

Cultural Resources Nomination Application

<u> X </u> City Landmark	<u> </u> Structure of Merit
<i>Please check the Designation for which you are applying</i>	

IDENTIFICATION

1. Common name: 6268 Palm Avenue - Airplane Craftsman 1919
2. Historic Name: _____
3. Street address: 6268 Palm Avenue
City Riverside State CA Zip 92506
4. Assessor Parcel number: 225-032-001
5. Present Legal Owner: Shawn T. Stevens
City Riverside State CA Zip 92506
6. Present Use: Residence
7. Original Use: Residence

Date form prepared: 3/14/2022 & 6/25/2022 Revised 8/25/2022

Preparer: Shawn Stevens

Sponsoring Organization (if any): _____

Address: 6268 Palm Ave.

City, State and Zip: Riverside, CA 92506

Phone: 949-878-8550

DESCRIPTION

8. Legal property description: 0.19 ACRES M/L IN SEC 34 T2S R5W

- Include approximate property size (in feet): Street Frontage 70 Depth 140 approx
9. Architectural Style: Airplane Craftsman
10. Construction Date: Estimated 1919 Factual _____
Source of Information: _____ Assessor's Records X Building Permit _____ Sanborn Map
_____ Publications _____ Oral Interviews
11. Architect's Name: Unknown Builder's Name: Unknown
12. Condition: _____ Excellent X Good _____ Fair _____ Deteriorated
_____ No longer in existence
13. Alterations: New detached garage in 2019 when original burnt down.

14. Surroundings:
_____ Open Land _____ Scattered Buildings X Densely Built-Up
15. Use type:
X Residential _____ Industrial _____ Commercial _____ Civic
_____ Other
16. Is the structure on its original site?
X Yes _____ No _____ Unknown
If moved, approximate year _____
17. Related features and/or out-buildings: Detached garage

SIGNIFICANCE

18. Historical Attributes:

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

19. Architectural Description Attached.
20. Statement of Significance Attached.
21. Bibliography Attached.
22. Photographs Attached.
23. Letter from property owner (if other than applicant) I am the owner.

19. Architectural Description:

Based on review of the City Historic Resources Database only six residences were identified as showcasing the Airplane Craftsman Style. Of these, the residence at 6268 Palm Ave, appears to be the only without exterior modifications.

The Palm Ave House is a one and a half-story single-family residence and detached garage located on the corner of Palm Ave and Gardena. Built in 1919 , to the owner only known as Walter Verley, a mechanic at Mission Garage, with an unknown architect and construction company. The residence is an example of the Airplane Bungalow variation of the Craftsman architectural style. A detached garage, added in 1921. The single-family residence is of wood-frame construction with wood clapboard siding. It has a low-pitched, multi-gable roof with composition shingles and wide, open eaves featuring barge-boards, exposed rafter tails. The primary front doors feature a wraparound porch sheltered by a gable roof supported by battered piers clad in wood clapboard. The front door is located facing Palm Ave., underneath the porch gable, and consists of an unpainted, partially glazed door. Windows mainly consists primarily of side by side casement wood windows, with other types including fixed, throughout the homes approx. 40 windows. The second story comprises a smaller volume floor that is set above. The interior features original hardwood floors, paneled doors, built-in furniture and cabinetry, and a brick fireplace.

According to building permit records, the residence has had no major alterations. The 1921 garage had an electrical fire and burned down in 2019, and a replacement two-car garage was constructed in early 2020.



Japanese influenced arch located inside the Palm Home, which is a large contribution to the airplane bungalow style.

