass skylights in the passages between units. Each suite was individually decorated with wood veneers and cabinets. Brockton Square was designed by local architects See and Williamson. The building permits for the property prior to 1960 are missing. A caption to a photo featured in the March 24, 1955 Press Enterprise states that Walter C. See was involved in the original design. Building permits indicate Martin Williamson as architect for the ones built in 1960. Brockton Square retains a high level of integrity. The apparent exterior alteration is the original stained redwood walls have been painted dark brown.

De Anza Theater, 4225 Market Street (3CS/5S3)

The De Anza Theater is eligible for listing in the California Register under Criterion 3. It is significant at the local level in the context of modern architecture in Riverside as an outstanding example of the Streamline Moderne style. It is also significant as the only example of the work of theater architect S. Charles Lee in Riverside. Roy Hunt partnered with Fox West Coast Theaters to operate this theater, the Golden State, and the Rubidoux. When the De Anza was built, the Rubidoux closed. It opened June 6, 1939 with the movie, *Young Mr. Lincoln*. Noteworthy features include the vertical sign, the curved and glazed corners, the lines of coping on the second-story north corner, the piers of the second-story south corner, the asymmetrical massing, the row of windows on the north elevation, the terrazzo design at the box-office floor. It is the only example of a Streamline Moderne theater in Riverside. The only other historic theater is the Fox Riverside, built in 1900.

S. Charles Lee was born Simeon Charles Levi in 1899 in Chicago to German immigrant parents. Lee showed an early aptitude for engineering and business; by age 15 he held a draftsman position at an architecture office. Lee formulated his first ideas on theater design in the office of Henry Newhouse, who specialized in theater design. He graduated from high school and was employed as a senior architect by age 18. During World War I, Lee enlisted in the Navy and was assigned to the Engineering Department. After the war, he attended Armour Institute of Technology in Chicago in a program that combined engineering with architecture and drawing.

In 1921 Lee drove from Chicago to California and settled in Los Angeles. Almost immediately, he became involved in a real estate development venture along Wilshire Boulevard. While the venture earned him a good deal of money, he soon became disillusioned and opened his own architecture office downtown. It was at this time he changed his name from Simeon Charles Levi to S. Charles Lee to avoid potential anti-Semitism. By 1925, his successful architecture practice was busy designing apartment buildings and other small projects including the DuBarry Apartments (1929) and the El Mirador Apartments (1929). His residential projects led him to designing residences for Hollywood magnets like Louis B. Mayer, Irving Thalberg and Cecil B. DeMille; this provided Lee with his initial introduction to architecture associated with the film industry.

His prolific career as a movie theater designer started with the Tower Theater, located in downtown Los Angeles on Broadway. The owner of the theater, H.L. Gumbiner, originally was persuaded by his architects that the 150' by 50' lot was too small for a movie palace. Lee propositioned Gumbiner to let him attempt to design the theater and negotiate with City officials. If Lee was unable to build the theater, he would not charge Gumbiner for his work. Lee succeeded and the result was a highly unorthodox and narrow, seven-story theater. The success of the Tower Theater led Lee to many more theater commissions for which he would become renowned on a national scale, designing theaters throughout the west, and in Mexico and Nicaragua. The De Anza Theater represents a shift in Lee's work away from period revival styles and toward the Streamline Moderne. Other theaters from this period include the Tower Theater (1939) in Fresno and the Academy Theater (1939) in Inglewood.

The exterior of the building retains a high level of integrity; however, the interior was altered in 1989. As the property type and style are so rare to Riverside, the building is eligible despite the loss of the interior.

Cutter Pool House, 4800 Magnolia Avenue (3S/5S3)

The Cutter Pool House is eligible for listing in the National Register under Criterion C. It is significant at the local level in the context of modern architecture in Riverside as an interesting blend of the Googie and International Styles. The folded plate roof is a hallmark of the Googie style, while the stacked brick wall

panels and exposed structural piers, minimal ornamentation are features of the International Style. The building was designed by prominent local architect Herman Ruhnau and appears to be one of the best examples of his work. Ruhnau was born September 1, 1912 in Santa Barbara. His family moved to Pasadena and then to Riverside in 1929. Ruhnau studied architecture at USC. In 1946, he opened a Riverside branch office for Heitschmidt and Matcham, a Los Angeles-based architecture firm. In 1950, Ruhnau founded his own firm. Much of his work was in Riverside. He designed homes, banks, and government facilities. Although he is best known for designing some of the largest public buildings in Riverside, his finest buildings were designed early in his career and are relatively small. They include the Cutter Pool House and the Marcy Branch Library. The Cutter Pool House retains a high level of integrity as there are no apparent exterior alterations.

Totman House, 4913 Rodeo Road (3CS/5S3)

The Totman House is eligible for listing in the California Register under Criterion 3. It is significant at the local level in the context of modern architecture in Riverside as a good example of Mid-Century Modern architecture. It was owned by contractor James Totman. He built this residence, the American Red Cross office complex, and two California Baptist University residence halls. The house is constructed of Orco concrete blocks and retains a high level of integrity. Orco Block was founded in Santa Ana in 1946. The company expanded to include plants in Stanton in 1954 and Riverside in 1971. This house was supposedly the result of a design competition sponsored by the company. The only apparent exterior alteration is the replacement of some of the windows, although the openings have not been re-sized.

Budd House, 4942 Rodeo Road (3S/5S3)

The Budd House is eligible for listing in the National Register under Criterion C. It is significant at the local level in the context of modern architecture as a unique example of the Googie style applied to a single-family residence. The Googie style was mostly applied to commercial buildings such as coffee shops. The distinctive Googie features of the residence are the folded roof, the rock walls, the globe lighting, and the desert landscaping. W. A. Budd owned and built this residence. The Budd House retains a high level of integrity as there are no apparent exterior alterations.

Sears Department Store, 5261 Arlington Avenue (3CS/5S3)

The Sears department store is eligible for listing in the California Register under Criterion 3. It is significant at the local level in the context of modern architecture in Riverside as a good example of the Mid-Century Modern style. It opened in 1964 and is still being used as a Sears today. The noteworthy features are the asymmetrical massing, the materials, and the landscaping. It is the only example of a Mid-Century Modern department store in Riverside. The building is typical of the post-war Sears stores: a large, windowless, free-standing, single-story building surrounded by parking on all sides. Sears began eliminating windows in their stores above the ground floor in the 1930s to improve the lighting and display of merchandise, as well as the efficiency of the mechanical systems. In other words, the functional requirements of the store became the driving forces of the design. The concept gained popularity after World War II and is now a hallmark of department store design. In contrast to the big box designs of today, mid-century architects softened the blank walls by making them back drops for landscaping and signage. Decorative elements were concentrated near entrances and often took the form of contrasting materials such as stone and shading devices such as canopies.

The building was designed by Charles Luckman Associates, one of the leading corporate architecture firms in the United States. Born in 1909, Luckman achieved success as a businessman as well as an architect. He trained at the University of Illinois, but went into sales after graduating during the depths of the Great

Depression. He was dubbed the "Boy Wonder of American Business" when he was named president of the Pepsodent toothpaste company in 1939. Through acquisition, he later became president of Lever Brothers, and helped plan their New York skyscraper, Lever House. Reminded of his architectural roots, Luckman resigned the presidency of Lever Brothers, moved to Los Angeles and began practicing architecture with fellow University of Illinois graduate William Pereira in 1950. Their partnership led to works such as CBS Television City, but the two went separate ways in 1958. The firm was reorganized as Charles Luckman Associates, and soon had offices in Boston, Chicago, and Phoenix. The firm went on to design the Prudential Center in Boston, the new Madison Square Garden in New York City, and the NASA Manned Spacecraft Center in Houston. In 1977, Luckman retired and the firm became known as the Luckman Partnership.

The only other 1960s department store building in Riverside is the Broadway at Tyler Mall (1969), which is also by Charles Luckman Associates. In contrast, the Broadway department store is three stories in height and is composed of interlocking boxes for staggered massing. The Sears department store retains a high level of integrity as there are no apparent exterior alterations.

Wesley United Methodist Church, 5770 Arlington Avenue (3CS/5S3)

The chapel and classroom building of the Wesley United Methodist Church are eligible for listing in the National Register under Criterion C. They are significant at the local level in the context of modern architecture in Riverside as an outstanding and unique combination of the International and Googie styles. They are the most distinctive buildings on the church campus. The chapel is distinguished by its round shape and folded plate structure. The classroom building is distinguished by its modular design and walkway connection to the chapel. The buildings were designed by distinguished local architect Clinton Marr and appear to be one of his best examples of his ecclesiastical work. Born in September of 1925 in Ontario, California, Clinton Marr grew up in Riverside. He joined the Navy Air Corps during World War II. Afterward, he attended USC on the G.I. Bill. While in school, he worked part-time for Albert C. Martin and Associates in downtown Los Angeles. After graduation he worked for Clare Henry Day in Redlands and Herman Ruhnau in Riverside before opening his own office in 1956. Wesley United Methodist Church is different and earlier than Marr's other known religious building, the Grace United Methodist Church (1966). The original buildings (chapel and classroom building) retain a high level of integrity as there are no apparent exterior alterations.

Brockton Arcade, 6730 Brockton Avenue (3S/5S3)

The Brockton Arcade is eligible for listing in the National Register under Criterion C. It is significant at the local level in the context of modern architecture as a unique example of the Googie style. The architects Armét and Davis were leading proponents of the Googie style and this appears to be one of the best examples of their work in Riverside. Louis L. Armét and Eldon C. Davis founded Armét and Davis in 1947. They worked together until 1972 designing churches, banks, bowling alleys, schools, and more. They are best known for their many Googie-style coffee shops including Clock's in Inglewood (1951), Norm's on South Figueroa in Los Angeles (1954), Huddle's Cloverfield in Santa Monica (1955), Pann's in Westchester (1956), and the Holiday Bowl and Coffee Shop in Los Angeles (1957). They used commonplace materials to make eye-catching shapes, like refrigeration insulation cork and egg crating on the ceiling. Armét and Davis designed a few Danny's Restaurants before they became Denny's, which adopted their style of design for their restaurants. The designs used by Denny's spread the ideas of Armét and Davis around the country. There are two Denny's restaurants in Riverside, one at University Avenue (1961) and Madison Street (1967). It may have been the fact that the Brockton Arcade included a Danny's restaurant at 6723 Brockton Avenue that landed them the commission. They collaborated on the design with local architect Jack Burg. The buildings retain a high level of integrity and are in the original configuration.

Armstrong Realty Building, 6809 Brockton Avenue (3CS/5S3)

The Armstrong Realty Building is eligible for listing in the California Register under Criterion 3. It is significant at the local level in the context of modern architecture in Riverside as an excellent and unique combination of the International and Googie styles. The extensive floor-to-ceiling glazing and regularity of the design are influenced by the International Style. The overhanging roof is a repeating pattern of elongated diamonds more typically found on Googie style restaurants than office buildings. The dramatic design of this building also reflects a key feature of Googie architecture: its ability to attract passing motorists. The owner was John DeGennaro, who also developed 6900 Brockton Avenue. The main tenant was real estate agent Sam Armstrong, which is how the building became known as Armstrong Realty. The architect William Lee Gates was born in 1926 in Portland, Oregon. He graduated from the University of California, Berkeley in 1951 with a master's degree in architecture. He briefly worked with another local architect, Jack Burg, before opening his own office. He also designed the Victoria Presbyterian Church (1958) and Fire Station #4 (1961). After retiring in 1975, Gates returned to Portland in 1986 and died there on December 23, 2002.

Highland Elementary, 700 Highlander Drive (3CS/5S3)

Highland Elementary is eligible for listing in the California Register under Criterion 3. It is significant at the local level in the context of modern architecture in Riverside as a good example of the International Style. The folded plate canopy of the classroom buildings is a Googie feature, while the steel-frame structure of the central office building is representative of the International Style. Architecturally, it is one of the best post-war elementary school campuses in Riverside. The campus was designed by Los Angeles-based architect Milton Caughey and appears to be one of the best examples of his work in Riverside. Born in 1911, Caughey earned a master's degree in architecture from Yale University and worked for architect George Howe. In 1940, he moved to Los Angeles, and returned there after serving in World War II to start his own firm. He mostly designed private homes in the Los Angeles area. Caughey designed a number of noteworthy schools in Riverside including: Mountain View Elementary (1955), Pachappa Elementary (1953), Victoria Elementary (1953), and Monroe Elementary (1957). Caughey's designs reflected post-war trends in elementary school campuses, which were comprised of one-story buildings arranged in open-air plans. Highland Elementary must have been designed many years before it was constructed because Caughey died in 1958. The campus retains a high level of integrity as there are no apparent exterior alterations.

Helgeson Buick, 8001 Auto Drive (3CS/5S3)

This building is eligible for listing in the California Register under Criterion 3. It is significant at the local level in the context of modern architecture in Riverside as an excellent example of the International Style. This is a classic example of an International Style car dealership with the floor-to-ceiling glazing, flat roof, exposed structural system, and use of steel framing. In 1965, seven of the city's automobile dealerships moved from their downtown quarters to a jointly owned Auto Center along the freeway at Adams Street. It was one of the first centers of its type in the United States. The idea for the center originated in a discussion among five dealers. Of the original Auto Center buildings, the Helgeson Buick dealership is the most distinctive. J. D. Diffenbaugh was the local contractor, who designed and built this. He was also the contractor for the Blindness Support Services building at 3690-3696 Beatty Drive. The Helgeson Buick dealership retains a high level of integrity as there are no apparent exterior alterations.

American Red Cross Complex, 8880 Magnolia Avenue (3CS/5S3)

The American Red Cross complex is eligible for listing in the California Register under Criterion 3. It is significant at the local level in the context of modern architecture in Riverside as an excellent example of

Mid-Century Modernism. Noteworthy features include the cross decorations and fenestration. It was constructed in 1962 as the Riverside County headquarters for the American Red Cross organization. The complex was designed by the distinguished architecture firm of Frey and Chambers and appears to be one of the best examples of their work in Riverside. The firm was based in Palm Springs and operated by Albert Frey and Robson Cole Chambers between 1957 and 1966. Frey was born in 1903 in Switzerland and graduated from the Institute of Technology in Winterthur, Switzerland in 1927. He worked for a number of important architects in Europe and the United States before moving to Palm Springs in 1939. He was a partner with John Porter Clark until 1952 and then it became Clark, Frey and Chambers until 1957. From 1957 to 1966, the office was just Frey and Chambers. Robson Cole Chambers was born in 1919 in Los Angeles. He attended USC and was awarded the AIA Medal when he graduated in 1941. Chambers worked as a draftsman for Myron and Chambers in Pasadena (1941-46). He worked for Clark and Frey from 1946 until he became a partner in 1953. A distinctive feature in their work was the repetition of patterns in the wall screens and in the canopies. The central building at the American Red Cross complex repeats the cross cutout shape in this way. Circle cutouts are used in the same way in Watkins Hall (1954) at UCR designed by Clark and Frey. Clark, Frey and Chambers also designed Hinderaker Hall (1953) at UCR. This complex was converted into a school and now houses church offices and classrooms. It retains a high level of integrity as there are no apparent exterior alterations.

INCORPORATION OF FINDINGS INTO THE PLANNING PROCESS AND RECOMMENDATIONS

Throughout the survey process, meetings with City staff were held to discuss potential districts for the student work program and associated boundaries, assessment of significant properties, associated themes, and review of project findings. Final project deliverables were provided to the City of Riverside Planning Division. Final project findings shall be presented to the City of Riverside's Cultural Heritage Board, at a future date.

Riverside has long been a leader in protecting historical resources and promoting historic preservation at the local level to maintain character and identity. Historic preservation is addressed in both the City's Cultural Resources Ordinance, Title 20 of the City of Riverside Municipal Code, and in the City's Newly Adopted Historic Preservation Element of the General Plan 2025 (Adopted in November 2007), a future oriented document that facilitates a comprehensive approach to land use planning and seeks to balance historic preservation principals with the planning and development process. Specific text presented in this report (Appendix V) should be incorporated into the General Plan 2025 through the planning process.

This project, meets three important goals of the City of Riverside's *Historic Preservation Element*:

- Goal 2 "To continue an active program to identify, interpret, and designate the City's cultural resources," the objectives are to pursue a comprehensive program to document and preserve historic resources and to continually update the identification and designation of cultural resources that are eligible for local, state, and national registers.
- Goal 4 "To fully integrate the consideration of cultural resources as a major aspect of the City's planning, permitting, and development activities," the objective is to maintain an up-to-date database of cultural resources and use that database as a primary informational resource for protecting those resources."
- Goal 5 "To ensure compatibility between new development and existing cultural resources," necessitates up to date survey information citywide.

This project also provides an update to the Citywide context statement to include the theme of Modernism (See Appendix VI). Therefore, the proposed grant will fully incorporate identification of cultural resources of the recent past into the City's Historic Preservation Program and General Plan.

