



City of Arts & Innovation

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

Planning Division

CULTURAL HERITAGE BOARD LANDMARK DESIGNATION STAFF REPORT

AGENDA ITEM NO.: 4

WARD: 5

CULTURAL HERITAGE BOARD HEARING DATE: SEPTEMBER 16, 2015

I. CASE NUMBER: P15-0555

II. PROJECT SUMMARY:

- 1) **Proposal:** Historic Designation request to designate the James E. and Jessie C. Shaw House as a City Landmark.
- 2) **Location:** 8410 Cleveland Avenue
- 3) **Applicant:** Mark & Nancy Parrish
- 4) **Case Planner:** Barbara Bouska, Associate Planner
(951) 826-5507
bbouska@riversideca.gov

III. RECOMMENDATION:

That the Cultural Heritage Board recommend that the City Council:

1. **DETERMINE** that P15-0555, City Landmark Designation, is categorically exempt from the California Environmental Quality Act (CEQA) per Sections 15061(b)(3) and 15308 of the CEQA Guidelines; and,
2. **APPROVE** Planning Case P15-0555 based on the facts for findings outlined below and thereby the designation of the James E. and Jessie C. Shaw House as a City Landmark.

FACTS FOR FINDINGS: (From Sections 20.20.030 and 20.50.010(U) of the Riverside Municipal Code)

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

FACTS: The James E. and Jessie C. Shaw House meets Criterion 1 because it is an original 1899 grove home in a five acre active citrus grove setting within the Arlington Heights Greenbelt.

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

FACTS: The James E. and Jessie C. Shaw House meets Criterion 3 because the home exemplifies the Colonial Revival/Free Classic Queen Anne style of architecture with minor alterations that do not affect its architectural integrity and is a grove home built at the height of Riverside's citrus heritage.

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

FACTS: The James E. and Jessie C. Shaw House meets Criterion 6 because the home within its intact grove setting reflects citrus heritage patterns of settlement and growth, and is a distinctive example of a grove home cultural landscape.

IV. BACKGROUND/HISTORY:

The subject property is located in Riverside's Greenbelt, situated on the southeasterly side of Cleveland Avenue, between Gratton and Adams Streets. The five-acre parcel includes approximately 0.5 acre developed with a two-story home built in 1899, a single story barn with a loft and a swimming pool built in 2007, and an early single-story barn and carriage house, with a later carport and gazebo, all with unknown dates of construction. The remaining 4.5-acres are devoted primarily to citrus groves in active production.

The property owner is requesting the designation of the James E. and Jessie C. Shaw House as a City Landmark. The single-family residence in a grove setting is an excellent example of Colonial Revival/Free Classic Queen Anne Foursquare residential architecture in Riverside. The period of significance is 1899, the date of construction.

ARCHITECTURAL DESCRIPTION:

This two story Colonial Revival/Free Classic Queen Anne Foursquare home has an L-shaped ground plan. Queen Anne influences are found in the rounded front parlor window with curved glass and three original stained glass windows. The home features a covered three-quarter wrap-around porch that is squared at the left and rounded at the right with railings that align with the roof and floor plan. The porch roof is adorned with dentils and is supported by several smooth, tapered Doric columns on square bases, with turned wood balustrades spanning between the columns. The multi-hipped roof has flared eaves and cornice, with a boxed roof-wall junction and frieze, and is clad in wood shingles. The roof features two hipped dormers, one west- and one south-facing, clad in shingles with a diamond paned window flanked by vents visible at the front dormer. The exterior walls are finished with three part false bevel drop wood siding and endboards. The majority of the home's windows are set below the frieze and are double hung wood sashes with sills and wide flat trim boards. The front entry is offset to the left within the

porch. A three-sided bay extends on one side. The second floor features a partial width recessed sleeping porch at the left supported by turned wood posts and balustrade with decorative brackets, and a rounded “widow’s walk” balcony at the right above the rounded porch roof. A porte cochere on the left (north) side of the house is not original to the home, and a glassed-in solarium and sleeping porch on the right (south) side were enclosed. A swimming pool and barn are modern additions in the rear yard. A combination brick pilaster and arched iron wall/fence is located along the front property line. The grounds immediately around the home have mature landscaping of a design and species that are appropriate to the period of the home. The rest of the parcel surrounding the home is still devoted to active citrus groves.