Exterior The Palm House is a two-story (with small basement), single-family dwelling constructed in 1919. It was designed in the Airplane variation of the Craftsman style. The second story comprises a “pop-up” above and set back from the north, south, and west façades of the first story. The wood-framed building has an irregular plan and sits on a raised foundation. It has a low-pitched, multi-gable roof with wide, open eaves featuring bargeboards, and exposed rafter tails. The roof is covered in composition shingles, and walls are clad in wood clapboard. Windows are primarily casement windows, with other types including fixed; all windows are wood with simple wood surrounds. The primary (west) entrance to the house comprises a projecting wrap around porch that spans nearly the length of the north/west façade. The porch is sheltered by a front-facing gable roof supported by massive battered piers clad in wood clapboard. The porch has a concrete floor and wood balustrade. The front door is located near the north end of the west façade, underneath the porch gable. The door is unpainted and partially glazed with an irregularly shaped light. To the north of the door are two wood tripartite windows composed of a fixed center window. There is a second door that is located on the back north/east section of the wrap around patio with two small French doors with original hardware. The interior of the main house is largely intact with original plaster ceilings and walls, original wood flooring, original paneled wood doors, and original wood details including built-ins, wainscot, ceiling coves, and baseboards. The front door leads to the living room, which contains a brick fireplace with built-in cabinetry on each side of it. Leading from the living room to the dining room is a built in Asian inspired wood archway. Wood built-in cabinetry spans the north wall of the dining room, and a wood and plaster wainscot with a picture rail/shallow shelf lines the east and south walls. The kitchen (with a breakfast nook) laundry room that contains the back porch exit are located to the east of the dining room. The kitchen features have been replaced around 1960 and is currently being updated, this includes removal of flooring to reveal original wood flooring that is being refinished. To the north of the dining room contains bedroom with large closet that include a small door that has access to storage under the staircase. There is a second exiting door within this room that exits to the hallway and also to the staircase to the south. Under the staircase contains an original door to the south side that leads to the basement, there is a wood and concrete steps and contains original wall safe within the concrete. Continuing down the hallway leads to the only bathroom. The primary bedroom sits on the north/east back portion of the house has original wood flooring, plaster walls and closet. The hallway with a wood staircase leading to bedrooms. The second story contains another two bedrooms separated with the staircase, and a closet in the hallway.

The only know alterations onsite was in 1921, the garage was added to the east side of the property. And was replaced with new after a fire in 2019. Based on its current appearance, it appears that the Palm House has experienced few alterations since its original construction in 1919.

20. Statement of Significance: Airplane bungalows are a sub-type of a craftsman home. My home is an excellent and rare example of this architectural style. The Japanese influenced can be felt in the interior with beautiful wood millwork feature that is between the living room and dining room. Photo is attached.

The Palm Ave. House also “embodies the distinctive characteristics of a style, type, period, or method of construction” as an excellent and intact example of the Airplane Bungalow variation of the Craftsman architectural style. Hallmarks of the style, as exhibited by this property, include the “pop-up” second story, low-pitched gable roof with wide eaves and exposed rafter tails, wood clapboard siding, and prominent projecting front entrance porch with multiple windows surrounding all sides and stories of this home.

The Craftsman airplane bungalow sub-type dates from the early 1900s and reached a peak of popularity in the late 1910s. The Craftsman airplane bungalow is similar to the Craftsman bungalow in plan and is characterized by a “pop up” second floor or half floor, usually one or two rooms in size, that “floats” over the larger first story. Rooflines on both the first and second floors have low-pitched gabled roofs, oversized eaves with exposed rafter tails, and bands of windows.

Character-Defining/Associative Features:

- Retains most of the essential character-defining features of the style
- One or two stories in height • Building forms that respond to the site • Shingled exteriors, occasionally clapboard or stucco • Low-pitched gabled roofs • Broad, overhanging eaves with exposed structural members such as rafter tails, knee braces, and king posts • Broad front entry porches of half for full-width, with square or battered columns, sometimes second-story sleeping porches • Extensive use of natural materials for columns, chimneys, retaining walls, and landscape features • Casement windows situated in groups • Represents an early or rare example of the style in the community in which it is located • If Airplane, then has a “pop up” second story with one or two rooms • If Japanese-influenced, then may have multi-gabled roofs or gables that peak at the apex and flare at the ends • If Chalet-influenced, then may have single, rectangular building forms, front-facing gabled roofs, second story balconies, flat balusters with decorative cutouts or decorative brackets and bargeboards

21. Bibliography:

Google research on description and characterizes of an airplane bungalow.