In order to incorporate the findings of this project into the historic preservation goals and policies of the City's planning process, the following specific tasks are recommended:

- a. Make all survey information available to City staff and the public via the Historic Resources Inventory Database, which is available within City Hall and on the City's web site.
- b. Require Planning Division review of all properties identified as significant, eligible or for future study that may affect individually eligible properties and properties within proposed historic districts in accordance with NEPA, CEQA, and Title 20 of the Riverside Municipal Code.
- c. Complete a mail out to owners of individually eligible properties or contributing properties within potential historic districts identified and facilitate neighborhood meetings with appropriate City agencies in order to encourage designation and promote an understanding of the significance of the City's cultural resources and design review requirements.
- d. Coordinate with appropriate City agencies and departments, including the City's Redevelopment Agency and the Public Works, Public Utilities, and Parks and Recreation Departments on any proposed projects on individually eligible properties and properties within potential historic districts identified to ensure protection of those identified cultural resources.
- e. Upon the completion of pending revisions to Title 20 of the Riverside Municipal Code, reevaluate for significance any identified individually eligible property or district that falls outside the scope of the revised ordinance.
- f. Initiate a Phase II of the Modernism Survey to include the following:
 - i. Intensive-level research on identified individually eligible properties included as part submission into the City's program for Landmark and Structure of Merit designation. Nomination forms should be prepared in order to properly recognize these buildings for their local significance,
 - ii. Review of DPR forms prepared as final projects by the UCR students for buildings either on Brockton or within the Brockton Arcade area for completeness and assign status codes.
 - iii. Complete additional property-specific research for properties assigned a CHR status code of 7R, requiring further study, on DPR 523 forms including a reevaluation of status codes. This may be accomplished through an intensive survey focused specifically on these properties or on a case-by-case basis by property owners and/or project applicants. If it is done on a case-by-case basis, it should be sufficient to submit the required research to the City in an updated DPR form, rather than a lengthy cultural resources report. Until the focused research is completed, properties with a CHR status code of 7 should be considered significant.
 - iv. Intensive-level survey of all identified potentially eligible districts of the Student Work program. City staff should review the potential Historic Districts/Neighborhood

Conservation Areas in relation to other concentrations of similar resources in the City to determine whether or not they warrant designation. Prior to designation, additional research and field surveys will likely be necessary.

- v. Perform additional oral history interviews. As part of this project, four individuals were interviewed. The purpose was primarily to answer questions that remained in the draft historic context. It is recommended, however, to continue to add to the data collection for the Modernism survey by interviewing more people associated with Modernism, in particular any of the identified architects or those associated with the identified architects. It would be recommended to formally interview such individuals while the opportunity is still there.
- vi. Provide for an expanded context of Roadside Commercial Architecture by synthesizing three previous surveys: JMRC Roadside Commercial Architecture of the University Avenue Area, JMRC Auto Context of the original Mile Square, and the Modernism Context Statement and associated survey produced as part of this project. The expanded context shall include intensive level survey of the remaining individual resources either listed in the above studies or those found as a result of the expanded context.

g. Continue to provide education and outreach Citywide regarding Modernism. Planned Presentations include:

- Presentation of the survey findings to the Cultural Heritage Board.
- Presentation of the Modernism Historic Context Statement findings at City Council, a public meeting, for approval.
- Work with local area organizations, like the Riverside Historical Society and Old Riverside Foundation, to coordinate informational meetings open to residents on the survey topic.

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- ³⁸ "Industrial Park Zone Established by the County," *Los Angeles Times*, 11/12/58, p. C8.
- ³⁹ Johnson, Kimberly, "Rudy Hardman and the Development of the Hardman Center Area," n.p.
- ⁴⁰ Carley, *The Visual Dictionary of American Domestic Architecture*, p. 236.
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- ⁴² Research courtesy of Bill Wilkman, 1930 United States Federal Census, California Death Index 1940-77, City Directories various dates.
- ⁴³ Excerpted almost directly from *San Diego Modernism Historic Context Statement*, p. 38.
- ⁴⁴ Excerpted almost directly from LSA, *Five Points Survey*, City of Riverside, p. 26.
- ⁴⁵ Research and text on Hardman courtesy of Kim Johnson.
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- ⁴⁹ Johnson, Kim, Klure, Interview, 3/09.
- ⁵⁰ Paul, Arthur G. ed. *Riverside Community Book*, p. 343-44.
- ⁵¹ Andrew Garrison, UCR, Cowboy Streets District Record, 2009.
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- ⁶² HRG, *Cultural Resources of the Recent Past*, City of Pasadena, p. 35.
- ⁶³ Ibid, p. 36.
- ⁶⁴ It should be noted that Plymouth Tower is housing for senior citizens and also includes a medical clinic and communal dining room, as such the interior is somewhat different than other apartment buildings.
- ⁶⁵ Title 36 Code of Federal Regulations Part 60.2.
- ⁶⁶ Title 36 Code of Federal Regulations Part 60.4.
- ⁶⁷ *National Register Bulletin #15*, pp. 44-45.
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- ⁶⁹ Title 36 Code of Federal Regulations Part 60.3(d).
- ⁷⁰ *National Register Bulletin #21*, p. 12.
- ⁷¹ *National Register Bulletin #12*, p. 13.
- ⁷² *National Register Bulletin #15*, p. 2.
- ⁷³ Public Resources Code Section 5024.1.

⁷⁴ Public Resources Code Section 4852.

APPENDIX I: Study List

Appendix I: Riverside Modernism Historic Context Statement Study List

| Sort Address | Street Address | Building Name | Architect | Date |
|-----------------|----------------------------|---|------------------------------------|------|
| 10th St. | 2904-18 10th | Riverside County Office of Education | Campbell and Ferrell | 1958 |
| 13th St. | 3939 13th | Standard Insurance Company Building | Marr, Clinton | 1961 |
| 14th St. | 3380 14th | Press Enterprise Building | Ruhnau, Herman | 1958 |
| 14th St. | 3514 14th | IBM Building (former) | Kistner, Wright and Wright | 1959 |
| 3rd St. | 3610 14th | John North High | Marr and Ternstrom (2 firms) | 1964 |
| 5th St. | 1550 3rd | Riverside Townhouses | Mellin, William F. | 1949 |
| 9th St. | 3412 5th, 6th, Lemon, Lime | Second Baptist Church | | 1955 |
| 9th St. | 2911 9th | Riverside County Law Library | Ruhnau, Herman | 1969 |
| Arlington Ave. | 3535 9th | Crestlawn Memorial Park | Armet and Davis, Glenn W. Lundberg | 1956 |
| Arlington Ave. | 2910 Arlington | Victoria Elementary | Caughey, Milton | 1953 |
| Arlington Ave. | 3679 Arlington | Office Building | Gates, William Lee | 1962 |
| Arlington Ave. | 3689 Arlington | Retail Building | Allison and Rible | 1961 |
| Arlington Ave. | 5261 Arlington | Sears Roebuck & Company Department | Luckman, Charles | 1963 |
| Arlington Ave. | 5770 Arlington | Wesley United Methodist Church | Marr, Clinton | 1956 |
| Auto Dr. | 8001 Auto | Helgeson Buick (former) | Diffenbaugh, J. D. (contract) | 1965 |
| Beatty | 3690-3696 Beatty | Blindness Support Services Building | Jacobson, Art | 1958 |
| Blaine St. | 89 West Blaine | Gethsemane Lutheran Church | Marr, Clinton | |
| Brockton Ave. | 3971-3995 Brockton | Brockton Square | Williamson, Martin | 1960 |
| Brockton Ave. | 5900 Brockton | RS Osteopathic Hospital (later Knollwood) | Jacobson, Art | 1961 |
| Brockton Ave. | 5955 Brockton | Office Building | | 1965 |
| Brockton Ave. | 5969 Brockton | Trinity Lutheran Church | Orr, Strange and Inslee | 1961 |
| Brockton Ave. | 6666 Brockton | Office Building | | |
| Brockton Ave. | 6690 Brockton | Office Building | Burg, Jack | 1961 |
| Brockton Ave. | 6730-42 Brockton | Brockton Arcade | Armet and Davis, Jack Burg | 1959 |
| Brockton Ave. | 6790 Brockton | Office Building | Burg, Jack | 1961 |
| Brockton Ave. | 6809 Brockton | Armstrong Realty Building | Gates, William Lee | 1964 |
| Brockton Ave. | 6850 Brockton | Office Building | Gates, William Lee | 1965 |
| Brockton Ave. | 6900 Brockton | Office Building | Gates, William Lee | 1960 |
| Brockton Ave. | 6905 Brockton | Office Building | Cowan and Bussey | 1962 |
| Brockton Ave. | 6950 Brockton | Spencer's Pharmacy | No permit on file | 1959 |
| California Ave. | 9390 California | Sunshine Early Childhood Center | | 1947 |

Appendix I: Riverside Modernism Historic Context Statement Study List

| Sort Address | Street Address | Building Name | Architect | Date |
|------------------|----------------------|---|----------------------------|------|
| Canyon Crest | 4955 Canyon Crest | Forest Fire Laboratory | None listed | 1962 |
| Central Ave. | 2433 Central | Alcott Elementary | Moise and Harbach | 1958 |
| Central Ave. | 3600 Central | Central Plaza Financial Center | Cowan and Bussey | 1969 |
| Central Ave. | 3605 Central | California Federal Bank | | |
| Central Ave. | 3656 Central | Provident Federal Savings and Loan Building | Marr, Clinton | 1962 |
| Central Ave. | 3675 Central | Humble Oil, Allen Tire | | 1967 |
| Central Ave. | 3711 Central | Marcy Branch Library | Ruhnau, Herman | 1958 |
| Colorado Ave. | 8362 Colorado | John Adams Elementary | Ruhnau, Herman | 1960 |
| Columbia Ave. | 1200 Columbia | Bourns, Inc. Headquarters | Cowan and Bussey | |
| Columbia Ave. | 1455 Columbia | Hunter Douglas Engineering Plant | Williamson, Martin | 1949 |
| Columbia Ave. | 1455 Columbia Avenue | Hunter Douglas Engineering Plant | Pereira and Luckman | 1953 |
| County Circle Dr | 4065 County Circle | County Health Center | | 1960 |
| Cranford Ave. | 3510 Cranford | Fire Station No. 4 | Gates, William Lee | 1961 |
| Crest Ave. | 6585 Crest | Norte Vista High | Ruhnau, Herman | |
| Dufferin | 7452 Dufferin | Gage Canal Headquarters | Bragg, Dale | 1959 |
| Eucalyptus Ave. | 3610 Eucalyptus | Longfellow Elementary | Heitschmidt & Matchum | 1945 |
| Flight Rd. | 6951 Flight | Riverside Municipal Airport Building | Marr, Clinton | 1968 |
| Galleria | 1299 Galleria | Tyler Mall Broadway Building | Luckman, Charles | 1969 |
| Garfield Ave. | 8535 Garfield | Monroe Elementary | Caughey, Milton | 1957 |
| Harrison St. | 3933 Harrison | Juvenile Hall | Caughey, Milton | 1952 |
| Hawarden Dr. | 6816 Hawarden | Residence | Marr, Clinton | 1954 |
| Highlander Dr. | 700 Highlander | Highland Elementary | Caughey, Milton | 1965 |
| Horace St. | 3044 Horace | California School for the Deaf | | 1951 |
| Indian Hill Rd. | 4592 Indian Hill | Residence | Moise, Bolton C., Jr. | 1955 |
| Iowa Ave. | 800 Iowa | Lily Tulip Cup Corporation Plant | Marr, Clinton | 1958 |
| Irving St. | 2700 Irving | Hawthorne Elementary | Moise, Harbach and Hewlett | 1959 |
| Jackson St. | 4585 Jackson | Jackson Elementary | | 1959 |
| Kansas | 4491 Kansas | Kansas Avenue Baptist Church | Von Pohle, Vernon | 1964 |
| Keller Ave. | 10346 Keller | La Granada Elementary | Moise, Bolton C., Jr. | 1949 |
| La Cadena Dr. | 800 E. La Cadena | Johnson Tractor Company Sales & Service | Marr, Clinton | |
| La Sierra Ave. | 4145 La Sierra | La Sierra High | Ruhnau, Herman | 1969 |
| La Sierra Ave. | 4933 La Sierra | La Sierra Mortuary | None listed | 1963 |
| Lemon | 3401 Lemon | Plymouth Tower | Fleming, William | 1968 |

Appendix I: Riverside Modernism Historic Context Statement Study List

| Sort Address | Street Address | Building Name | Architect | Date |
|------------------|--------------------|--|-------------------------------|------|
| Linden St. | 1085 Linden | Grace United Methodist Church | Marr, Clinton | 1966 |
| Madison Ave. | 3530 Madison | Denny's | Armet and Davis | 1967 |
| Madison Ave. | 3635 Madison | Madison Elementary | Moise, Bolton C., Jr. | 1952 |
| Magnolia Ave. | 4445 Magnolia | Riverside Community Hospital | Ruhnau, Herman | 1961 |
| Magnolia Ave. | 5858 Magnolia | Retail Building | Miller, Robert D. | 1959 |
| Magnolia Ave. | 5924 Magnolia | Retail Building | Miller, Robert D. | 1961 |
| Magnolia Ave. | 6570 Magnolia | Home Savings of America (former) | No permit on file | 1967 |
| Magnolia Ave. | 6770-94 Magnolia | Magnolia Professional Building | Cowan and Bussey | 1965 |
| Magnolia Ave. | 7000-10 Magnolia | Retail Building | | 1950 |
| Magnolia Ave. | 7675 Magnolia | Ramona High | Three firms | 1956 |
| Magnolia Ave. | 8715 Magnolia | Monroe Manor | Brower, H. C. | 1964 |
| Magnolia Ave. | 8775 Magnolia | Lutheran Church of the Cross (former) | Johnson and Lockwood | 1956 |
| Magnolia Ave. | 8830 Magnolia | Chemawa Middle School Gymnasium | Moise, Bolton C., Jr. | |
| Magnolia Ave. | 8880 Magnolia | Red Cross Building (former) | Frey and Chambers | 1961 |
| Magnolia Ave. | 9253 Magnolia | Retail Building | | |
| Magnolia Ave. | 9262 Magnolia | The Arlington Offices | Schuler, James K. | 1966 |
| Magnolia Ave. | 9364-70 Magnolia | Arlington Arcade | Walling, Russell (contractor) | 1963 |
| Magnolia Ave. | 9395 Magnolia | Arlington Methodist Church | Orr, Strange and Inslee | 1961 |
| Magnolia Ave. | 9856 Magnolia | Chen Ling Palace Restaurant | Herrick, R. Ross | 1962 |
| Magnolia Ave. | 9910 Magnolia | George's Famous Grinder | | |
| Main St. | 3102 Main | Texaco Service Station | Teague, Walter Dorwin | 1936 |
| Main St. | 4100 Main | Hall of Justice | Marr, Clinton | |
| Market St. | 4225 Market | De Anza Theater | Lee, S. Charles | 1939 |
| Massachusetts | 1155 Massachusetts | University Heights Middle School Gym and | Moise, Bolton C., Jr. | 1950 |
| Mission Inn Ave. | 3420 Mission Inn | Central Fire Station | Moise, Bolton C., Jr. | 1957 |
| Mission Inn Ave. | 3581 Mission Inn | Downtown Library | Moise, Harbach and Hewlett | 1963 |
| Orange St. | 3743 Orange | Parking Garage | Ferranti, L. | 1961 |
| Orange St. | 3851 Orange | Parking Garage | Ferranti, L. | 1961 |
| Orange St. | 4000 Orange | Riverside County Jail Addition | Ruhnau, Herman | 1960 |
| Orange St. | 4102 Orange | City Police Department | Ruhnau, Herman | 1965 |
| Orange St. | 4200-32 Orange | County Law Office of Public Defender | Ruhnau, Evans and Brown (| 1958 |
| Orange St. | 4294-98 Orange | Office Building | Williamson, Martin | 1953 |
| Orange St. | 4305 Orange | Mile Square Building | Bragg, Dale | 1961 |

Appendix I: Riverside Modernism Historic Context Statement Study List

| Sort Address | Street Address | Building Name | Architect | Date |
|-------------------|----------------------|----------------------------------|-------------------------------|---------|
| Ottawa Ave. | 4660 Ottawa | Emerson Elementary | Moise, Bolton C., Jr. | 1955 |
| Pachappa | 3100 Pachappa | Residence | Hall, H. L. | |
| Panorama | 3052 Panorama | Residence | Westbrook, Virgil | 1947 |
| Pennsylvania | 2355 Pennsylvania | Riverside Faith Temple | No permit on file | |
| Plaza Mall | 3635 Plaza Mall | Gottschalk's | | 1956 |
| Prince Albert Dr. | 2154 Prince Albert | Residence | Walling, Russell (contractor) | 1959 |
| Prospect Place | 3623-45 Prospect | Apartment Building | None listed | 1954 |
| Riverside Ave. | 6200 Riverside | Pachappa Elementary | Caughey, Milton | 1953 |
| Rodeo Rd. | 4913 Rodeo | Residence | Totman, James/owner | 1961 |
| Rodeo Rd. | 4942 Rodeo | Residence | Budd, W. A. /owner | 1959 |
| Shaker Dr. | 6201 Shaker | Castle View Elementary | Cowan and Bussey | 1965 |
| Spruce St. | 1746 Spruce | Office Building | | 1964 |
| Stonewood | 5134 Stonewood | Residence | Rowalt, Inc. (contractor) | 1958 |
| Stonewood | 5168 Stonewood | Residence | Hogan, John (contractor) | 1959 |
| Streeter Ave. | 6180 Streeter | Mountain View Elementary | Caughey, Milton | 1954 |
| Sunnyside | 3701 Sunnyside | Office and Retail Building | Gates, William Lee | 1959 |
| University Ave. | 1320 University | IHOP | | |
| University Ave. | 1680 University | Security Bank | | 1957 |
| University Ave. | 1995 University | Denny's (former) | Armet and Davis | 1961 |
| University Ave. | 3750 University | Best, Best & Krieger Law Offices | Marr, Clinton | |
| Victoria Ave. | 5130 Victoria | Residence | Marsh, Harry (owner) | 1954 |
| Victoria Ave. | 5140 Victoria | Residence | None listed | 1954 |
| Victoria Ave. | 5450 Victoria | Polytechnic High | Moise, Bolton C., Jr. | 1961-65 |
| Victoria Ave. | 6091 Victoria | Victorian Presbyterian Church | Gates, William Lee | 1958 |
| | La Sierra University | Hole Memorial Auditorium | Nourse, Clinton | 1937 |
| | La Sierra University | Angwin Hall | Nourse, Clinton | 1940 |
| | La Sierra University | Administration Building | Nourse, Clinton | 1946 |
| | La Sierra University | Amb's Hall | Toews, A.L. | 1950 |
| | La Sierra University | Calkins Hall | | 1939 |
| | La Sierra University | Matheson Chapel | | 1949 |
| | La Sierra University | Palmer Hall | | 1953 |
| | La Sierra University | The Commons | | 1964 |
| | La Sierra University | School of Business | | 1967 |