V. STATEMENT OF SIGNIFICANCE:

This property is located in the Arlington Heights subdivision which was recorded in 1890, and in the portion of Arlington Heights that was resubdivided by the Riverside Trust Company in 1896. The original lot was a little over ten acres in size and was purchased by James Edward Shaw in 1892. Shaw was born in Nova Scotia in 1870, and immigrated to Riverside in 1892. His parents had also moved to Riverside by 1895. The property already had significant producing citrus groves from the time Shaw purchased it based on ads in local newspapers during the late 1800s. According to the current property owner’s research, Shaw built a barn on the property first, and lived in the hayloft while he built the home in 1899. A Riverside Daily Press notice about his wedding in 1899 noted the home was just recently completed, and referred to it as “Arcadia Grove.” Shaw married Jessie Ann Cameron, also born and still living in Nova Scotia in 1899 prior to their marriage. James made his money in citrus and Jessie was a homemaker. In the 1910 Federal Census, Shaw’s parents were still living with them at the home on Cleveland. James Shaw passed away in 1930, the property was sold to James F. and Cora M. Hurlbert, and Jessie Shaw passed away in 1933.

The home appears to be closely associated with patterns of development that are significant in local history, and exemplifies the style of architecture from its period of construction. The home continues to be surrounded by citrus groves with over 800 producing trees on a five-acre site, thereby retaining its integrity of context, setting and feeling in conjunction with the historically significant Arlington Heights greenbelt area. The Colonial Revival and Queen Anne Free Classic style home has had minor alterations at the north and south sides of the home that are not really visible to the public, and retains its historic integrity.

The attached 2015 survey form evaluated the house’s eligibility for designation and assigned status code **5S2, individual property that is eligible for local listing or designation**. The property is not eligible for listing on the National Register because the quality of significance in American history, architecture, archeology, engineering, and culture at a national level is not present.

Based on the evaluation, the James E. and Jessie C. Shaw House appears to be eligible for local listing as a City Landmark under three designation criteria listed in Section 20.50.010(U) of the Municipal Code, as described in the facts for findings above. A detailed statement of significance and additional information are provided in the attached Designation Application and DPR Survey (Exhibits 3 and 4).

VI. PUBLIC NOTICE AND COMMENTS:

Public notices were published in one newspaper of general circulation within the City, and mailed to property owners and occupants within 300 feet of the site, at least ten (10) days prior to the scheduled September 16 hearing. No responses were received to date.

VII. EXHIBITS:

1. Location / Zoning Map
2. Aerial Photograph
3. Designation Application with Photographs
4. Cultural Resources DPR Evaluation Form