Ruth McCormick, Minor news articles found. Home has been owned by working class families in research with no significant residence.

City of Riverside permits online

https://en.wikipedia.org/wiki/Airplane_Bungalow

<https://www.house-design-coffee.com>

Planning.lacity.org

22. Photographs

Residence from 1919 to 1968

1919 to 1926: Walter F. Verley – Mechanic at Mission Garage

1927 to 1930: Ernest and Teresa Johnson – Carpenter

1931 to 1932: Thos and Ethel Nolan – Salesman at Grain & Milling Co.

1933 to 1946: Knute and Edith Holte – Trucking

1947 to 1968: Arthur and Ruth Burnes – Forman at Hart & Burns Inc.

APPLICATION FOR BUILDING PERMIT

City of Riverside CALIFORNIA

DATE 5-19-19 CENSUS TRACT _____

JOB ADDRESS 6248 Palm Ave

LEGAL DESCRIPTION _____

- DESCRIPTION OF WORK:
- ☒ NEW BLDG. ☐ TERMITE
☐ ADDITION ☐ DEMOLISH
☐ ALTERATION ☐ SWIM POOL
☐ ROOFING ☐ OTHER

USE OF BUILDING Res

OWNER	NAME <u>W. Varley</u>	
	ADDRESS _____	
	CITY _____ PHONE _____	
ARCH.	NAME _____	
	ADDRESS _____ LIC. NO. _____	
	CITY _____ PHONE _____	
ENGR.	NAME _____	
	ADDRESS _____ LIC. NO. _____	
	CITY _____ PHONE _____	
CONTRACTOR	NAME <u>Owner</u>	
	ADDRESS _____	
	CITY _____ PHONE _____	
	STATE LIC. _____ CITY LIC. _____	

VALUATION OF JOB: \$ 3,500.00

The applicant agrees that if this permit is granted, all City Ordinances and State Laws regulating building construction will be complied with. All workmen on the job will be covered by workmen's compensation insurance in accordance with State Laws.

Signature of

Applicant _____

This application does not include Electric, Heating, Plumbing, or other necessary permits.

Permits expire in 60 days if work is not started.

PLANS CKD BY	CORN RS APPVD BY	APPLIC. APPVD BY	PLAN CHK 01-9-441	\$
MTG	ELEV.	B.R.	BATHS	PARKING
NO. FAM.	SIZE BLDG. - SQ. FT.	USE ZONE		PERMIT FEE 01-9-222
STORIES	OCCUPANCY	TYPE CONST.	FIRE ZONE	STORM DRAIN 09-9-481
FRONT S.B.	RIGHT S.B.	LEFT S.B.	REAR S.B.	AC. FEE 09-9-482
				ST. LITE 80-9-890
TOTAL				\$

UTILITIES WILL NOT BE PROVIDED UNTIL AFTER FINAL INSPECTION.

PERMIT NUMBER

BP-2019-03157

**CITY OF RIVERSIDE
BUILDING & SAFETY DIVISION**

 3900 MAIN STREET, 3RD Floor
RIVERSIDE, CA 92522
(951) 826-5697


Work Description		Permit Type	RES	Job Address		Parcel Number	
DETACHED 2-CAR GARAGE (420 SQ FT) -SITE SPECIFIC ENGINEERING				6268 PALM AVE		225-032-001	
		Job Location					
		Property Owner		ELIZABETH LOSSING			
Work Type	New			Phone Number	(951) 683-3980		
Occupancy	U	Con/Type		SF	420	Applicant	JASON SANCHEZ
Occupancy		Con/Type		SF		Phone Number	(909) 214-1338
Occupancy		Con/Type		SF		Address	2330 S CASTLE HARBOR PL.
# Stories		F Sprinklers		Zone		City	ONTARIO
Class Code		B. Codes	2016	Area	C	State	CA Zip Code 91761
Electronic Plan Review		NO		Contractor		TUFF SHED INC	
Permit Status		Issued		Phone Number		(303) 474-5524	
Project Valuation		\$11,226.60		Business Tax #		0068280	
Permit Fee Description		Fees		CSLB License #		661664	
Application / Issuance Fee:		\$30.00		License Type(s)		B	
Plan Check Fee:		\$150.00		Condition(s) of Approval			
Permit Fee:		\$150.00					
CBSC Fee:		\$1.00					
SMIP Fee:		\$0.00					
City Surcharge Fees:		\$42.00					
Other Fees (See Receipt):		\$38.00					
Total Permit Fees		\$411.00		Owner-Builder Permit		NO	
Date of Issuance	12-13-2019	Issuer	S. ALVAREZ	24 Hour Inspection Hotline: (951) 826-5361			
Date of Final	1-17-20	Final by	Kim B.	B&S Office Hours: Monday - Friday 7:30 am - 5:00 pm			