Appendix I: Riverside Modernism Historic Context Statement Study List

| Sort Address | Street Address | Building Name | Architect | Date |
|--------------|----------------------|-----------------------------------|---------------------------|------|
| | La Sierra University | Sierra Towers | | 1968 |
| | La Sierra University | School of Education | | |
| | RCC | Student Center | Marr, Clinton | |
| | RCC | Cosmetology Building | Ruhnau, Herman | 1957 |
| | RCC | Cutter Swimming Pool | Ruhnau, Herman | 1957 |
| | UCR | Aberdeen-Inverness Residence Hall | Allison and Rible | 1959 |
| | UCR | Administration Building | Allison and Rible | 1960 |
| | UCR | Corporation Yard | Allison and Rible | 1960 |
| | UCR | Geology Building | Bennett and Bennett | 1953 |
| | UCR | University House (Chancellor's) | Bragg, Dale | 1959 |
| | UCR | Webber Hall | Chambers and Hibbard | 1954 |
| | UCR | Watkins Hall | Clark and Frey | 1954 |
| | UCR | Hinderaker Hall | Clark, Frey and Chambers | 1953 |
| | UCR | Physical Education Building | Froehlich, Arthur | 1953 |
| | UCR | Chemistry Building | Jones and Emmons | 1965 |
| | UCR | Carillon Tower | Jones and Emmons | 1966 |
| | UCR | Rivera Library | Latta and Denny | 1954 |
| | UCR | Life Science (same as Speith?) | Latta, Graham | 1945 |
| | UCR | Stored Products Insects | Latta, Graham | 1958 |
| | UCR | Boyden Entomological Lab | Latta, Graham | 1961 |
| | UCR | Physics Building | Lyndon, Maynard | 1965 |
| | UCR | Humanities Building | Matchem, Granger, Russell | 1963 |
| | UCR | Life Sciences Building | Pereira and Luckman | 1959 |
| | UCR | Entomology Building Addition | Ruhnau, Herman | 1960 |
| | UCR | Health Services Building | Ruhnau, Herman | 1961 |
| | UCR | Library Addition | Russell, G. V. | 1953 |
| | UCR | Lothian Residence Hall | Russell, G. V. | 1963 |
| | UCR | Canyon Crest Housing | | 1943 |
| | UCR | Olmsted Hall | | |
| | UCR | Sproul Hall | | |
| | | University Christian Church | Marr, Clinton | |
| | | De Anza Chevrolet | Marr, Clinton | |
| | | Jefferson Elementary | | 1948 |

APPENDIX II: Inventory Forms

Individual Historic Resources

American Red Cross, 8880 Magnolia Avenue

Armstrong Realty Building, 6809 Brockton Avenue

Brockton Arcade, 6730-42 & 6723-53 Brockton Avenue

Brockton Professional Building, 3903 Brockton Avenue

Brockton Square, 3971-95 Brockton Avenue & 4132-56 10th Street

Budd House, 4942 Rodeo Road

Cutter Pool House, 4800 Magnolia Avenue

De Anza Theater, 4225 Market Street

Denny's, 3530 Madison Street

Grace United Methodist Church, 1085 Linden Street

Helgeson Buick, 8001 Auto Drive

Highland Elementary, 700 Highlander Drive

IMB Building, 3610 14th Street

Main Library, 3581 Mission Inn Avenue

Marcy Library, 3711 Central Avenue

Plymouth Tower, 3401 Lemon Street Riverside

Townhouses, 3412 5th Street

Sears, 5261 Arlington Avenue

Standard Insurance Company Building, 3380 14th Street

Totman House, 4913 Rodeo Road

Wesley United Methodist Church, 5770 Arlington Avenue

State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3CS/5S3

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) American Red Cross

P1. Other Identifier: _____

*P2. Location: Not for Publication ☒ Unrestricted

*a. County Riverside and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad _____ Date _____ T _____; R _____; _____ of _____ of Sec _____; _____ B.M.

c. Address 8880 Magnolia Avenue City Riverside Zip 92503

d. UTM: (Give more than one for large and/or linear resources) Zone _____, _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

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

The American Red Cross complex consists of three buildings set back from the street due to parking in front of it. The three buildings are arranged in a T-shape with a large, central building. The building seen from Magnolia Avenue is rectangular in plan and set with its longer side at the north edge of the lot. It has an entrance canopy that extends perpendicular to it. The canopy has a cross-shaped cut-out that is echoed in glass block crosses in the building wall and open crosses in the courtyard wall. The roofs of all the buildings are concrete that smoothly curves up to a flat top. The courtyard consists of a low wall, metal rod supports, and a central square planter below the cross cut-out. Right below the ceiling, the long, narrow windows consist of a long and short

*P3b. Resource Attributes: (List attributes and codes) HP6-Commercial Building, 3 stories and under

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

P5b. Description of Photo: (view, date, accession #) Northwest elevation
April 7, 2009

*P6. Date Constructed/Age and Source: ☒ Historic _____ Prehistoric _____ Both _____

1961, Building Permit

*P7. Owner and Address:

Cosecha Companerismo
Cristiano, 8880 Magnolia Ave.
Riverside, CA 92503

*P8. Recorded by: (Name, affiliation, and address) Teresa Grimes and
Christina Chiang; CAJA
523 W. 6th Street, Suite 1134
Los Angeles, CA 90014

*P9. Date Recorded: _____

April 20, 2009

*P10. Survey Type: (Describe)
Intensive



*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Modernism Context Statement for the City of
Riverside, Certified Local Government Grant

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

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 3CS/5S3

Page 2 of 3 *Resource Name or # (Assigned by recorder) American Red Cross

B1. Historic Name: American Red Cross

B2. Common Name: Cosecha Companerismo Cristiano

B3. Original Use: Office and Classrooms

B4. Present Use: Office and Classrooms

*B5. Architectural Style: Mid-Century Modern

*B6. Construction History: (Construction date, alterations, and date of alterations)

1962 constructed, 1997 conversion into school

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

B9a. Architect: Frey and Chambers

b. Builder: James W. Totman

*B10. Significance: Theme Architecture

Area Riverside

Period of Significance 1962

Property Type Commercial

Applicable Criteria 3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The American Red Cross complex is eligible for listing in the California Register under Criterion 3. It is significant at the local level in the context of modern architecture in Riverside as an excellent example of Mid-Century Modernism. Noteworthy features include the cross decorations and fenestration. It was constructed in 1962 as the Riverside County headquarters for the American Red Cross organization. The complex was designed by the distinguished architecture firm of Frey and Chambers and appears to be one of the best examples of their work in Riverside. The firm was based in Palm Springs and operated by Albert Frey and Robson Cole Chambers between 1957 and 1966. Frey was born in 1903 in Switzerland and graduated from the Institute of Technology in Winterthur, Switzerland in 1927. He worked for a number of important architects in Europe and the United States before moving to Palm Springs in 1939. He was a partner with John Porter Clark until 1952 and then it became Clark, Frey and Chambers

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

*B12. References:

Building Permits

B13. Remarks:

*B14. Evaluator: Christina Chiang and Teresa Grimes

*Date of Evaluation: 4/20/09

(This space reserved for official comments.)



State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
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Trinomial _____

Page 3 of 3

*Resource Name or # (Assigned by recorder) American Red Cross

*Recorded by: Christina Chiang and Teresa Grimes

*Date 4/22/09

☒ Continuation ☐ Update

Description continued:

rectangular pane paired up.

Significance continued:

until 1957. From 1957 to 1966, the office was just Frey and Chambers. Robson Cole Chambers was born in 1919 in Los Angeles. He attended USC and was awarded the AIA Medal when he graduated in 1941. Chambers worked as a draftsman for Myron and Chambers in Pasadena (1941-46). He worked for Clark and Frey from 1946 until he became a partner in 1953. A distinctive feature in their work was the repetition of patterns in the wall screens and in the canopies. The central building at the American Red Cross complex repeats the cross cutout shape in this way. Circle cutouts are used in the same way in Watkins Hall (1954) at UCR designed by Clark and Frey. Clark, Frey and Chambers also designed Hinderaker Hall (1953) at UCR. This complex was converted into a school and now houses church offices and classrooms. It retains a high level of integrity as there are no apparent exterior alterations.

State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3CS/5S3

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) Armstrong Realty Building

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Riverside and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad _____ Date _____ T _____; R _____; _____ of _____ of Sec _____; _____ B.M.

c. Address 6809 Brockton Avenue City Riverside Zip 92506

d. UTM: (Give more than one for large and/or linear resources) Zone _____, _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

6845 Brockton Avenue is included, southwest corner of Brockton and Nelson Avenues

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

This single-story commercial building combines the International and Googie style. It is L-shaped in plan, and covered by a overhanging roof that consists of a repeating pattern of elongated diamonds. The roof form is present on all elevations. The foundation is poured concrete. The metal framed, floor-to-ceiling glass walls span all sides of the building. Amber-colored, elongated diamond windows that sit just below the roof mimic the design. The glass walls are divided by metal mullions, which connect the roof line to the ground. These are placed through the middle of each diamond window thus forming a distinctive window segment. The signage also mimics the design of the roof and consists of a low monument sign at the corner of Nelson and Brockton Avenues and two signs mounted

*P3b. Resource Attributes: (List attributes and codes) HP6 Commercial Building, 3 Stories and Under

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

P5b. Description of Photo: (view, date, accession #) North elevation from Nelson Ave., January 22, 2009

*P6. Date Constructed/Age and

Source: ☒ Historic ☐ Prehistoric

☐ Both

1964-5, Building Permits

*P7. Owner and Address:

*P8. Recorded by: (Name, affiliation, and address) Laura Bellew Hannon, UCR and Christina Chiang; CAJA 523 W. 6th Street, Suite 1134 Los Angeles, CA 90014

*P9. Date Recorded:

May 18, 2009

*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Modernism Context Statement for the City of Riverside, Certified Local Government Grant

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

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 3CS/5S3

Page 2 of 3 *Resource Name or # (Assigned by recorder) Armstrong Realty Building

B1. Historic Name: Armstrong Realty Building

B2. Common Name: Coldwell Banker Armstrong Properties

B3. Original Use: Offices B4. Present Use: Offices

*B5. Architectural Style: International Style with Googie influences

*B6. Construction History: (Construction date, alterations, and date of alterations)

1964 building on 6809 Brockton Ave. constructed, 1965 addition on 6845 Brockton Ave. built (The buildings are now collectively referred to as 6809 Brockton Ave.), 2004 reroofed over existing

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features: _____

B9a. Architect: William Lee Gates b. Builder: John E. DeGennaro

*B10. Significance: Theme Architecture Area Riverside

Period of Significance 1964-5 Property Type Offices Applicable Criteria 3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Armstrong Realty Building is eligible for listing in the California Register under Criterion 3. It is significant at the local level in the context of modern architecture in Riverside as an excellent and unique combination of the International and Googie styles. The extensive floor-to-ceiling glazing and regularity of the design are influenced by the International Style. The overhanging roof is a repeating pattern of elongated diamonds more typically found on Googie style restaurants than office buildings. The dramatic design of this building also reflects a key feature of Googie architecture: its ability to attract passing motorists. The owner was John DeGennaro, who also developed 6900 Brockton Avenue. The main tenant was real estate agent Sam Armstrong, which is how the building became known as Armstrong Realty. The architect William Lee Gates was born in 1926 in Portland, Oregon. He graduated from the University of California, Berkeley in 1951 with a master's degree in architecture. He briefly worked with

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

*B12. References: _____

See continuation sheet.

B13. Remarks: _____

*B14. Evaluator: Christina Chiang & Laura Bellew Hannon

*Date of Evaluation: 5/18/09

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



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Primary # _____
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Trinomial _____

Page 3 of 3 *Resource Name or # (Assigned by recorder) Armstrong Realty Building

*Recorded by: Laura Bellow Hannon & Christina Chiang *Date 5/18/09

☒ Continuation ☐ Update

Description continued:

on the face of the overhang. The main entrance is located on the west facade facing Brockton Avenue. It consists of a recessed glass door. From the main entrance visitors can walk through a glass enclosure that connects to the parking lot entrance on the east facade. This glass door complex connects the two wings of the L-plan. The smaller leg of the L reaches into the parking lot. Between the manicured patches of lawn and the side of the building is a pathway that gives visitors access to the unit doors. Tall mature palm trees are found on the side walk.

Significance continued:

another local architect, Jack Burg, before opening his own office. He also designed the Victoria Presbyterian Church (1958) and Fire Station #4 (1961). After retiring in 1975, Gates returned to Portland in 1986 and died there on December 23, 2002.

References:

Building Permits

Hess, Alan. Googie Redux. San Francisco: Chronicle Books, 2004.

"Sam Armstrong Real Estate," City Directory. Riverside, 1964, p. 358.

State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3S/5S3

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) Brockton Arcade

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Riverside and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad _____ Date _____ T _____; R _____; _____ of _____ of Sec _____; _____ B.M.

c. Address 6723-53 and 6730-42 Brockton Avenue City Riverside Zip 92506

d. UTM: (Give more than one for large and/or linear resources) Zone _____, _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Generally 6700 Block of Brockton Ave; between Magnolia and Brockton Ave. and east of Brockton Ave.

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

The Brockton Arcade is a collection of Google style commercial buildings. There are two rows of buildings that are accessed from Magnolia Avenue separated by parking. There are more stores west of these two rows. Another line of buildings is across and fronts Brockton Avenue. Anchoring the arcade on the Magnolia Avenue side is 6732 Brockton, a large, two-story building with an angled, gabled roof; a large, angled lava rock exterior wall; exterior stair with concrete treads; and western concrete block wall in a pattern of one block sitting out further than the ones around them. It is intersected by a porte cochere formed by a large flat roof that matches its roof and supported by a lava rock pier.

*P3b. Resource Attributes: (List attributes and codes) HP6-Commercial Building, 3 stories and under

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

P5b. Description of Photo: (view, date, accession #)

January 22, 2009

*P6. Date Constructed/Age and

Source: ☒ Historic ☐ Prehistoric

☐ Both

1959, Building Permit

*P7. Owner and Address:

*P8. Recorded by: (Name, affiliation, and address) Teresa Grimes and

Christina Chiang; CAJA

523 W. 6th Street, Suite 1134

Los Angeles, CA 90014

*P9. Date Recorded:

April 15, 2009

*P10. Survey Type: (Describe)

Intensive



*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Modernism Context Statement for the City of Riverside, Certified Local Government Grant

*Attachments: ☐ NONE ☐ Location Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record

☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record

☐ Artifact Record ☐ Photograph Record ☐ Other (List): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 3S/5S3

Page 2 of 3

*Resource Name or # (Assigned by recorder) Brockton Arcade

B1. Historic Name: Brockton Arcade

B2. Common Name: Brockton Arcade

B3. Original Use: Retail stores and restaurants

B4. Present Use: Retail stores and restaurants

*B5. Architectural Style: Googie

*B6. Construction History: (Construction date, alterations, and date of alterations)

1959 constructed

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

B9a. Architect: Armét and Davis, Jack Burg

b. Builder: Unknown

*B10. Significance: Theme Architecture

Area Riverside

Period of Significance 1959

Property Type Commercial

Applicable Criteria C/3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Brockton Arcade is eligible for listing in the National Register under Criterion C. It is significant at the local level in the context of modern architecture as a unique example of the Googie style. The architects Armét and Davis were leading proponents of the Googie style and this appears to be one of the best examples of their work in Riverside. Louis L. Armét and Eldon C. Davis founded Armét and Davis in 1947. They worked together until 1972 designing churches, banks, bowling alleys, schools, and more. They are best known for their many Googie-style coffee shops including Clock's in Inglewood (1951), Norm's on South Figueroa in Los Angeles (1954), Huddle's Cloverfield in Santa Monica (1955), Pann's in Westchester (1956), and the Holiday Bowl and Coffee Shop in Los Angeles (1957). They used commonplace materials to make eye-catching shapes, like refrigeration insulation cork and egg crating on the ceiling. Armét and Davis designed a few Danny's Restaurants before they became Denny's, which

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

*B12. References:

Building Permits; Alan Hess, Googie Redux, San Francisco: Chronicle Books, 2004.

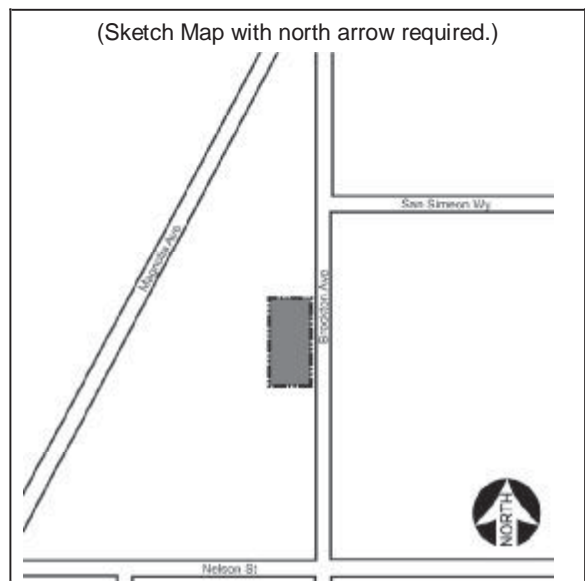
B13. Remarks:

*B14. Evaluator: Christina Chiang and Teresa Grimes

*Date of Evaluation: 4/15/09

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



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DEPARTMENT OF PARKS AND RECREATION
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Primary # _____
HRI # _____
Trinomial _____

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*Resource Name or # (Assigned by recorder) Brockton Arcade

*Recorded by: Christina Chiang and Teresa Grimes

*Date 4/22/09

☒ Continuation ☐ Update

Description continued:

The western storefronts connected to 6732 Brockton Avenue are topped by signs mounted on boomerang-shaped frames. A one-story Google-style restaurant is at 6723 Brockton Avenue with an angled roof, rock wall, and large plate glass windows. East of Brockton Avenue is a line of shops with rock walls and a landscaped corridor in the middle connected to parking to the east. A large sign with three posts rises above the corridor. There is another sign on Magnolia Avenue. This one is low and supported by a staple post.