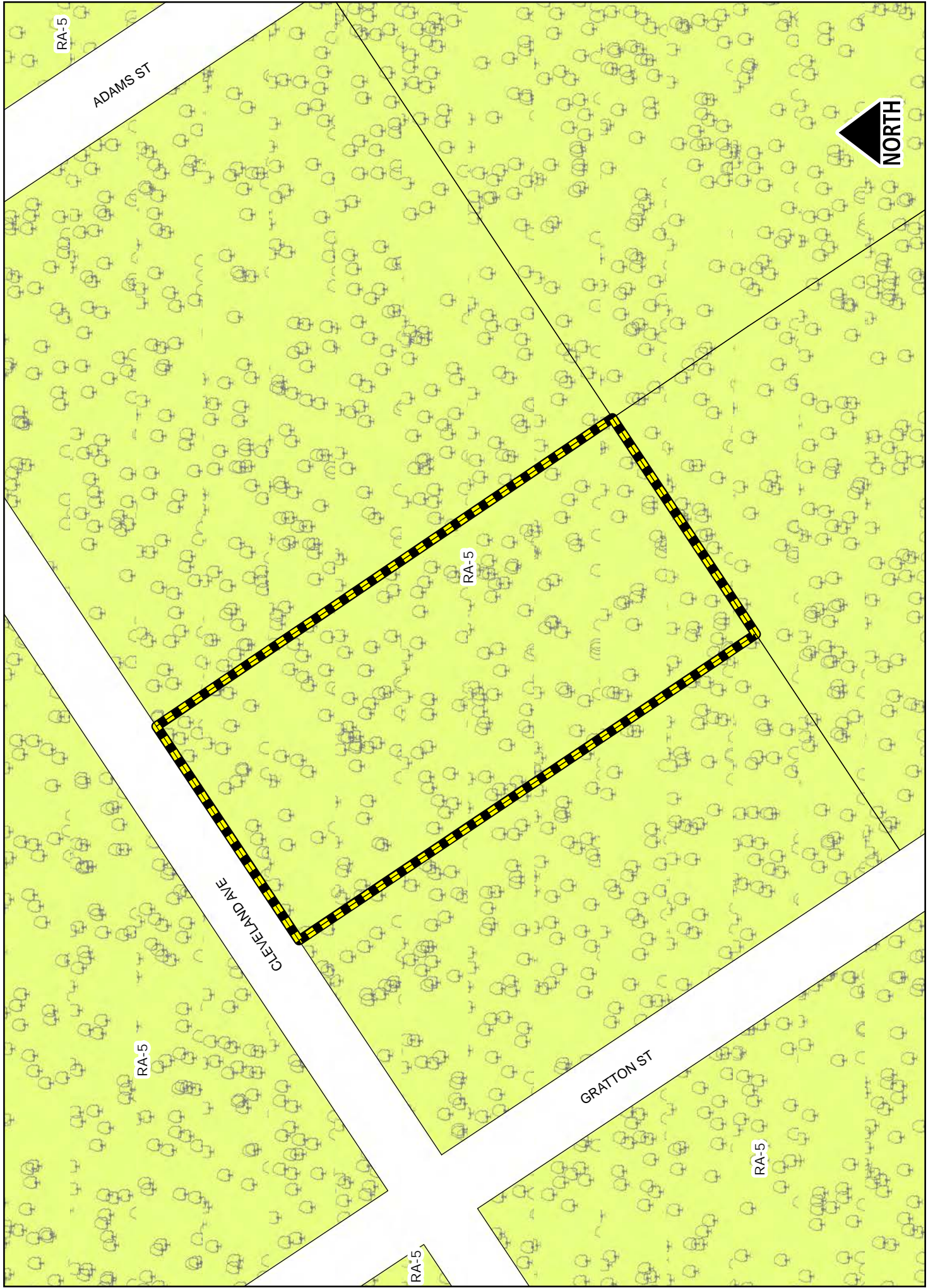
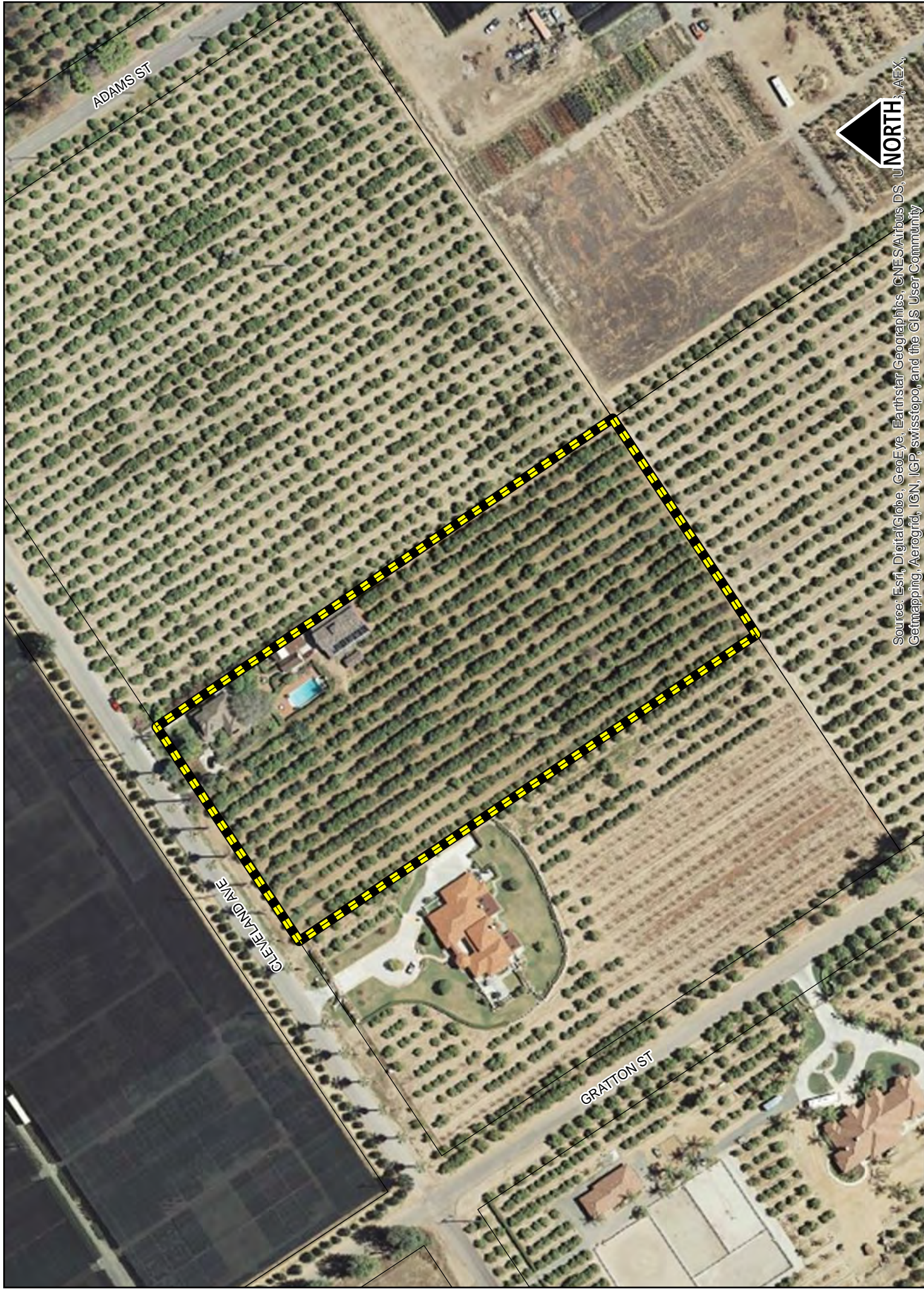