FOR OFFICE USE ONLY: ALL REQUIRED DECLARATIONS HAVE BEEN PROPERLY SIGNED AND DATED BY THE PERMITTEE IN ACCORDANCE WITH HEALTH & SAFETY CODE SECTION 19825 **VERIFIED BY:** S. ALVAREZ

ADVISORY: THIS PERMIT SHALL BECOME NULL AND VOID IF WORK IS NOT COMMENCED WITHIN 180 DAYS FROM ISSUANCE OR IF WORK IS SUSPENDED, ABANDONED, OR WITHOUT SUCCESSFUL INSPECTION FOR A PERIOD OF 180 DAYS OR MORE

PERMIT NUMBER

BP-2019-00708

CITY OF RIVERSIDE BUILDING & SAFETY DIVISION

3900 MAIN STREET, 3RD Floor
RIVERSIDE, CA 92522
(951) 826-5697



Work Description		Permit Type	RES	Job Address		Parcel Number	
DEMOLISH DETACHED GARAGE DUE TO FIRE DAMAGE				6268 PALM AVE		225-032-001	
THIS PERMIT SHALL EXPIRE 90 DAYS AFTER ISSUANCE				Job Location			
				Property Owner		ELIZABETH LOSSING	
Work Type		Demolition		Phone Number		(951) 333-2727	
Occupancy	U	Con/Type		SF		Applicant	ELIZABETH LOSSING
Occupancy		Con/Type		SF		Phone Number	(951) 333-2727
Occupancy		Con/Type		SF		Address	3411 REDWOOD DR
# Stories		F Sprinklers		Zone		City	RIVERSIDE
Class Code	649	B. Codes	2016	Area	C	State	CA Zip Code 92501
Electronic Plan Review		NO		Contractor			
Permit Status		Issued		Phone Number			
Project Valuation		\$2,000.00		Business Tax #			
Permit Fee Description		Fees		CSLB License #			
Application / Issuance Fee:		\$30.00		License Type(s)			
Plan Check Fee:		\$0.00		Condition(s) of Approval			
Permit Fee:		\$60.00		PER PLANNING: HOLD FINAL UNTIL PERMIT		ISSUANCE OF NEW 2-CAR GARAGE	
CBSC Fee:		\$1.00					
SMIP Fee:		\$0.00					
City Surcharge Fees:		\$8.40					
Other Fees (See Receipt):		\$16.00					
Total Permit Fees		\$115.40		Owner-Builder Permit		YES	
Date of Issuance	8-9-2019	Issuer	N. BAUTISTA	24 Hour Inspection Hotline: (951) 826-5361			
Date of Final	12-17-19	Final by	Km. B.	B&S Office Hours: Monday - Friday 7:30 am - 5:00 pm			

FOR OFFICE USE ONLY: ALL REQUIRED DECLARATIONS HAVE BEEN PROPERLY SIGNED AND DATED BY THE PERMITTEE IN ACCORDANCE WITH HEALTH & SAFETY CODE SECTION 19825 **VERIFIED BY:** N. BAUTISTA

ADVISORY: THIS PERMIT SHALL BECOME NULL AND VOID IF WORK IS NOT COMMENCED WITHIN 180 DAYS FROM ISSUANCE OR IF WORK IS SUSPENDED, ABANDONED, OR WITHOUT SUCCESSFUL INSPECTION FOR A PERIOD OF 180 DAYS OR MORE