Significance continued:

adopted their style of design for their restaurants. The designs used by Denny's spread the ideas of Armét and Davis around the country. There are two Denny's restaurants in Riverside, one at University Avenue (1961) and Madison Street (1967). It may have been the fact that the Brockton Arcade included a Danny's restaurant at 6723 Brockton Avenue that landed them the commission. The collaborated on the design with local architect Jack Burg. The buildings retain a high level of integrity and are in the original configuration.

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Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3CS/5S3

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) Brockton Professional Building

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Riverside and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad _____ Date _____ T _____; R _____; _____ of _____ of Sec _____; _____ B.M.

c. Address 3903 Brockton Avenue City Riverside Zip 92501

d. UTM: (Give more than one for large and/or linear resources) Zone _____, _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

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

This late International Style office building is rectangular in plan, covered by a flat roof, and two stories in height. The Brockton Avenue facade is the shorter side of the rectangle and consists of two boxes stacked on top of each other with the profile of the open porches on the ends. The longer sides of the building have full-width porches on both levels with steel I-beam supports. The floor and roof line are also lined with I-beams, but these are wider than the ones used for the porch supports. More restrained than the south elevation, the 9th Street elevation has regularly arranged mirror glass glazing and solid panels. The wall is one plane and there is a set width for the outdoor corridors. Simple panels act as bannisters on both levels and the ceilings of the porches are solid with

*P3b. Resource Attributes: (List attributes and codes) HP6-Commercial Building, 3 stories and under

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

P5b. Description of Photo: (view, date, accession #) North elevation from 9th St., January 22, 2009

*P6. Date Constructed/Age and

Source: ☒ Historic ☐ Prehistoric

☐ Both

1973, Building Permit

*P7. Owner and Address:

*P8. Recorded by: (Name, affiliation, and address) Teresa Grimes and Christina Chiang; CAJA

523 W. 6th Street, Suite 1134
Los Angeles, CA 90014

*P9. Date Recorded:

April 15, 2009

*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Modernism Context Statement for the City of Riverside, Certified Local Government Grant

*Attachments: ☐ NONE ☐ Location Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record

☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record

☐ Artifact Record ☐ Photograph Record ☐ Other (List): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 3CS/5S3

Page 3 of 3

*Resource Name or # (Assigned by recorder) Brockton Professional Building

B1. Historic Name: _____

B2. Common Name: Brockton Professional Building

B3. Original Use: Offices

B4. Present Use: Offices

*B5. Architectural Style: International Style

*B6. Construction History: (Construction date, alterations, and date of alterations)

1973 constructed

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

B9a. Architect: Brown and Rawdon

b. Builder: Anton K. Meier

*B10. Significance: Theme Architecture

Area Riverside

Period of Significance 1973

Property Type Commercial

Applicable Criteria 3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Brockton Professional Building is eligible for listing in the California Register under Criterion 3. It is significant at the local level in the context of modern architecture in Riverside as an outstanding, albeit late example of the International Style. The design was clearly influenced by the work of Mies van der Rohe and his use of I-beams as a way to show the internal structure of the building. The simple rectangular shape, absence of ornamentation, flat roofline, and steel frame structure used as an organizational devise are all emblematic of the International Style. This appears to be one of the best examples of the work of the local firm, Brown and Rawdon. The building retains a high level of integrity as there are not apparent exterior alterations.

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

*B12. References:

Building Permits

B13. Remarks:

*B14. Evaluator: Christina Chiang and Teresa Grimes

*Date of Evaluation: 4/15/09

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
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Primary # _____
HRI # _____
Trinomial _____

Page 2 of 3 *Resource Name or # (Assigned by recorder) Brockton Professional Building
*Recorded by: Christina Chiang and Teresa Grimes *Date 4/22/09
☒ Continuation ☐ Update

Description continued:

evenly-spaced beams. The landscaping around the Brockton Avenue and 9th Street elevations consists of a low hedge, grass, and a scattering of eucalyptus trees. The south elevation fronts a parking lot and is open with outdoor areas. The offices are deeply recessed on this elevation. The roof overhang is like a trellis and the offices are irregularly arranged and surrounded by landscaping and light wells. The second floor has bannister panels but not the first floor, which is on a slightly raised concrete floor. On the east side is an open-air staircase that leads up to the second floor with large, naturally-lighted areas for circulation.

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HRI # _____
Trinomial _____
NRHP Status Code 3S/5S3

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) Brockton Square

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Riverside and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad _____ Date _____ T _____; R _____; _____ of _____ of Sec _____; _____ B.M.

c. Address 3971-95 Brockton Ave. & 4132-56 10th St. City Riverside Zip 92506

d. UTM: (Give more than one for large and/or linear resources) Zone _____, _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Brockton between 10th and 11th Sts., south side of 10th St., northwest corner of Brockton Ave. and 10th St.

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

Brockton Square is a complex of buildings in the Mid-Century Modern style. The section north of 10th Street is comprised of two buildings and the section south of 10th Street consists of six. The buildings are all punctuated by breezeways and tied together by long low-pitched roof forms. Each single-story building varies in size but is generally rectangular in shape and similar in design. The wood-framed structures are on a slab foundation. The buildings on the northern lot are situated in an L-shaped formation, while the ones on the southern lot are situated in a truncated U-shape. The layouts wrap around parking lots at the rear, which vehicles enter on 11th, 10th, and Locust Streets. Business entrances face inward into the breezeways or on the sidewalks facing Brockton Avenue

*P3b. Resource Attributes: (List attributes and codes) HP6 Commercial Building, 3 Stories and Under

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

P5b. Description of Photo: (view, date, accession #) Southwest elevation
January 22, 2009

*P6. Date Constructed/Age and

Source: ☒ Historic ☐ Prehistoric
☐ Both

1955, 1956, 1960, Building
Permits and Newspaper Articles

*P7. Owner and Address:

*P8. Recorded by: (Name, affiliation, and address) Zita Worley, UCR &
Teresa Grimes; CAJA
523 W. 6th Street, Suite 1134
Los Angeles, CA 90014

*P9. Date Recorded: _____
May 18, 2009

*P10. Survey Type: (Describe)
Intensive



*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Modernism Context Statement for the City of
Riverside, Certified Local Government Grant

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

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 3S/5S3

Page 2 of 3 *Resource Name or # (Assigned by recorder) Brockton Square

B1. Historic Name: Medical Square

B2. Common Name: Brockton Square

B3. Original Use: Offices B4. Present Use: Offices

*B5. Architectural Style: Mid-Century Modern

*B6. Construction History: (Construction date, alterations, and date of alterations)

1955 first phase of buildings between 10th and 11th Sts. on the northwest side of Brockton Ave., 1956 second phase extended the square down to the south side of 10th St., 1960, third phase on north side of 10th St.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

B9a. Architect: See and Williamson b. Builder: Harry Marsh

*B10. Significance: Theme Architecture Area Riverside

Period of Significance 1955-1960 Property Type Offices Applicable Criteria C/3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Brockton Square is eligible for listing in the National Register under Criterion C. It is significant at the local level in the context of modern architecture in Riverside as an outstanding example of Mid-Century Modernism. The noteworthy features include the bold angular roofs, flagstone used as an accent materials, and site plan that create intimate outdoors spaces. The Brockton Medical Corporation developed the complex as medical offices. The Corporation's Board of Directors consisted of Harold Batzle, M.D., president; Donald Abbott, M.D., vice president; William Janus, M.D., Kermit Anderson, M.D., and Philip Kustner. The first building was 307 feet long and contained a pharmacy and offices for 21 physicians and two dentists. The second phase extended the building to the south side of 10th Street. The third phase was going to be a two-story building with a coffee shop on the north side of 10th Street. This, however, was not completed as planned. It finally emerged as a single-story building, without the coffee shop, in

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

*B12. References:

See continuation sheet.

B13. Remarks:

*B14. Evaluator: Zita Worley and Teresa Grimes

*Date of Evaluation: 5/18/09

(This space reserved for official comments.)



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

Primary # _____
HRI # _____
Trinomial _____

Page 3 of 3 *Resource Name or # (Assigned by recorder) Brockton Square
*Recorded by: Zita Worley and Teresa Grimes *Date 5/18/09
☒ Continuation ☐ Update

Description continued:

and 10th Street. A pronounced gabled roof facing 10th Street and Brockton Avenue unifies the complex. The wide overhanging eaves are finished in stucco. A fascia board divides the first story from the end of the gable and in some places forms canopies of the breezeways. Siding consists of alternating sections of red Norman brick, board-and-batten, and stucco. Additional Palos Verdes flagstone in rectangular and trapezoid forms, which stretch from the ground to the roof, are situated centrally and at the corners. Select centrally located flagstone forms extend only two-thirds up the walls.

Large windows are symmetrically paired under the gables and in lines of twos or threes elsewhere. Slightly recessed, windows and doors are framed simply with wood board that match the fascia of the roof. Doors, some solid and others with trapezoid-shaped lights that mimic the shape of the flagstone forms, serve as the entrances. Double doors at the rear of the buildings have a rustic, shuttered appearance complimented by similarly-patterned vents just under the eaves. Exposed rafters cover each breezeway and punctuate the roof. A simple metallic clock is situated over the flagstone of the main roof apex facing Brockton Avenue.

The landscaping is comprised of lawn, spike-leaved agave, and hedges along the foundation and concrete walkways.

Significance continued:

1960. The buildings have a residential quality and resemble Ranch houses with their gabled roofs and board-and-batten siding. They also has plexiglass skylights in the passages between units. Each suite was individually decorated with wood veneers and cabinets. Brockton Square was designed by local architects See and Williamson. The building permits for the property prior to 1960 are missing. A caption to a photo featured in the March 24, 1955 Press Enterprise states that Walter C. See was involved in the original design. Building permits indicate Martin Williamson as architect for the ones built in 1960. Brockton Square retains a high level of integrity. The apparent exterior alteration is the original stained redwood walls have been painted dark brown.

References:

Building permits, City of Riverside, various dates.

"Construction Starts" Photograph, The Press-Enterprise, March 24, 1955.

"Construction to Start on Medical Center," The Press-Enterprise, February 10, 1955.

"Two Story Third Unit of Square Planned," The Press-Enterprise, November 6, 1956.

State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3S/5S3

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2 *Resource Name or #: (Assigned by recorder) Budd House

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Riverside and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad _____ Date _____ T _____; R _____; _____ of _____ of Sec _____; _____ B.M.

c. Address 4942 Rodeo Road City Riverside Zip 92504

d. UTM: (Give more than one for large and/or linear resources) Zone _____, _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

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

This single-family residence is Google in style, U-shaped in plan, one story in height, and covered by a low-pitched gable roof. The main (east) facade features a folded roof covered with gravel. The south side of the roof covers the residence, which is marked on the east by a solid lava rock wall. The north side forms the port cochere and the end is also enclosed with a solid lava rock wall on the east. The rest of the walls are concrete block. The entrance, the west leg of the U-shaped plan, is marked by a flat-roofed canopy with the words "Forty Nine Forty Two" in cursive and globe lighting. North of the entrance is a garden that is lit by an opening in the roof. West of the residence, is a swimming pool. The landscaping is mostly cactus, agave, glass pebbles, mulch, and palm trees.

*P3b. Resource Attributes: (List attributes and codes) HP2 - Single Family Property

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



P5b. Description of Photo: (view, date, accession #) East elevation
May 3, 2009

*P6. Date Constructed/Age and Source: ☒ Historic ☐ Prehistoric
☐ Both
1959, Building Permit

*P7. Owner and Address:

*P8. Recorded by: (Name, affiliation, and address) Teresa Grimes and Christina Chiang; CAJA
523 W. 6th Street, Suite 1134
Los Angeles, CA 90014

*P9. Date Recorded: April 20, 2009

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Modernism Context Statement for the City of Riverside, Certified Local Government Grant

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

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 3S/5S3

Page 2 of 2

*Resource Name or # (Assigned by recorder) Budd House

B1. Historic Name: Budd House

B2. Common Name: _____

B3. Original Use: Single-family residence

B4. Present Use: Single-family residence

*B5. Architectural Style: Googie

*B6. Construction History: (Construction date, alterations, and date of alterations)

1959 constructed, 1969 swimming pool

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

B9a. Architect: W. A. Budd (owner)

b. Builder: W. A. Budd (owner)

*B10. Significance: Theme Architecture

Area Riverside

Period of Significance 1959

Property Type Single-family

Applicable Criteria C/3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Budd House is eligible for listing in the National Register under Criterion C. It is significant at the local level in the context of modern architecture as a unique example of the Googie style applied to a single-family residence. The Googie style was mostly applied to commercial buildings such as coffee shops. The distinctive Googie features of the residence are the folded roof, the rock walls, the globe lighting, and the desert landscaping. W. A. Budd owned and built this residence. The Budd House retains a high level of integrity as there are no apparent exterior alterations.

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

*B12. References:

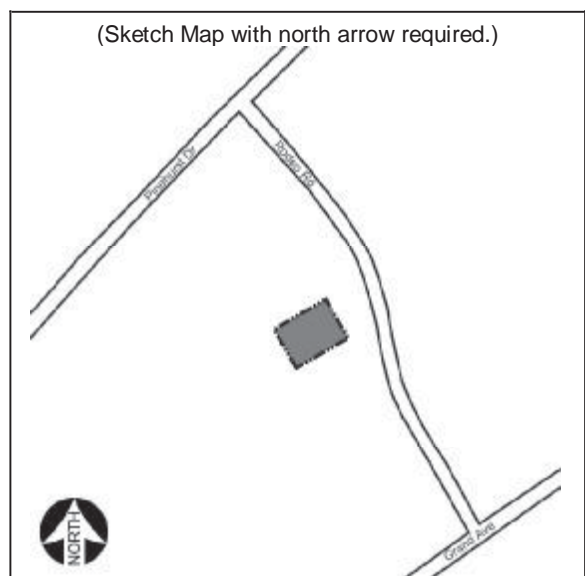
Building Permits; Alan Hess, Googie Redux, San Francisco: Chronicle Books, 2004.

B13. Remarks:

*B14. Evaluator: Christina Chiang and Teresa Grimes

*Date of Evaluation: 4/20/09

(This space reserved for official comments.)



State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3S/5S3

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) Cutter Pool House

P1. Other Identifier: _____

*P2. Location: Not for Publication ☒ Unrestricted

*a. County Riverside and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad _____ Date _____ T _____; R _____; _____ of _____ of Sec _____; _____ B.M.

c. Address 4800 Magnolia Avenue City Riverside Zip 92506

d. UTM: (Give more than one for large and/or linear resources) Zone _____, _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

On the lower campus of Riverside Community College, where Saunders St. loops, next to football field

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

The Cutter pool house is T-shaped in plan and combines the Googie and International Styles. The clearly expressed structural piers project from the walls and taper vertically to an edge. Between the piers are brick panels in identical rows of stretchers. The glazing in the gables of the folded plate roof is translucent. The short end of the T-shape is the entry. The landscaping is rounded and raised areas of grass with a few small trees between concrete walkways. Two swimming pools are behind or north of the building. North of those is a large parking lot.

*P3b. Resource Attributes: (List attributes and codes) HP39-Other

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

P5b. Description of Photo: (view, date, accession #) Northwest elevation
January 22, 2009

*P6. Date Constructed/Age and

Source: ☒ Historic _____ Prehistoric
_____ Both

1957, List of Ruhnau's work

*P7. Owner and Address:

*P8. Recorded by: (Name, affiliation, and address) Teresa Grimes and
Christina Chiang; CAJA
523 W. 6th Street, Suite 1134
Los Angeles, CA 90014

*P9. Date Recorded: April 20, 2009

*P10. Survey Type: (Describe)
Intensive



*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Modernism Context Statement for the City of
Riverside, Certified Local Government Grant

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

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 3S/5S3

Page 2 of 3

*Resource Name or # (Assigned by recorder) Cutter Pool House

B1. Historic Name: Cutter Pool House

B2. Common Name: Cutter Pool House

B3. Original Use: Swimming Pool and Building B4. Present Use: Swimming Pool and Building

*B5. Architectural Style: International Style with Googie influences

*B6. Construction History: (Construction date, alterations, and date of alterations)

1957 constructed

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

B9a. Architect: Herman Ruhnau

b. Builder: Unknown

*B10. Significance: Theme Architecture

Area Riverside

Period of Significance 1957

Property Type Recreational

Applicable Criteria C/3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Cutter Pool House is eligible for listing in the National Register under Criterion C. It is significant at the local level in the context of modern architecture in Riverside as an interesting blend of the Googie and International Styles. The folded plate roof is a hallmark of the Googie style, while the stacked brick wall panels and exposed structural piers, minimal ornamentation are features of the International Style. The building was designed by prominent local architect Herman Ruhnau and appears to be one of the best examples of his work. Ruhnau was born September 1, 1912 in Santa Barbara. His family moved to Pasadena and then to Riverside in 1929. Ruhnau studied architecture at USC. In 1946, he opened a Riverside branch office for Heitschmidt and Matcham, a Los Angeles-based architecture firm. In 1950, Ruhnau founded his own firm. Much of his work was in Riverside. He designed homes, banks, and government facilities. Although he is best known for designing some of the largest public buildings in Riverside,

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

*B12. References:

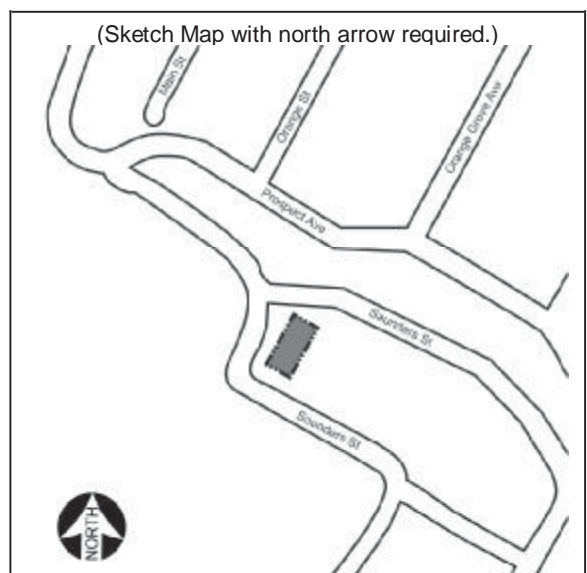
List of Ruhnau's Works from Ruhnau Ruhnau Clarke

B13. Remarks:

*B14. Evaluator: Christina Chiang and Teresa Grimes

*Date of Evaluation: 4/20/09

(This space reserved for official comments.)