Exhibit 1 - P15-0555, Location/Zoning Map



Sources: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, AeroGRID, IGN, and the GIS User Community

☒ City Landmark ☐ Structure of Merit
Please check the appropriate designation

1. Common name: _____
2. Historic Name: Arcadia Grove - James E. & Jessie C. Shaw House
3. Street address: 8410 Cleveland Avenue
City Riverside State CA Zip 92504
4. Assessor Parcel number: 238110003
5. Legal Owner: Mark G. & Nancy E. Parrish
City Riverside State CA Zip 92504
6. Present Use: Private residence & orange grove
7. Original Use: Private residence & orange grove

29 June 2015
Nancy Parrish
8410 Cleveland Avenue
Riverside, CA 92504
(951) 509-7682

DESCRIPTION

8. Legal property description: Lot 8, Block 32; Riverside 5.01
acres ML POR LOT 8 BLK 32 MB 001/037 Resub
Block 32 Arlington Heights
- Include approximate property size (in feet): Street Frontage 320' Depth 680'
9. Architectural Style: Foursquare with Queen Anne features
10. Construction Date: Estimated _____ Factual 1899
Source of Information: ☐ Assessor's Records ☐ Building Permit ☐ Sanborn Map
☒ Publications ☒ Oral Interviews
Press & Horticulturist, Oct. 14, 1899
11. Architect's Name: unknown Builder's Name: unknown
12. Condition: ☐ Excellent ☒ Good ☐ Fair ☐ Deteriorated
☐ No longer in existence (for site of)
13. Alterations: Porte cochere to north side of house; sleeping porch & glassed-in solarium have been modified
14. Use type:
☒ Residential ☐ Industrial ☐ Commercial ☐ Civic
☒ Other Agricultural
15. Is the structure on its original site?
☒ Yes ☐ No ☐ Unknown
If moved, approximate year _____
16. Related features and/or outbuildings: original late 1800's barn;
carriage house (now used as a guest house); 5 acre
operating orange grove
17. Architectural Description (attached)

SIGNIFICANCE

18. Statement of Significance (attached)

ADDITIONAL INFORMATION

19. References used Federal Census' 1900-1940 (every 10 yrs.); Riverside
city directories; ancestry.com; GenealogyBank.ca
20. Photographs Fleming family interview
attached
21. Letter from property owner (if other than applicant)

Historical & Biographical Record of Southern California by James Miller Guinn,
1902.