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

Primary # _____
HRI # _____
Trinomial _____

Page 3 of 3 *Resource Name or # (Assigned by recorder) Cutter Pool House
*Recorded by: Christina Chiang and Teresa Grimes *Date 4/22/09
☒ Continuation ☐ Update

Significance continued:

his finest buildings were designed early in his career and are relatively small. They include the Cutter Pool House and the Marcy Branch Library. The Cutter Pool House retains a high level of integrity as there are no apparent exterior alterations.

State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3CS/5S3

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) De Anza Theater

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Riverside and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad _____ Date _____ T _____; R _____; _____ of _____ of Sec _____; _____ B.M.

c. Address 4225 Market Street City Riverside Zip 92501

d. UTM: (Give more than one for large and/or linear resources) Zone _____, _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

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

The De Anza Theater is a Streamline Moderne reinforced concrete building with a roughly rectangular plan and a flat roof. Its various masses are asymmetrically arranged and the corners of the masses are rounded. The center portion is two stories in height, while the side masses are one story. The main (east) facade features the entrance to the former theater with a terrazzo design around where the box office once was. Two boards are mounted on the marquee. On the southeast point of the facade, a blade sign rises supported by a curved, fluted structure. Ground floor storefronts are glazed, following the rounded corners. The second-story north corner curves with evenly-spaced, rectangular windows, and lines of coping wrapped around it.

*P3b. Resource Attributes: (List attributes and codes) HP10-Theater

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

P5b. Description of Photo: (view, date, accession #) East elevation

May 3, 2009

*P6. Date Constructed/Age and

Source: ☒ Historic ☐ Prehistoric
☐ Both

1939, Building Permit

*P7. Owner and Address:

*P8. Recorded by: (Name, affiliation, and address) Teresa Grimes and

Christina Chiang; CAJA
523 W. 6th Street, Suite 1134
Los Angeles, CA 90014

*P9. Date Recorded:

April 20, 2009

*P10. Survey Type: (Describe)
Intensive



*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Modernism Context Statement for the City of Riverside, Certified Local Government Grant

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

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 3CS/5S3

Page 2 of 3

*Resource Name or # (Assigned by recorder) De Anza Theater

B1. Historic Name: De Anza Theater

B2. Common Name: Clark's Nutritional Center

B3. Original Use: Theater

B4. Present Use: Retail stores

*B5. Architectural Style: Streamline Moderne

*B6. Construction History: (Construction date, alterations, and date of alterations)

1939 constructed, 1989 concrete floor slab and interior demolition

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

B9a. Architect: S. Charles Lee

b. Builder: T. C. Prichard

*B10. Significance: Theme Architecture

Area Riverside

Period of Significance 1939

Property Type Commercial

Applicable Criteria 3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The De Anza Theater is eligible for listing in the California Register under Criterion 3. It is significant at the local level in the context of modern architecture in Riverside as an outstanding example of the Streamline Moderne style. It is also significant as the only example of the work of theater architect S. Charles Lee in Riverside. Roy Hunt partnered with Fox West Coast Theaters to operate this theater, the Golden State, and the Rubidoux. When the De Anza was built, the Rubidoux closed. It opened June 6, 1939 with the movie, Young Mr. Lincoln. Noteworthy features include the vertical sign, the curved and glazed corners, the lines of coping on the second-story north corner, the piers of the second-story south corner, the asymmetrical massing, the row of windows on the north elevation, the terrazzo design at the box-office floor. It is the only example of a Streamline Moderne theater in Riverside. The only other historic theater is the Fox Riverside, built in 1900.

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

*B12. References:

Building Permits; Cinema Treasures, <http://cinematreasures.org>; S. Charles Lee Collection at UCLA Library; Maggie Valentine, *The Show Starts on the Sidewalk*, New Haven: Yale University Press, 1994.

B13. Remarks:

*B14. Evaluator: Christina Chiang and Teresa Grimes

*Date of Evaluation: 4/20/09

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



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

Primary # _____
HRI # _____
Trinomial _____

Page 3 of 3

*Resource Name or # (Assigned by recorder) De Anza Theater

*Recorded by: Christina Chiang and Teresa Grimes *Date 4/30/09

☒ Continuation ☐ Update

Description continued:

On the south corner of the second-story projecting piers are set between the rectangular windows. The offices on the north elevation have steel windows with raceway molding, coping, and rounded corners between the different masses. The mullions for the windows are thinner on top, so the bottom pane may have been replaced. All of the windows are the same on this elevation. One of the doors has the original curved metal bannister. The office on the east is the exception with perpendicular corners. The west elevation is solid wall with a few windows and entrances. Most of the windows are on the north side, where the one-story offices are. The south elevation is boxy with a few glass block windows and large storage doors.

Significance continued:

S. Charles Lee was born Simeon Charles Levi in 1899 in Chicago to German immigrant parents. Lee showed an early aptitude for engineering and business; by age 15 he held a draftsman position at an architecture office. Lee formulated his first ideas on theater design in the office of Henry Newhouse, who specialized in theater design. He graduated from high school and was employed as a senior architect by age 18. During World War I, Lee enlisted in the Navy and was assigned to the Engineering Department. After the war, he attended Armour Institute of Technology in Chicago in a program that combined engineering with architecture and drawing.

In 1921 Lee drove from Chicago to California and settled in Los Angeles. Almost immediately, he became involved in a real estate development venture along Wilshire Boulevard. While the venture earned him a good deal of money, he soon became disillusioned and opened his own architecture office downtown. It was at this time he changed his name from Simeon Charles Levi to S. Charles Lee to avoid potential anti-Semitism. By 1925, his successful architecture practice was busy designing apartment buildings and other small projects including the DuBarry Apartments (1929) and the El Mirador Apartments (1929). His residential projects led him to designing residences for Hollywood magnets like Louis B. Mayer, Irving Thalberg and Cecil B. DeMille; this provided Lee with his initial introduction to architecture associated with the film industry.

His prolific career as a movie theater designer started with the Tower Theater, located in downtown Los Angeles on Broadway. The owner of the theater, H.L. Gumbiner, originally was persuaded by his architects that the 150' by 50' lot was too small for a movie palace. Lee propositioned Gumbiner to let him attempt to design the theater and negotiate with City officials. If Lee was unable to build the theater, he would not charge Gumbiner for his work. Lee succeeded and the result was a highly unorthodox and narrow, seven-story theater. The success of the Tower Theater led Lee to many more theater commissions for which he would become renowned on a national scale, designing theaters throughout the west, and in Mexico and Nicaragua. The De Anza Theater represents a shift in Lee's work away from period revival styles and toward the Streamline Moderne. Other theaters from this period include the Tower Theater (1939) in Fresno and the Academy Theater (1939) in Inglewood.

The exterior of the building retains a high level of integrity; however, the interior was altered in 1989. As the property type and style are so rare to Riverside, the building is eligible despite the loss of the interior.

State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3CS/5S3

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) Denny's

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Riverside and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad _____ Date _____ T _____; R _____; _____ of _____ of Sec _____; _____ B.M.

c. Address 3530 Madison Street City Riverside Zip 92504

d. UTM: (Give more than one for large and/or linear resources) Zone _____, _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

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

Denny's is a Google style coffee shop building surrounded by concrete walkways and then surface parking. It is one story in height and covered by roof with a zigzag, shingled parapet. The roof is covered by different shingles than the parapet, has a wide overhang, and is thick with coping at the top edge. It has a folded plate on the main (east) and west facades. Signage letters are attached to the parapet. The plan is rectangular-shaped with pointy ends at the shorter sides (north and south). At these pointy ends, the roof follows the angle of the walls at a low-pitch. The walls are mostly glazed from floor to ceiling with some lava rock expanses on the pointy ends. The entrance on the southeast side is marked by a column and a low, round concrete planter.

*P3b. Resource Attributes: (List attributes and codes) HP6-Commercial Building, 3 stories and under

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



P5b. Description of Photo: (view, date, accession #) Northeast elevation
May 3, 2009

*P6. Date Constructed/Age and Source: ☒ Historic ☐ Prehistoric
☐ Both

1967, Building Permit

*P7. Owner and Address:

*P8. Recorded by: (Name, affiliation, and address) Teresa Grimes and Christina Chiang; CAJA
523 W. 6th Street, Suite 1134
Los Angeles, CA 90014

*P9. Date Recorded: April 20, 2009

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Modernism Context Statement for the City of Riverside, Certified Local Government Grant

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

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 3CS/5S3

Page 2 of 3

*Resource Name or # (Assigned by recorder) Denny's

B1. Historic Name: Denny's Restaurant

B2. Common Name: Denny's

B3. Original Use: Restaurant

B4. Present Use: Restaurant

*B5. Architectural Style: Googie

*B6. Construction History: (Construction date, alterations, and date of alterations)

1967 constructed, 1999 interior remodel

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

B9a. Architect: Armét and Davis

b. Builder: E. W. Hahn

*B10. Significance: Theme Architecture

Area Riverside

Period of Significance 1967

Property Type Commercial

Applicable Criteria 3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Denny's is eligible for listing in the California Register under Criterion 3. It is significant at the local level in the context of modern architecture in Riverside as a good example of the Googie style and is still used as a Denny's today. The most distinctive feature is the folded plate roof and zigzag shingled parapet. Other special design elements include the zigzag walls for the landscaping, the signage on the parapet, the floor-to-ceiling glazing and lava rock walls. This Denny's is of the second prototype designed by Armét and Davis for Denny's Restaurants. Louis L. Armét and Eldon C. Davis founded Armét and Davis in 1947. They worked together until 1972 designing churches, banks, bowling alleys, schools, and more. They are best known for their many Googie-style coffee shops including Clock's in Inglewood (1951), Norm's on South Figueroa in Los Angeles (1954), Huddle's Cloverfield in Santa Monica (1955), Pann's in Westchester (1956), and the Holiday Bowl and Coffee Shop in Los Angeles (1957).

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

*B12. References:

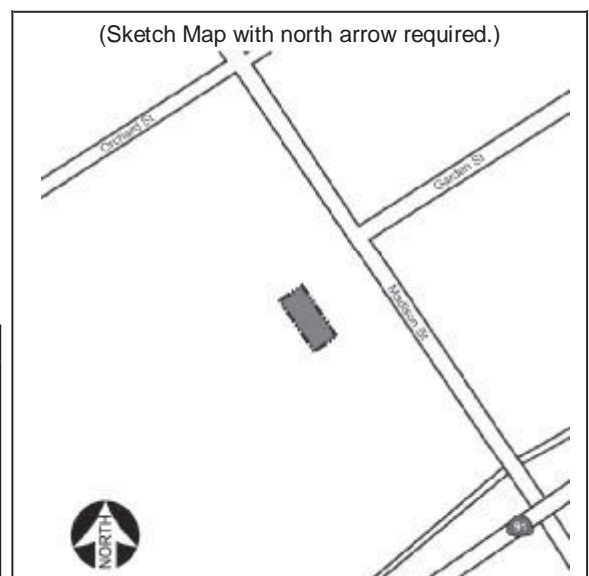
Building Permits; Alan Hess, Googie Redux, San Francisco: Chronicle Books, 2004.

B13. Remarks:

*B14. Evaluator: Christina Chiang and Teresa Grimes

*Date of Evaluation: 4/20/09

(This space reserved for official comments.)



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

Primary # _____
HRI # _____
Trinomial _____

Page 3 of 3

*Resource Name or # (Assigned by recorder) Denny's

*Recorded by: Christina Chiang and Teresa Grimes

*Date 5/4/09

☒ Continuation ☐ Update

Description continued:

There are low concrete planter walls zigzag around the north, south, and east sides of the building. The west elevation is solid concrete block with a plain, open box of concrete screen, and block wall west of it and one palm tree. The interior has been remodeled.

Significance continued:

They used commonplace materials to make eye-catching shapes, like refrigeration insulation cork and egg crating on the ceiling. Armét and Davis designed a few Danny's Restaurants before they became Denny's, which adopted their style of design for their restaurants. The designs used by Denny's spread the ideas of Armét and Davis around the country. There is one other Denny's in Riverside, which was the first prototype designed by Armét and Davis. It is not a Denny's anymore. The exterior of this building retains a high level of integrity; however, the interior was remodelled in 1999.

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3CS/5S3

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) Grace United Methodist Church

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Riverside and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad _____ Date _____ T _____; R _____; _____ of _____ of Sec _____; B.M. _____

c. Address 1085 Linden St. City Riverside Zip 92507

d. UTM: (Give more than one for large and/or linear resources) Zone _____, _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

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

Grace United Methodist Church consists of four buildings: the sanctuary, two classroom buildings, and a trailer addition. The sanctuary is set back from Linden Street, south of it is a grassy lawn with mature trees. The sanctuary is an A-frame building with brick gable end bays and composition roof. The entry from Rustin Avenue is accessed via a wide flight of steps. The northwest elevation is marked by a catilevered, flat roof canopy that intersects a high brick wall that turns east to intersect the sanctuary roof. A large, high boxy mass is connected to the north end of the sanctuary. Further north is a parking lot. Northwest of the sanctuary are two, identical classroom buildings.

*P3b. Resource Attributes: (List attributes and codes) HP-16-Religious Building

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

P5b. Description of Photo: (view, date, accession #) South elevation
January 22, 2009

*P6. Date Constructed/Age and Source: ☒ Historic ☐ Prehistoric
☐ Both

1966 Building Permit

*P7. Owner and Address:
Grace United Methodist
Church, 1085 Linden St.
Riverside, CA 92507

*P8. Recorded by: (Name, affiliation, and address) Ieresa Grimes and
Christina Chiang; CAJA
523 W. 6th Street, Suite 1134
Los Angeles, CA 90014

*P9. Date Recorded: April 20, 2009

*P10. Survey Type: (Describe)
Intensive



*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Modernism Context Statement for the City of
Riverside, Certified Local Government Grant

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

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 3CS/5S3

Page 2 of 3 *Resource Name or # (Assigned by recorder) Grace United Methodist Church

B1. Historic Name: Grace Methodist Church

B2. Common Name: Grace United Methodist Church

B3. Original Use: Church B4. Present Use: Church

*B5. Architectural Style: International Style with Brutalist influences

*B6. Construction History: (Construction date, alterations, and date of alterations)

1966 constructed, 1988 mobile classroom added for Riverside Garden Elementary School

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

Sunday school classroom buildings

B9a. Architect: Clinton Marr

b. Builder: Unknown

*B10. Significance: Theme Architecture Area Riverside

Period of Significance 1966 Property Type Church Applicable Criteria 3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Grace United Methodist Church is eligible for listing in the California Register under Criterion 3. It is significant at the local level in the context of modern architecture in Riverside as a good example of International Style style. The roof and structural system of the classrooms and the A-frame of the sanctuary are its most noteworthy features. The buildings were designed by distinguished local architect Clinton Marr and appear to be one of his best examples of his ecclesiastical work. Born in September of 1925 in Ontario, California, Clinton Marr grew up in Riverside. He joined the Navy Air Corps during World War II. Afterward, he attended USC on the G.I. Bill. While in school, he worked part-time for Albert C. Martin and Associates in downtown Los Angeles. After graduation he worked for Clare Henry Day in Redlands and Herman Ruhnau in Riverside before opening his own office in 1956. Grace United Methodist Church is different and later than Marr's other known religious building, the Wesley United Methodist

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

*B12. References:

Building Permits; Oral History Interview with Clinton Marr, 2009.

B13. Remarks:

*B14. Evaluator: Christina Chiang and Teresa Grimes

*Date of Evaluation: 4/20/09

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



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

Primary # _____
HRI # _____
Trinomial _____

Page 3 of 3

*Resource Name or # (Assigned by recorder) Grace United Methodist Church

*Recorded by: Christina Chiang and Teresa Grimes

*Date 4/22/09

☒ Continuation ☐ Update

Description continued:

They are rectangular in plan, with a gabled roof that is pitched so low that it is almost flat, and modular classroom units. The shorter ends are brick walls and the longer sides are glass and solid panels. The structural system and the beams hold up the roof, apart from the wall. A trailer classroom building is northeast of the two classrooms.

Significance continued:

Church (1956). The original buildings (sanctuary and two classrooms) retain a high level of integrity as there are no apparent exterior alterations.

State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3CS/5S3

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2 *Resource Name or #: (Assigned by recorder) Helgeson Buick

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Riverside and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad _____ Date _____ T _____; R _____; _____ of _____ of Sec _____; _____ B.M.

c. Address 8001 Auto Drive City Riverside Zip 92504

d. UTM: (Give more than one for large and/or linear resources) Zone _____, _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

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

This International Style car dealership is one story in height, covered by a flat roof, and is sited diagonally on the corner of Auto and Detroit Drives. It consists of a square-plan, central interior space and four open, rectangular wings on each side. The roofs of the wings start from below the large central roof. The whole structure is composed of thin steel beams spread apart from each other as supports for the metal roof with exposed and recessed beams. The roof detail is cornice-like with the upper part of the roof slightly extending over the wide, lower beam. Landscaping includes grass and palm trees. Additions include a circular car platform on the corner, and a boxy, featureless building and trailer north and directly behind the building.

*P3b. Resource Attributes: (List attributes and codes) HP6-Commercial Building, 3 stories and under

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



P5b. Description of Photo: (view, date, accession #) Southwest elevation
April 7, 2009

*P6. Date Constructed/Age and Source: ☒ Historic ☐ Prehistoric
☐ Both
1965, Building Permit

*P7. Owner and Address:

Acura of Riverside
8001 Auto Drive
Riverside, CA 92504

*P8. Recorded by: (Name, affiliation, and address) Teresa Grimes and Christina Chiang; CAJA
523 W. 6th Street, Suite 1134
Los Angeles, CA 90014

*P9. Date Recorded: April 15, 2009

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Modernism Context Statement for the City of Riverside, Certified Local Government Grant

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

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 3CS/5S3

Page 2 of 2

*Resource Name or # (Assigned by recorder) Helgeson Buick

B1. Historic Name: Helgeson Buick

B2. Common Name: Acura of Riverside

B3. Original Use: Car dealership

B4. Present Use: Car dealership

*B5. Architectural Style: International Style

*B6. Construction History: (Construction date, alterations, and date of alterations)

1965 constructed

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

B9a. Architect: J. D. Diffenbaugh (builder)

b. Builder: J. D. Diffenbaugh

*B10. Significance: Theme Architecture

Area Riverside

Period of Significance 1965

Property Type Commercial

Applicable Criteria 3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This building is eligible for listing in the California Register under Criterion 3. It is significant at the local level in the context of modern architecture in Riverside as an excellent example of the International Style. This is a classic example of an International Style car dealership with the floor-to-ceiling glazing, flat roof, exposed structural system, and use of steel framing. In 1965, seven of the city's automobile dealerships moved from their downtown quarters to a jointly owned Auto Center along the freeway at Adams Street. It was one of the first centers of its type in the United States. The idea for the center originated in a discussion among five dealers. Of the original Auto Center buildings, the Helgeson Buick dealership is the most distinctive. J. D. Diffenbaugh was the local contractor, who designed and built this. He was also the contractor for the Blindness Support Services building at 3690-3696 Beatty Drive. The Helgeson Buick dealership retains a high level of integrity as there are no apparent exterior alterations.

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

*B12. References:

Building Permits, Auto Center Specific Plan

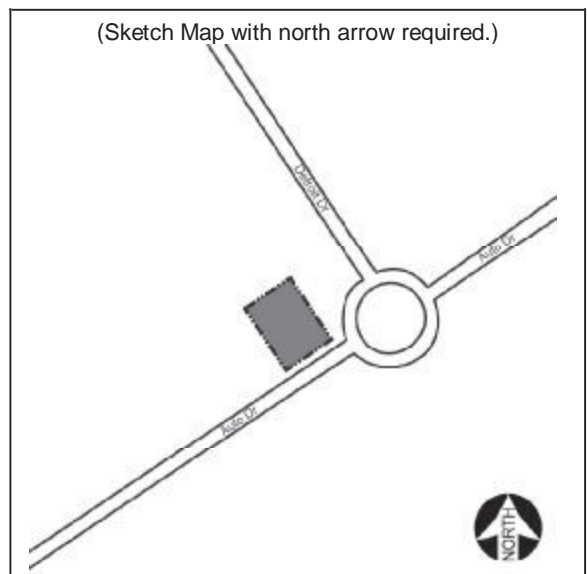
B13. Remarks:

*B14. Evaluator: Christina Chiang and Teresa Grimes

*Date of Evaluation: 4/15/09

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3CS/5S3

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) Highland Elementary

P1. Other Identifier: _____

*P2. Location: Not for Publication ☒ Unrestricted

*a. County Riverside and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad _____ Date _____ T _____; R _____; _____ of _____ of Sec _____; B.M. _____

c. Address 700 Highlander Drive City Riverside Zip 92507

d. UTM: (Give more than one for large and/or linear resources) Zone _____, _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

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

Highland Elementary is located at the end of Highlander Drive and consists of about nine buildings connected by walkways. There are also some recently-added trailers scattered north of the original buildings. All the original buildings are one story in height, rectangular in plan, and covered by flat roofs. The central office building is brick and south of it is a canopied walkway of steel frame construction with I-beam supports. The classroom buildings are sheathed in smooth stucco. The south facades of the classrooms have two deeply recessed entrances, sets of long, rectangular windows, and a folded-plate canopy over the entrance and the central, longest strip of windows. The classrooms also have butterfly roofs with the gables on the solid, west and east elevations.

*P3b. Resource Attributes: (List attributes and codes) HP15-Educational Building

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

P5b. Description of Photo: (view, date, accession #) East elevation
January 22, 2009

*P6. Date Constructed/Age and Source: ☒ Historic ☐ Prehistoric
☐ Both

1965, Sewer Permit

*P7. Owner and Address:

*P8. Recorded by: (Name, affiliation, and address) Teresa Grimes and Christina Chiang; CAJA
523 W. 6th Street, Suite 1134
Los Angeles, CA 90014

*P9. Date Recorded: April 20, 2009

*P10. Survey Type: (Describe) Intensive



*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Modernism Context Statement for the City of Riverside, Certified Local Government Grant

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

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 3CS/5S3

Page 2 of 3 *Resource Name or # (Assigned by recorder) Highland Elementary

B1. Historic Name: Highland Elementary

B2. Common Name: Highland Elementary

B3. Original Use: School B4. Present Use: School

*B5. Architectural Style: International Style with Googie influences

*B6. Construction History: (Construction date, alterations, and date of alterations)

1965 constructed

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

B9a. Architect: Milton Caughey

b. Builder: Unknown

*B10. Significance: Theme Architecture

Area Riverside

Period of Significance 1965

Property Type School

Applicable Criteria 3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Highland Elementary is eligible for listing in the California Register under Criterion 3. It is significant at the local level in the context of modern architecture in Riverside as a good example of the International Style. The folded plate canopy of the classroom buildings is a Googie feature, while the steel-frame structure of the central office building is representative of the International Style. Architecturally, it is one of the best post-war elementary school campuses in Riverside. The campus was designed by Los Angeles-based architect Milton Caughey and appears to be one of the best examples of his work in Riverside. Born in 1911, Caughey earned a master's degree in architecture from Yale University and worked for architect George Howe. In 1940, he moved to Los Angeles, and returned there after serving in World War II to start his own firm. He mostly designed private homes in the Los Angeles area. Caughey designed a number of noteworthy schools in Riverside including: Mountain View Elementary (1955), Pachappa

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

*B12. References:

Sewer Permits

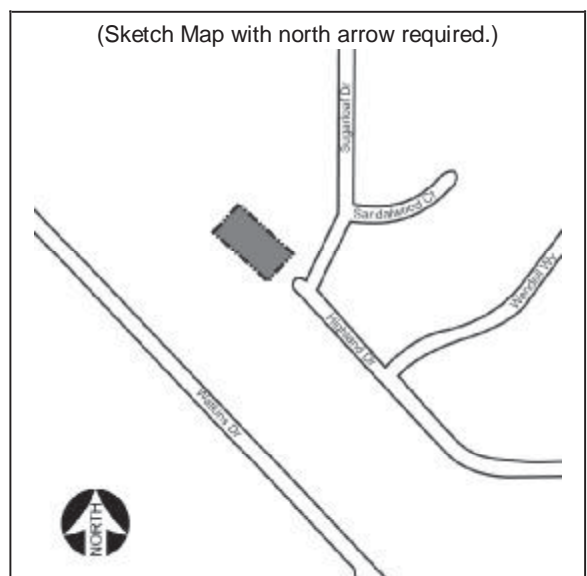
B13. Remarks:

*B14. Evaluator: Christina Chiang and Teresa Grimes

*Date of Evaluation: 4/20/09

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



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

Primary # _____
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Trinomial _____

Page 3 of 3

*Resource Name or # (Assigned by recorder) Highland Elementary

*Recorded by: Christina Chiang and Teresa Grimes

*Date 4/22/09

☒ Continuation ☐ Update

Description continued:

Elementary (1953), Victoria Elementary (1953), and Monroe Elementary (1957). Caughey's designs reflected post-war trends in elementary school campuses, which were comprised of one-story buildings arranged in open-air plans. Highland Elementary must have been designed many years before it was constructed because Caughey died in 1958. The campus retains a high level of integrity as there are no apparent exterior alterations.

State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3S/5S3

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2 *Resource Name or #: (Assigned by recorder) IBM Building

P1. Other Identifier: _____

*P2. Location: Not for Publication ☒ Unrestricted

*a. County Riverside and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad _____ Date _____ T _____; R _____; _____ of _____ of Sec _____; _____ B.M.

c. Address 3610 14th Street City Riverside Zip 92501

d. UTM: (Give more than one for large and/or linear resources) Zone _____, _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

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

The IBM Building is a three-story International Style building. It has a rectangular plan covered by a flat roof. The main (south) facade is distinguished by a curtain wall on the upper two stories. The curtain wall is marked by metallic mullions between the long, rectangular panes. Above each story is a row of square panes of black glass. The side elevations are unadorned concrete walls for the upper two stories and rise above the curtain wall to form a parapet. The first story consists of full-width rows of reinforced concrete piers on every elevation and recessed, glazed walls, forming a portico. The entrance is under a flat-roofed metal canopy and north of a rectangular wall sign. The north facade is also a wall and faces the parking lot. Landscaping includes hedges and trees.

*P3b. Resource Attributes: (List attributes and codes) HP6-Commercial Building, 3 stories and under

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

P5b. Description of Photo: (view, date, accession #) Northeast elevation
January 29, 2009

*P6. Date Constructed/Age and Source: ☒ Historic _____ Prehistoric _____
Both
1959, Building Permit

*P7. Owner and Address:

*P8. Recorded by: (Name, affiliation, and address) Teresa Grimes and Christina Chiang; CAJA
523 W. 6th Street, Suite 1134
Los Angeles, CA 90014

*P9. Date Recorded: April 14, 2009

*P10. Survey Type: (Describe) Intensive



*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Modernism Context Statement for the City of Riverside, Certified Local Government Grant

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

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 3S/5S3

Page 2 of 2

*Resource Name or # (Assigned by recorder) IBM Building

B1. Historic Name: IBM Building

B2. Common Name: Thompson and Colegate Law Building

B3. Original Use: Offices

B4. Present Use: Offices

*B5. Architectural Style: International Style

*B6. Construction History: (Construction date, alterations, and date of alterations)

1959 constructed, 1988 interior remodel

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

B9a. Architect: Kistner, Wright, and Wright

b. Builder: C. L. Peck

*B10. Significance: Theme Architecture

Area Riverside

Period of Significance 1959-60

Property Type Offices

Applicable Criteria C/3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The IBM Building is eligible for listing in the National Register under Criterion C. It is significant at the local level in the context of modern architecture in Riverside as an outstanding example of the International Style. Its most distinctive features are its singular rectangular mass, absence of ornamentation, and glass curtain wall. It appears to be one of the best examples of the work of Kistner, Wright, and Wright. This Los Angeles-based firm designed the Peck-Norman Building (1965) and the Insurance Department of the California Teacher's Association (1966). Unlike these commercial buildings, the IBM Building used a multi-story glazed curtain wall, which is reminiscent of the work of Mies van der Rohe. The exterior of the IBM Building retains a high level of integrity; however, the interior was remodelled in 1988.

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

*B12. References:

Building Permits

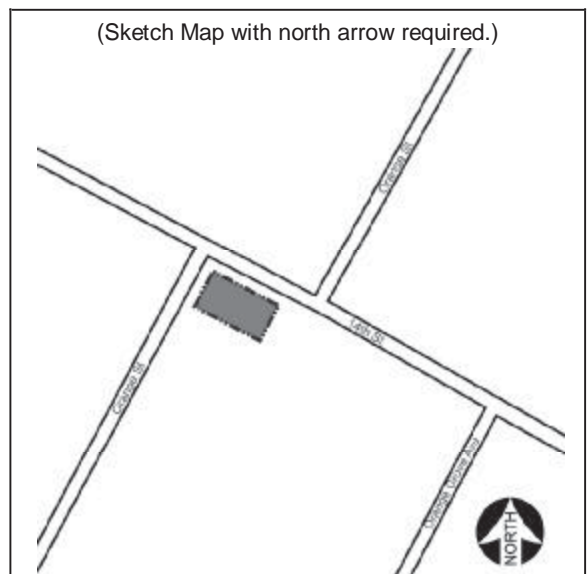
B13. Remarks:

*B14. Evaluator: Christina Chiang and Teresa Grimes

*Date of Evaluation: 4/14/09

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3CS/5S3

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) Main Library

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Riverside and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad _____ Date _____ T _____; R _____; _____ of _____ of Sec _____; _____ B.M.

c. Address 3581 Mission Inn Avenue City Riverside Zip 92501

d. UTM: (Give more than one for large and/or linear resources) Zone _____, _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

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

Typical of New Formalism, the Main Branch of the Riverside Public Library is square in plan and the topped by an overhang of the flat roof that acts like a cornice. The main (southwest) facade is marked by a curved plate canopy over the entrance. Each curve in the canopy features a cluster of three hanging globe lamps. Each facade has flat, concrete piers attached to the smooth brick wall that separate it into bays. In front of the walls are large concrete screens of organic diamond patterning, which were designed to be functional and are supposed to resemble doves. Two are on each side of the entrance. The Orange and Lemon Street facades have one screen at the south end, a longer central bay, and a second screen at the third bay before a shorter fourth bay. The 6th Street facade

*P3b. Resource Attributes: (List attributes and codes) HP15-Educational Building

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



P5b. Description of Photo: (view, date, accession #) Southwest elevation
January 13, 2009

*P6. Date Constructed/Age and

Source: ☒ Historic ☐ Prehistoric
☐ Both

1963-65, The Daily Enterprise

*P7. Owner and Address:

*P8. Recorded by: (Name, affiliation, and address) Teresa Grimes and Christina Chiang; CAJA
523 W. 6th Street, Suite 1134
Los Angeles, CA 90014

*P9. Date Recorded: April 20, 2009

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Modernism Context Statement for the City of Riverside, Certified Local Government Grant

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

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 3CS/5S3

Page 2 of 3

*Resource Name or # (Assigned by recorder) Main Library

B1. Historic Name: City of Riverside Central Library

B2. Common Name: Main Library

B3. Original Use: Library

B4. Present Use: Library

*B5. Architectural Style: New Formalism

*B6. Construction History: (Construction date, alterations, and date of alterations)

1962 constructed, 1980s railing added, 2002 bathroom remodel, 2005 multi-purpose room renovation

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

B9a. Architect: Moise and Harbach; Gene Fickers

b. Builder: Unknown

*B10. Significance: Theme Architecture

Area Riverside

Period of Significance 1963-5

Property Type Library

Applicable Criteria 3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Main Library is eligible for listing in the California Register under Criterion 3. It is significant at the local level in the context of modern architecture in Riverside as a good and rare example of New Formalism. Its most distinctive features are the symmetrical plan, wide overhanging flat roof, sculptural screens, and original light fixtures. The architects were the local firm of Moise and Harbach and Pasadena architect Gene Fickers. The design is attributed to Bolton C. Moise, Jr. This appears to be one of the best examples of his work in Riverside. Moise was born on August 17, 1905 in Pittsburgh, Pennsylvania and attended Harvard University. He received the AIA School Medal, given to the top-ranking graduating student in each architecture program accredited by the National Architectural Accrediting Board, and was elected to Alpha Rho Chi, a professional fraternity for those studying architecture. Due to a prize he won as an architecture student, he spent two years studying in Paris, as well as England and Germany.

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

*B12. References:

See continuation sheet.

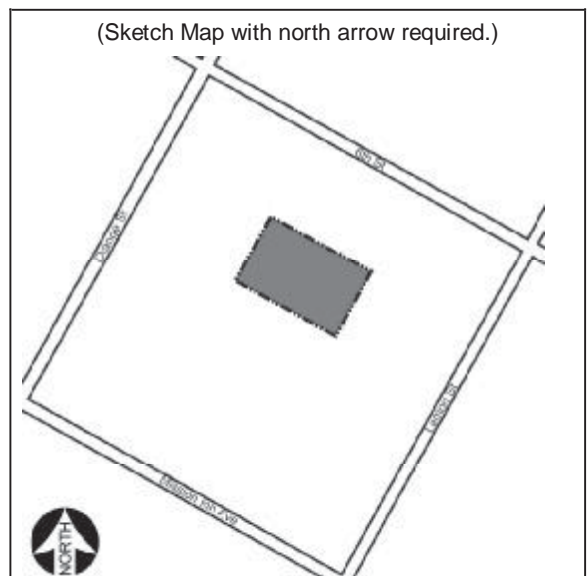
B13. Remarks:

*B14. Evaluator: Christina Chiang and Teresa Grimes

*Date of Evaluation: 4/20/09

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



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

Primary # _____
HRI # _____
Trinomial _____

Page 3 of 3 *Resource Name or # (Assigned by recorder) Main Library
*Recorded by: Christina Chiang and Teresa Grimes *Date 4/22/09
☒ Continuation ☐ Update

Description continued:

has a few, small windows. The building is unique in having a special kind of air conditioning that allows the cooled or warm air to "leak" through the ceiling. On the southwest of the building's Mission Inn Avenue facade is a ramp with an original concrete wall that says "RIVERSIDE PUBLIC LIBRARY". The wrought iron railing in front of the building was added in the 1980s, but its design mirrors the "dove" pattern of the screens. The building is accessed from Mission Inn Avenue from the original wide flight of steps and new splayed concrete paths between grass. Trees are set generally in front of the screens and around the new semi-circular entrance landscaping. Originally, there were fountains and then in the 1980s, a rose garden. The lot also has two other buildings: at the southwest corner is a Chinese pavilion and at the southwest corner is a church. Surface parking surrounds the other sides of the building.

Significance continued:

He bounced from job to job, including a brief stint with the noted modern architect Edward Durrell Stone, until he joined the Army. At the end of the war Moise was assigned to March Air Force Base. He decided to stay in Riverside after the war and opened his office. Another one of his designs, the Central Fire Station (1957), is listed in the California Register of Historical Resources. The Main Library retains a high level of integrity with only minor exterior alterations for ADA compliance.

References:

Artists Rendering, The Daily Enterprise, August 31, 1962, p. B-3.