Page 284

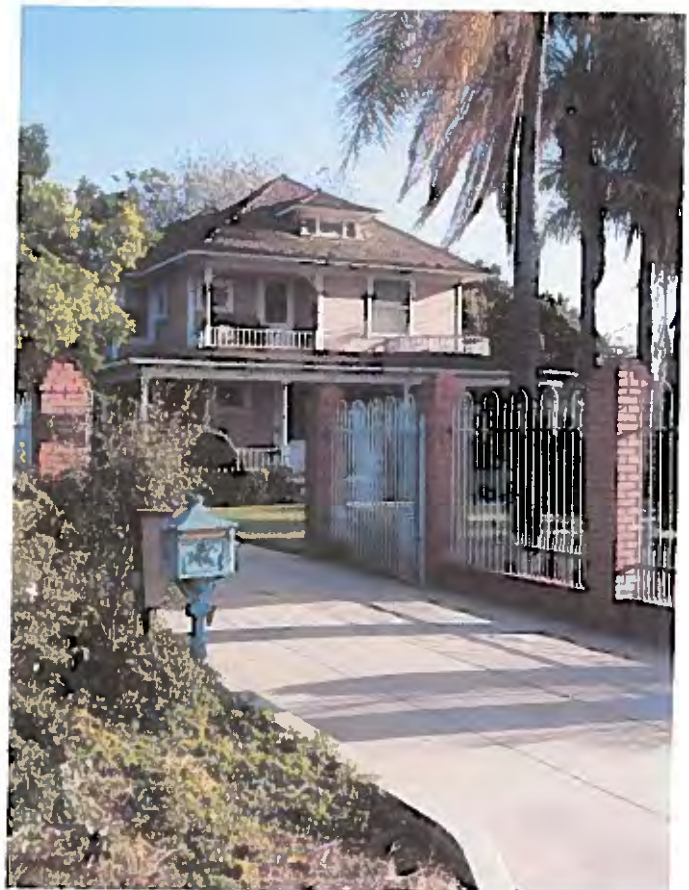
JAMES E. SHAW. Unlike the majority who come to Riverside and engage in the occupation of horticulture, Mr. Shaw had acquired a previous knowledge of fruit raising, having been born and reared in the midst of one of the finest apple districts in the world. His native town is New Glasgow, Nova Scotia, located on the coast, and renowned for its large ship-building enterprises, and for the extensive coal mines in the immediate vicinity. Near by is the famous Cornwallis valley, than which there is no more productive agricultural region to be found anywhere. He was born January 6, 1870, and was educated in the public schools of New Glasgow, later engaging in fruit gardening, and shipping apples by the carload lots out of the harbor of his native town. He thus became familiar with every detail connected with the work, and had the advice and experience of men who had for years devoted their best thoughts to maintaining the reputation of Cornwallis valley as one of the most ideal apple orchards of the entire world. In 1892 Mr. Shaw came to Riverside and bought ten acres of raw land under the Gage canal, which he set out in navel and Valencia oranges, and which has developed into one of the most prolific groves on the heights. During the year he packs about two thousand one hundred boxes of navels, and sixteen hundred boxes of valencias, which are shipped through the local buyers. In 1900 the grove was seven years old, and the returns were \$5,342 net above picking, which furnished the best showing of any grove in this section. The land is entirely free from frost, many improvements have been made upon it, and a fine residence was erected by the owner in 1899. For several years after coming here Mr. Shaw was engaged in a general nursery business, making a specialty of oranges, lemons, and grape fruit, furnishing the new groves with promising young trees. After the years of arduous work he has the satisfaction of knowing that his ranch is valued at \$30,000, which nearly approaches his expectations upon first coming here. Mr. Shaw began in Riverside from a practically small beginning, and he has been interested in all of the enterprises for progress in the town. He has considerable money in the oil district on the Kern river, and is a large stockholder in the Grand Central Oil and Development Company, which owns forty acres in the famous section 4. He is also interested in the development of the oil in section 28, Kern river district. In Mrs. Shaw, who was formerly Miss Jessie Cameron, of Nova Scotia, Mr. Shaw has found an able assistant and helpmate in his effort to make a home and competence in Riverside. Both are well known in the town of their adoption, and are esteemed and respected for their many admirable traits of character and attainment. Mr. Shaw is variously associated with the commercial and social interests here represented, and is fraternally a member of the Independent Order of Odd Fellows in Nova Scotia.