"Library Should Remain Downtown." Raincross Square blog, <http://www.raincrosssquare.com/>

"Riverside hopes to ask bids on new library by April 16," The Daily Enterprise, March 24, 1963, p. B-3.

"Riverside Public Library." Dedication Supplement to The Press and Daily Enterprise, March 20, 1965.

Sorrell, Tanya Rathburn. "A Kindred Spirit." Modern Riverside blog, <http://www.modernriverside.com>.

State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3S/5S3

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) Marcy Branch Library

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Riverside and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad _____ Date _____ T _____; R _____; _____ of _____ of Sec _____; _____ B.M.

c. Address 3711 Central Avenue City Riverside Zip 92506

d. UTM: (Give more than one for large and/or linear resources) Zone _____, _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

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

This Mid-Century Modern library is distinguished by its circular shape. It is a relatively small (4,275 sq ft) steel-framed structure, one story in height, and covered by a flat roof. Twelve laminated wood beams cantilever over the stacked red brick walls from the center support of the roof. The beams are exposed both in the ceiling and above the roof and are supported by unobtrusive steel columns. The roof overhang extends over approximately one quarter of the building, including the entrance. Inset in the soffit of the overhang are round, recessed can lights. The south elevation contains the entrance and faces Central Avenue. The entrance area is constructed of glass walls, providing visibility into the interior. The building is setback from the street behind the sidewalk and

*P3b. Resource Attributes: (List attributes and codes) HP15-Educational Building

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

P5b. Description of Photo: (view, date, accession #) South elevation
January 22, 2009

*P6. Date Constructed/Age and Source: ☒ Historic ☐ Prehistoric
☐ Both
1958, Building Permit

*P7. Owner and Address:

*P8. Recorded by: (Name, affiliation, and address) Susan Wood, UCR & Teresa Grimes; CAJA
523 W. 6th Street, Suite 1134
Los Angeles, CA 90014

*P9. Date Recorded: May 18, 2009

*P10. Survey Type: (Describe) Intensive



*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Modernism Context Statement for the City of Riverside, Certified Local Government Grant

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

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 3S/5S3

Page 2 of 3 *Resource Name or # (Assigned by recorder) Marcy Branch Library

B1. Historic Name: Marcy Branch Library

B2. Common Name: Marcy Branch Library

B3. Original Use: Library B4. Present Use: Library

*B5. Architectural Style: Mid-Century Modern

*B6. Construction History: (Construction date, alterations, and date of alterations)

1958 constructed, 1965 original terrazzo floor covered with carpet, 2002 bathroom remodel

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

B9a. Architect: Herman Ruhnau b. Builder: Hoefer Construction Co.

*B10. Significance: Theme Architecture Area Riverside

Period of Significance 1958 Property Type Library Applicable Criteria C/3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Marcy Branch Library is eligible for listing in the National Register under Criterion C. It is significant at the local level in the context of modern architecture in Riverside as an outstanding example of Mid-Century Modernism. Marcy Branch Library was reportedly the only round library in the United States at the time of its construction. The concept of a circular building was not chosen just for novelty, but was the architect's way of addressing the floor space, book capacity, and flexibility of use required by the administration of the public library. Modern materials such as the composite aluminum/plastic of the sky dome over the central desk, plate glass windows only in the entrance area to maximize wall space, and the lack of interior bearing walls with two folding doors to allow flexibility in space usage are only a few Mid-Century Modern elements found in the library. The building was designed by prominent local architect Herman Ruhnau and appears to be one of the best examples of his work.

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

*B12. References:

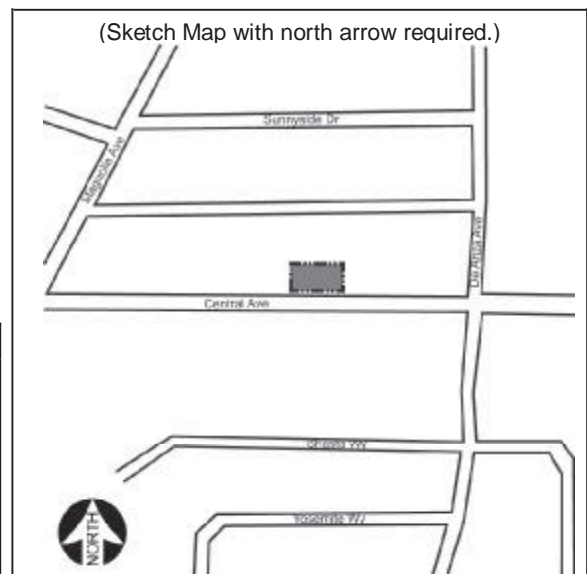
See continuation sheet.

B13. Remarks:

*B14. Evaluator: Susan Wood and Teresa Grimes

*Date of Evaluation: 5/18/09

(This space reserved for official comments.)



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

Primary # _____
HRI # _____
Trinomial _____

Page 3 of 3 *Resource Name or # (Assigned by recorder) Marcy Branch Library
*Recorded by: Susan Wood and Teresa Grimes *Date 5/18/09
☒ Continuation ☐ Update

Description continued:

simple low-profile landscaped area with two palm trees. Jutting out from the building, in the same red brick, is a short curved brick wall that connects to a rectangular volume containing restrooms. On the west elevation, facing the street, is the a sign spelling "Marcy Branch Library" in individual metal letters. The east elevation is split visually into two sections. The front (or south) section lies under the roof overhang and is composed of eight flush mounted glass wall sectioned windows framed in black metal. There is an alley to the north and a surface parking lot to the west.

Significance continued:

Ruhnau was born September 1, 1912 in Santa Barbara. His family moved to Pasadena and then to Riverside in 1929. Ruhnau studied architecture at USC. In 1946, he opened a Riverside branch office for Heitschmidt and Matcham, a Los Angeles-based architecture firm. In 1950, Ruhnau founded his own firm. Much of his work was in Riverside. He designed homes, banks, and government facilities. Although he is best known for designing some of the largest public buildings in Riverside, his finest buildings were designed early in his career and are relatively small. They include the Marcy Branch Library and the Cutter Pool House. The Marcy Branch Library retains a high level of integrity with only minor alterations.

References:

"Aramco World." The American Library. March 1959.

Blumenson, John J. Identifying American Architecture: A Pictorial Guide for Styles and Terms, 1600-1945. Nashville: American Association for State and Local History, 1981.

Brown, Eleanor, Frances. Modern Branch Libraries and Libraries in Systems. Metuchen: The Scarecrow Press, 1970.

Building permits, City of Riverside, various dates.

Dales, E. V. "The Marcy Branch Library." Magnolia Center News. March 14, 1958.

Kleim, Marilyn W. and David P. Fogle. Clues to American Architecture. WASHINGTON: Starrhill Press, 1985.

Library Journal. "Library in the Round." Vol. 83, no. 21, December 1, 1968.

"March Branch Library Ready for Dedication." Riverside Daily Press. March 14, 1958.

"Nation's First Circular Library for Riverside." Southwest Builder and Contractor. February 28, 1958.

Rifkind, Carole. A Field Guide for American Architecture. New York: New American Library, 1980.

"Riverside Branch Library Draws International Acclaim." On the Scene. Inland Empire, May 1978.

State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3CS/5S3

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) Plymouth Tower

P1. Other Identifier: _____

*P2. Location: Not for Publication ☒ Unrestricted

*a. County Riverside and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad _____ Date _____ T _____; R _____; _____ of _____ of Sec _____; _____ B.M.

c. Address 3401 Lemon Street City Riverside Zip 92501

d. UTM: (Give more than one for large and/or linear resources) Zone _____, _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

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

Plymouth Tower is a seven-story International Style apartment building covered by a flat roof. The building is sited so it sits closer to Lemon Street, leaving open space for parking in the rear. Facing Lemon Street, the main facade is the longer side of the rectangular plan. The other long elevation faces the parking lot. These elevations consist of alternating solid walls and balconies with simple railings. The ground floor of these elevations have a row of free-standing concrete piers that continue up the building. The ground floor entrance on the Lemon Street elevation is marked by a concrete overhang that shelters the entryway and is supported by the brick wall on the north side and a rectangular, brick pier on the south side.

*P3b. Resource Attributes: (List attributes and codes) HP3-Multiple Family Property

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

P5b. Description of Photo: (view, date, accession #) Southeast elevation
January 22, 2009

*P6. Date Constructed/Age and Source: ☒ Historic _____ Prehistoric _____ Both _____

1968, Building Permit

*P7. Owner and Address: _____

*P8. Recorded by: (Name, affiliation, and address) Teresa Grimes and
Christina Chiang; CAJA
523 W. 6th Street, Suite 1134
Los Angeles, CA 90014

*P9. Date Recorded: _____
April 20, 2009

*P10. Survey Type: (Describe)
Intensive



*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Modernism Context Statement for the City of
Riverside, Certified Local Government Grant

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

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 3CS/5S3

Page 3 of 3

*Resource Name or # (Assigned by recorder) Plymouth Tower

B1. Historic Name: Riverside Congregational Home

B2. Common Name: Plymouth Tower

B3. Original Use: Retirement Home

B4. Present Use: Retirement Home

*B5. Architectural Style: International Style with Brutalist influences

*B6. Construction History: (Construction date, alterations, and date of alterations)

1968 constructed, 1993 corridor lighting replaced

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

B9a. Architect: William Fleming

b. Builder: Turner Construction Company

*B10. Significance: Theme Architecture

Area Riverside

Period of Significance 1968

Property Type Multi-family

Applicable Criteria 3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Plymouth Tower is eligible for listing in the California Register under Criterion 3. The First Congregational Church with the Retirement Housing Foundation built Plymouth Tower three blocks from the church. The facility offers studio and one bedroom apartments, assisted living, and nursing care. It is significant at the local level in the context of modern architecture in Riverside as a good example of the International Style. Characteristics of the International Style are reflected in the building are the glazing, simple rectangular form, and lack of ornamentation. It resembles Le Corbusier's Unite d'Habitation with its modular units, ground-floor piers, and rectangular tower plan, but it is less Brutalist and more International Style. The poured-in place concrete is striated but still smooth. Overall, Plymouth Tower is an excellent example of a modern tower building and a rare property type in Riverside. It retains a high level of integrity, because it has only minor alterations like new corridor lighting and perhaps a change in landscaping.

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

*B12. References:

Building Permits

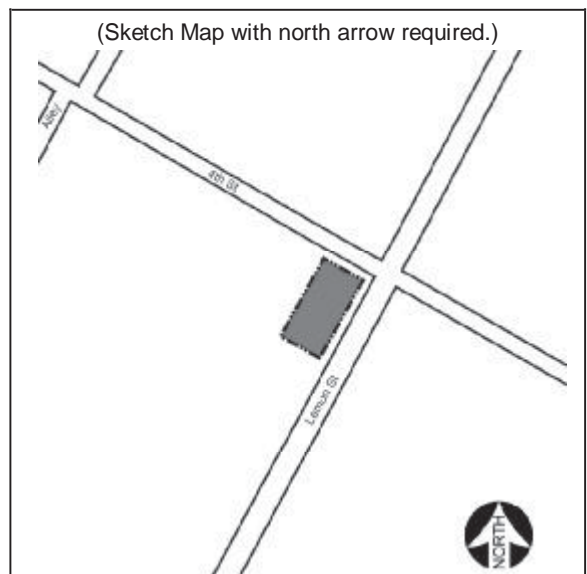
B13. Remarks:

*B14. Evaluator: Christina Chiang and Teresa Grimes

*Date of Evaluation: 4/20/09

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



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

Primary # _____
HRI # _____
Trinomial _____

Page 2 of 3 *Resource Name or # (Assigned by recorder) Plymouth Tower
*Recorded by: Christina Chiang and Teresa Grimes *Date 4/22/09
☒ Continuation ☐ Update

Description continued:

South of the entrance, it is glazing for half of the length and at the end the building is a garden area obscured by a trellis. North of the entrance is the high brick wall for half of the length and at the end of the building it is glazing with a rose garden in front. The sides of the building are solid, poured concrete with a line of canopied stairwells in the center.

State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3S/5S3

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) Riverside Townhouses

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Riverside and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad _____ Date _____ T _____; R _____; _____ of _____ of Sec _____; _____ B.M.

c. Address 3412 5th Street City Riverside Zip 92501

d. UTM: (Give more than one for large and/or linear resources) Zone _____, _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Whole block bounded by 5th, 6th, Lime and Lemon Streets

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

The Riverside Townhouses are a complex of apartment buildings in the Late Moderne style. The site plan is off axis from the street grid and takes a whole block. Within the block, the two-story buildings are arranged symmetrically with two central, T-shaped buildings surrounded by individual buildings of rectangular and L-shaped plans. The buildings on the perimeter are arranged irregularly and stepped back from one another to allow privacy between the units. The street-facing entrances are marked by flat-roofed canopies and screens with geometric patterns. The one-over-one double-hung windows are stacked vertically and surrounded by chunky wood frames. The central buildings are covered by flat roofs, while the perimeter buildings are covered by low-pitched, hipped

*P3b. Resource Attributes: (List attributes and codes) HP3-Multiple Family Property

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

P5b. Description of Photo: (view, date, accession #)

January 22, 2009

*P6. Date Constructed/Age and

Source: ☒ Historic ☐ Prehistoric

☐ Both

1949, Building Permit

*P7. Owner and Address:

*P8. Recorded by: (Name, affiliation, and address) Teresa Grimes and

Christina Chiang; CAJA

523 W. 6th Street, Suite 1134

Los Angeles, CA 90014

*P9. Date Recorded:

April 15, 2009

*P10. Survey Type: (Describe)

Intensive



*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Modernism Context Statement for the City of Riverside, Certified Local Government Grant

*Attachments: ☐ NONE ☐ Location Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record

☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record

☐ Artifact Record ☐ Photograph Record ☐ Other (List): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 3S/5S3

Page 3 of 3

*Resource Name or # (Assigned by recorder) Riverside Townhouses

B1. Historic Name: _____

B2. Common Name: Riverside Townhouses

B3. Original Use: Apartments

B4. Present Use: Apartments

*B5. Architectural Style: Late Moderne

*B6. Construction History: (Construction date, alterations, and date of alterations)

1949 constructed, 2004 reroofed with composition shingles over existing

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

B9a. Architect: William F. Mellin

b. Builder: Unknown

*B10. Significance: Theme Architecture

Area Riverside

Period of Significance 1949

Property Type Multi-family

Applicable Criteria C/3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Riverside Townhouses are eligible for listing in the National Register under Criterion C. This apartment complex is significant at the local level in the context of modern architecture in Riverside as an excellent and rare example of the Late Moderne style. The noteworthy features include the entrance canopies and screens, the chunky window frames, and the site planning that gives every unit privacy and views of the landscaping. Constructed in 1949, it appears to be the only apartment complex of its kind in Riverside. It retains a high level of integrity as there are no apparent exterior alterations.

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

*B12. References:

Building Permits

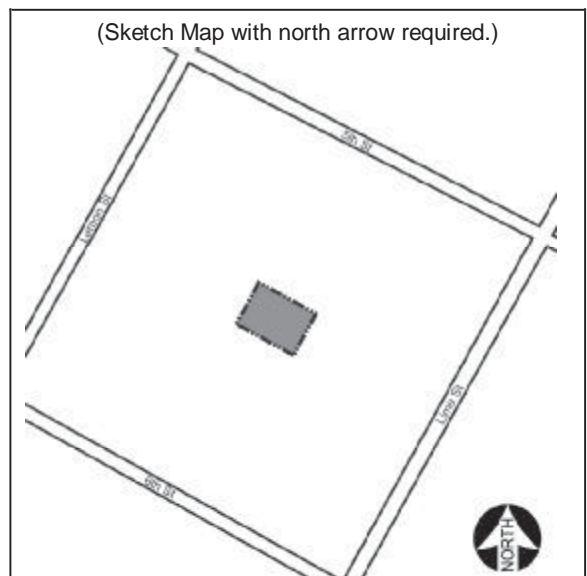
B13. Remarks:

*B14. Evaluator: Christina Chiang and Teresa Grimes

*Date of Evaluation: 4/15/09

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



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

Primary # _____
HRI # _____
Trinomial _____

Page 2 of 3 *Resource Name or # (Assigned by recorder) Riverside Townhouses
*Recorded by: Christina Chiang and Teresa Grimes *Date 4/22/09
☒ Continuation ☐ Update

Description continued:

roofs with overhanging eaves. The site is dotted with trees and hedges.

State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3CS/5S3

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) Sears

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Riverside and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad _____ Date _____ T _____; R _____; _____ of _____ of Sec _____; _____ B.M.

c. Address 5261 Arlington Avenue City Riverside Zip 92504

d. UTM: (Give more than one for large and/or linear resources) Zone _____, _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

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

Sears is a Mid-Century Modern department store building. It is rectangular in plan, covered by a flat roof, and two to three stories in height. The main (south) facade is characterized by asymmetrical massing, horizontal planes, and a framed rectangular roof overhang. Stone and tile are used in the walls. Palm trees are incorporated into the corners and within the canopy overhang that slings around the building. The north facade features a folded plate entrance. Attached to the west elevation, the Tire and Auto Center has a rectangular plan with a flat roof, and features a row of garage doors. The western wall is made of rock and extends to form a parapet. Next to the wall are some small palms. All around the property are palm trees and within the parking lot are landscaped medians.

*P3b. Resource Attributes: (List attributes and codes) HP6-Commercial Building, 3 stories and under

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

P5b. Description of Photo: (view, date, accession #)

January 28, 2009

*P6. Date Constructed/Age and

Source: ☒ Historic ☐ Prehistoric

☐ Both

1963, Building Permit

*P7. Owner and Address:

*P8. Recorded by: (Name, affiliation, and address) Teresa Grimes and

Christina Chiang; CAJA

523 W. 6th Street, Suite 1134

Los Angeles, CA 90014

*P9. Date Recorded:

April 15, 2009

*P10. Survey Type: (Describe)

Intensive



*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Modernism Context Statement for the City of Riverside, Certified Local Government Grant

*Attachments: ☐ NONE ☐ Location Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record

☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record

☐ Artifact Record ☐ Photograph Record ☐ Other (List): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 3CS/5S3

Page 2 of 3

*Resource Name or # (Assigned by recorder) Sears

B1. Historic Name: Sears, Roebuck & Company

B2. Common Name: Sears

B3. Original Use: Department Store

B4. Present Use: Department Store

*B5. Architectural Style: Mid-century Modern

*B6. Construction History: (Construction date, alterations, and date of alterations)

1963 constructed

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

B9a. Architect: Charles Luckman Associates

b. Builder: Lingrerot S M. C.

*B10. Significance: Theme Architecture

Area Riverside

Period of Significance 1963

Property Type Store

Applicable Criteria 3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Sears department store is eligible for listing in the California Register under Criterion 3. It is significant at the local level in the context of modern architecture in Riverside as a good example of the Mid-Century Modern style. It opened in 1964 and is still being used as a Sears today. The noteworthy features are the asymmetrical massing, the materials, and the landscaping. It is the only example of a Mid-Century Modern department store in Riverside. The building is typical of the post-war Sears stores: a large, windowless, free-standing, single-story building surrounded by parking on all sides. Sears began eliminating windows in their stores above the ground floor in the 1930s to improve the lighting and display of merchandise, as well as the efficiency of the mechanical systems. In other words, the functional requirements of the store became the driving forces of the design. The concept gained popularity after World War II and is now a hallmark of department store design. In contrast to the big box designs of today,

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

*B12. References:

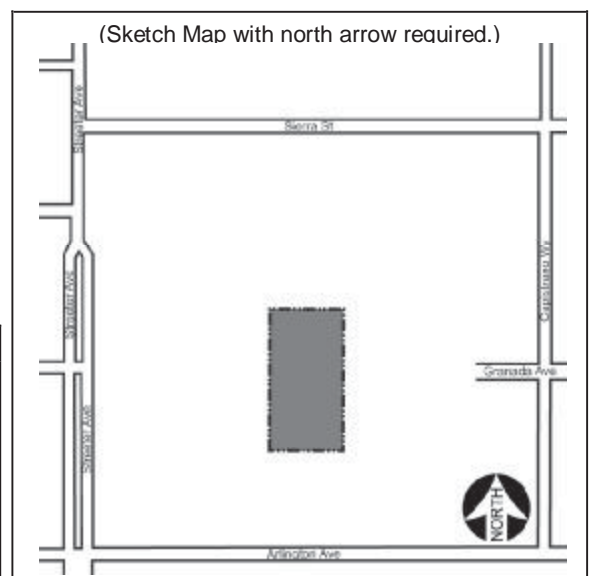
Building Permits; Richard Longstreth, City Center to Regional Mall, Cambridge: The MIT Press, 1997.

B13. Remarks:

*B14. Evaluator: Christina Chiang and Teresa Grimes

*Date of Evaluation: 4/15/09

(This space reserved for official comments.)



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

Primary # _____
HRI # _____
Trinomial _____

Page 3 of 3

*Resource Name or # (Assigned by recorder) Sears

*Recorded by: Christina Chiang and Teresa Grimes

*Date 4/30/09

☒ Continuation ☐ Update

Significance continued:

mid-century architects softened the blank walls by making them back drops for landscaping and signage. Decorative elements were concentrated near entrances and often took the form of contrasting materials such as stone and shading devices such as canopies.

The building was designed by Charles Luckman Associates, one of the leading corporate architecture firms in the United States. Born in 1909, Luckman achieved success as a businessman as well as an architect. He trained at the University of Illinois, but went into sales after graduating during the depths of the Great Depression. He was dubbed the "Boy Wonder of American Business" when he was named president of the Pepsodent toothpaste company in 1939. Through acquisition, he later became president of Lever Brothers, and helped plan their New York skyscraper, Lever House. Reminded of his architectural roots, Luckman resigned the presidency of Lever Brothers, moved to Los Angeles and began practicing architecture with fellow University of Illinois graduate William Pereira in 1950. Their partnership led to works such as CBS Television City, but the two went separate ways in 1958. The firm was reorganized as Charles Luckman Associates, and soon had offices in Boston, Chicago, and Phoenix. The firm went on to design the Prudential Center in Boston, the new Madison Square Garden in New York City, and the NASA Manned Spacecraft Center in Houston. In 1977, Luckman retired and the firm became known as the Luckman Partnership.

The only other 1960s department store building in Riverside is the Broadway at Tyler Mall (1969), which is also by Charles Luckman Associates. In contrast, the Broadway department store is three stories in height and is composed of interlocking boxes for staggered massing. The Sears department store retains a high level of integrity as there are no apparent exterior alterations.

State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3CS/5S3

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) Standard Insurance Company Building

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Riverside and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad _____ Date _____ T _____; R _____; _____ of _____ of Sec _____; _____ B.M.

c. Address 3380 14th Street City Riverside Zip 92501

d. UTM: (Give more than one for large and/or linear resources) Zone _____, _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

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

The Standard Insurance Company Building is three-story reinforced concrete structure in the International Style. The north and south facades have a curtain wall of mirror glass with prominent metal mullions. The east and west facades are masonry walls with a long framed window in the middle, which provide daylight to the corridor within. Each level is marked by wide overhanging eaves with exposed structural supports. On the north and south facades, above the first and second overhangs are a line of solid square panels. Piers in front of the curtain wall divide the facades into seven bays. The first stories have double doors in each bay next to the end bays.

*P3b. Resource Attributes: (List attributes and codes) HP6-Commercial Building, 3 stories and under

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

P5b. Description of Photo: (view, date, accession #) Northeast elevation
January 22, 2009

*P6. Date Constructed/Age and

Source: ☒ Historic ☐ Prehistoric

☐ Both

1961, Building Permit

*P7. Owner and Address:

RUSD

3380 14th Street

Riverside, CA 92501

*P8. Recorded by: (Name, affiliation, and address) Teresa Grimes and Christina Chiang; CAJA

523 W. 6th Street, Suite 1134

Los Angeles, CA 90014

*P9. Date Recorded:

April 14, 2009

*P10. Survey Type: (Describe)

Intensive



*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Modernism Context Statement for the City of Riverside, Certified Local Government Grant

*Attachments: ☐ NONE ☐ Location Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record

☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record

☐ Artifact Record ☐ Photograph Record ☐ Other (List): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 3CS/5S3

Page 2 of 3 *Resource Name or # (Assigned by recorder) Standard Insurance Company Building

B1. Historic Name: Standard Insurance Company Building

B2. Common Name: Riverside Unified School District Building

B3. Original Use: Offices

B4. Present Use: Offices

*B5. Architectural Style: International Style

*B6. Construction History: (Construction date, alterations, and date of alterations)

1961 constructed

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

B9a. Architect: Clinton Marr

b. Builder: Unknown

*B10. Significance: Theme Architecture

Area Riverside

Period of Significance 1961

Property Type Offices

Applicable Criteria 3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Standard Insurance Company Building is eligible for listing in the California Register under Criterion 3. It is significant at the local level in the context of modern architecture in Riverside as an excellent example of the International Style. Its most distinctive features are the glass curtain wall and clearly expressed structure. The modular design is also reminiscent of Crown Hall designed by Mies van der Rohe. The building was designed by distinguished local architect Clinton Marr and appears to be one of his best examples of his commercial work. Born in September of 1925 in Ontario, California, Clinton Marr grew up in Riverside. He joined the Navy Air Corps during World War II. Afterward, he attended USC on the G.I. Bill. While in school, he worked part-time for Albert C. Martin and Associates in downtown Los Angeles. After graduation he worked for Clare Henry Day in Redlands and Herman Ruhnau in Riverside before opening his own office in 1956. His building for the Lily Tulip Corporation (1958)

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

*B12. References:

Building Permits; Oral History Interview with Clinton Marr, 2009.

B13. Remarks:

*B14. Evaluator: Christina Chiang and Teresa Grimes

*Date of Evaluation: 4/14/09

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



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

Primary # _____
HRI # _____
Trinomial _____

Page 3 of 3

*Resource Name or # (Assigned by recorder) Standard Insurance Co. Building

*Recorded by: Christina Chiang and Teresa Grimes

*Date 4/29/09

☒ Continuation ☐ Update

Description continued:

The north facade is next to the sidewalk and round, concrete planters are at the base of each pier, except the easternmost. A few hedges and trees line the west and south elevations. A one-story box structure with windows is on top of the building and could be an addition.

Significance continued:

established his reputation, because it was such a large and prestigious commission. The Standard Insurance Company Building represents another such commission, but for a different property type. It retains a high level of integrity as there are no apparent exterior alterations.

State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3CS/5S3

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) Totman House

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Riverside and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad _____ Date _____ T _____; R _____; _____ of _____ of Sec _____; _____ B.M.

c. Address 4913 Rodeo Road City Riverside Zip 92504

d. UTM: (Give more than one for large and/or linear resources) Zone _____, _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Northeast corner of Grand Avenue and Rodeo Road

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

This Mid-Century Modern residence is rectangular in plan and one story in height. It is constructed of Orco concrete blocks. The corners are detailed of alternating extended end blocks. Under the thin overhang of the flat roof are a few exposed and extended beams. A metal screen with a design of circles decorates the middle of the west elevation. The full-length rectangular window openings on the south elevation have been filled with non-original vinyl. The entrance in the middle of the south elevation is marked by a simple, flat roof canopy with metal rod supports. The prominent porte cochere on the south is covered by a flat roof, supported by metal rod supports and roof beams from the residence portion and a similar Orco block wall on the south side.

*P3b. Resource Attributes: (List attributes and codes) HP2 - Single Family Property

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

P5b. Description of Photo: (view, date, accession #) Southwest elevation
January 28, 2009

*P6. Date Constructed/Age and

Source: ☒ Historic ☐ Prehistoric
☐ Both

1961, Building Permit

*P7. Owner and Address:

*P8. Recorded by: (Name, affiliation, and address) Teresa Grimes and
Christina Chiang; CAJA
523 W. 6th Street, Suite 1134
Los Angeles, CA 90014

*P9. Date Recorded: April 20, 2009

*P10. Survey Type: (Describe)
Intensive



*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Modernism Context Statement for the City of
Riverside, Certified Local Government Grant

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

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 3CS/5S3

Page 3 of 3 *Resource Name or # (Assigned by recorder) Totman House

B1. Historic Name: Totman House

B2. Common Name: _____

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Mid-Century Modern

*B6. Construction History: (Construction date, alterations, and date of alterations)

1961 constructed

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

B9a. Architect: James W. Totman (builder) b. Builder: James W. Totman

*B10. Significance: Theme Architecture Area Riverside

Period of Significance 1961 Property Type Single-family Applicable Criteria 3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Totman House is eligible for listing in the California Register under Criterion 3. It is significant at the local level in the context of modern architecture in Riverside as a good example of Mid-Century Modern architecture. It was owned by contractor James Totman. He built this residence, the American Red Cross office complex, and two California Baptist University residence halls. The house is constructed of Orco concrete blocks and retains a high level of integrity. Orco Block was founded in Santa Ana in 1946. The company expanded to include plants in Stanton in 1954 and Riverside in 1971. This house was supposedly the result of a design competition sponsored by the company. The only apparent exterior alteration is the replacement of some of the windows, although the openings have not been re-sized.

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

*B12. References:

Building Permits; "About Orco," www.orco.com.

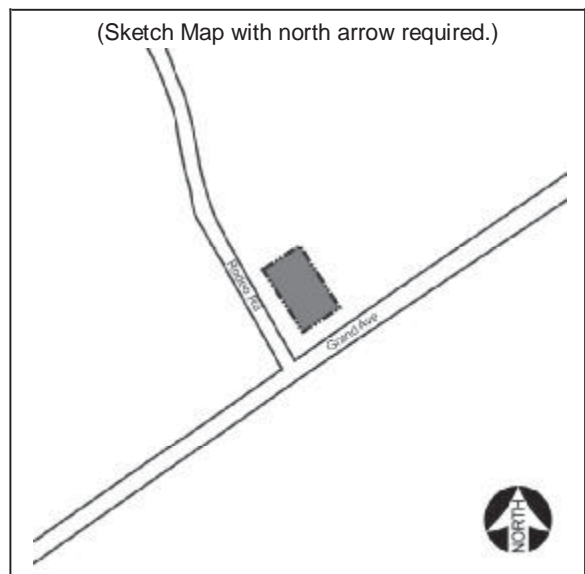
B13. Remarks:

*B14. Evaluator: Christina Chiang and Teresa Grimes

*Date of Evaluation: 4/20/09

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



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

Primary # _____
HRI # _____
Trinomial _____

Page 2 of 3 *Resource Name or # (Assigned by recorder) Totman House
*Recorded by: Christina Chiang and Teresa Grimes *Date 4/30/09
☒ Continuation ☐ Update

Description continued:

The east side has extended beams connected to metal rods to form spider-leg structures. Another driveway is off of Grand Avenue.

State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3S/5S3

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) Wesley United Methodist Church

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Riverside and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad _____ Date _____ T _____; R _____; _____ of _____ of Sec _____; _____ B.M.

c. Address 5770 Arlington Avenue City Riverside Zip 92504

d. UTM: (Give more than one for large and/or linear resources) Zone _____, _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

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

The Wesley United Methodist Church consists of four buildings on a large lot set back from Arlington Avenue. The round one-story chapel is on the corner, close to the street. It is covered by a folded plate roof with triangular bays filled with stained glass windows. The chapel is linked to the one-story classroom building to the south by a canopied walkway. Another canopied walkway is west of the chapel. The classroom building is concrete block structure with raked joints, a rectangular in plan, and a flat roof. Each classroom is modular with a door, transom, and large rectangular windows. The canopied walkways continue as roofed porches of the classroom building. The porch and walkway supports are metal rods. Southeast of the chapel is a large, gabled building.

*P3b. Resource Attributes: (List attributes and codes) HP16- Religious Building

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



P5b. Description of Photo: (view, date, accession #)

January 28, 2009

*P6. Date Constructed/Age and

Source: ☒ Historic ☐ Prehistoric

☐ Both

1956, Building Permit

*P7. Owner and Address:

*P8. Recorded by: (Name, affiliation, and address) Teresa Grimes and

Christina Chiang; CAJA

523 W. 6th Street, Suite 1134

Los Angeles, CA 90014

*P9. Date Recorded:

April 15, 2009

*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Modernism Context Statement for the City of
Riverside, Certified Local Government Grant

*Attachments: ☐ NONE ☐ Location Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record

☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record

☐ Artifact Record ☐ Photograph Record ☐ Other (List): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 3S/5S3

Page 2 of 3 *Resource Name or # (Assigned by recorder) Wesley United Methodist Church

B1. Historic Name: Wesley United Methodist Church

B2. Common Name: Wesley United Methodist Church

B3. Original Use: Church B4. Present Use: Church

*B5. Architectural Style: International Style with Googie influences

*B6. Construction History: (Construction date, alterations, and date of alterations)

1956 constructed, 1985 offices constructed, 1986 interior 2nd floor remodel of offices

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: Original Location:

*B8. Related Features:

B9a. Architect: Clinton Marr

b. Builder: Unknown

*B10. Significance: Theme Architecture

Area Riverside

Period of Significance 1956

Property Type Church

Applicable Criteria C/3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The chapel and classroom building of the Wesley United Methodist Church are eligible for listing in the National Register under Criterion C. They are significant at the local level in the context of modern architecture in Riverside as an outstanding and unique combination of the International and Googie styles. They are the most distinctive buildings on the church campus. The chapel is distinguished by its round shape and folded plate structure. The classroom building is distinguished by its modular design and walkway connection to the chapel. The buildings were designed by distinguished local architect Clinton Marr and appear to be one of his best examples of his ecclesiastical work. Born in September of 1925 in Ontario, California, Clinton Marr grew up in Riverside. He joined the Navy Air Corps during World War II. Afterward, he attended USC on the G.I. Bill. While in school, he worked part-time for Albert C. Martin and Associates in downtown Los Angeles. After graduation he worked for Clare Henry

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

*B12. References:

Building Permits; Oral History Interview with Clinton Marr, 2009.

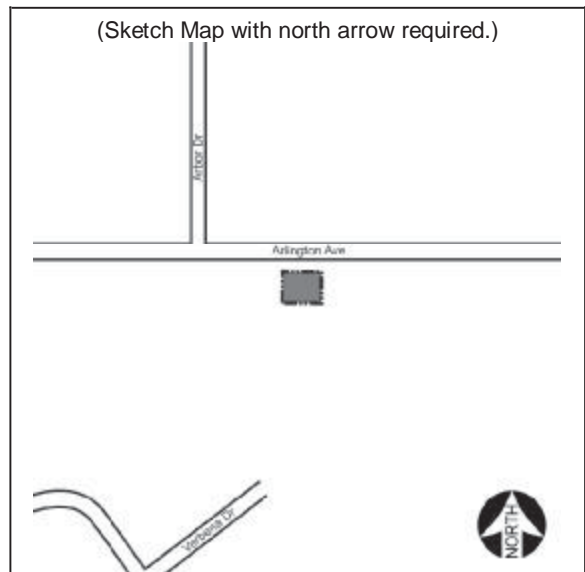
B13. Remarks:

*B14. Evaluator: Christina Chiang and Teresa Grimes

*Date of Evaluation: 4/15/09

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



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

Primary # _____
HRI # _____
Trinomial _____

Page 3 of 3

*Resource Name or # (Assigned by recorder) Wesley United Methodist Church

*Recorded by: Christina Chiang and Teresa Grimes

*Date 4/22/09

☒ Continuation ☐ Update

Description continued:

South of the classrooms are two, gabled buildings with rectangular plans and a parking lot. They were constructed at a later date.

Significance continued:

Day in Redlands and Herman Ruhnau in Riverside before opening his own office in 1956. Wesley United Methodist Church is different and earlier than Marr's other known religious building, the Grace United Methodist Church (1966). The original buildings (chapel and classroom building) retain a high level of integrity as there are no apparent exterior alterations.