8410 Cleveland Avenue
Riverside, CA

2015



2015



8410 Cleveland Avenue
Riverside, CA

2015, Note
carriage house (in
front of red barn)



2010



ATTACHMENT 1

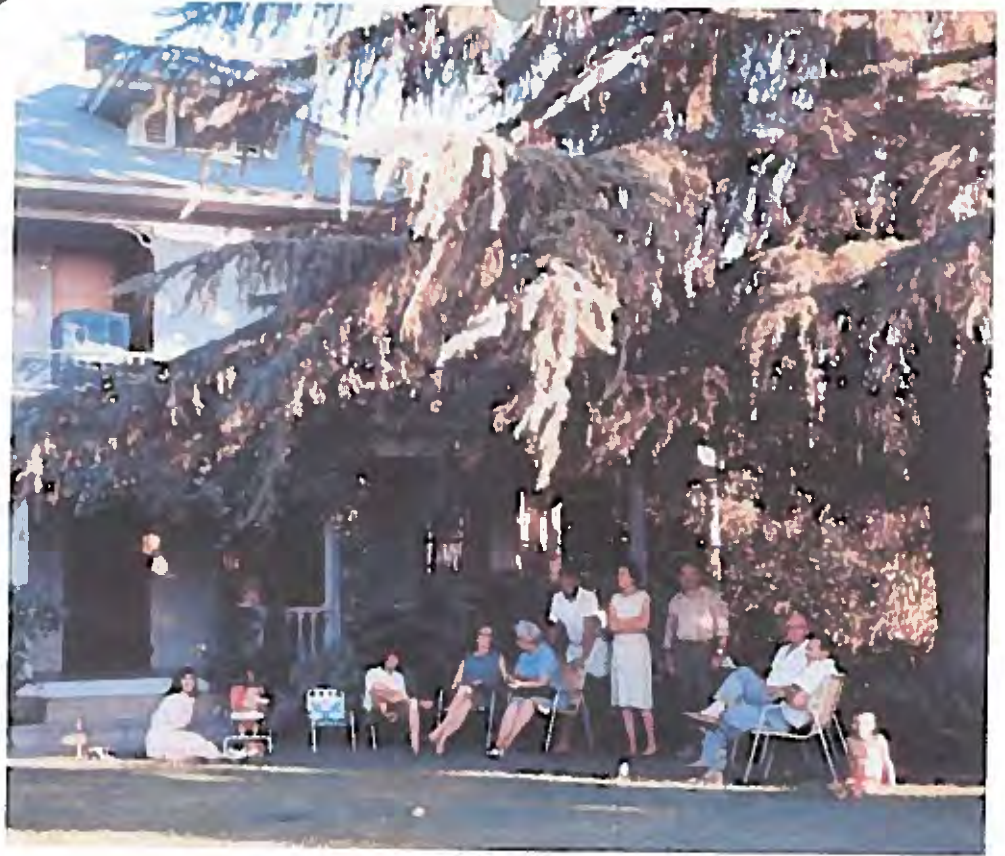
8410 Cleveland Avenue
Riverside, CA

2013 carriage
house (behind
fountain)



8410 Cleveland Avenue
Riverside, CA

c. 1960s



c. 1979



8410 Cleveland Avenue
Riverside, CA

c. 1960s
Richard Fleming



c. 1950-60s



8410 Cleveland Avenue
Riverside, CA

c. 1960s
Back of house
prior to addition of



c. 1950-60s
View of back
of house taken
from the grove
wind machine



PRIMARY RECORD

Other Listings
Review Code

Reviewer

Primary #
HRI #

Trinomial
NRHP Status Code 5S2

Date

Page 1 of 3

*Resource Name or #: (Assigned by Recorder) 8410 CLEVELAND AV

P1. Other Identifier: James and Jessie Shaw Residence

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Riverside

and (P2b and P2c or P2d. Attach a location map as necessary.)

*b. USGS 7.5' Quad _____ Date _____ T _____; R _____; _____ 1/4 of _____ 1/4 of Sec _____; _____ B.M.

c. Address 8410 CLEVELAND AV City Riverside Zip _____

d. UTM: (Give more than one for large and/or linear resources) Zone 11; 461990 mE/ 3752300 mN

e. Other Locational Data: APN: 238110003

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

This two story Colonial Revival/Free Classic Queen Anne Foursquare home has an L-shaped ground plan. Queen Anne influences are found in the rounded front parlor window with curved glass and three original stained glass windows. The home features a covered three-quarter wrap-around porch that is squared at the left and rounded at the right with railings that align with the roof and floor plan. The porch roof is adorned with dentils and is supported by several smooth, tapered Doric columns on square bases, with turned wood balustrades spanning between the columns. The multi-hipped roof has flared eaves and cornice, with a boxed roof-wall junction and frieze, and is clad in wood shingles. The roof features two hipped dormers, one west- and one south-facing, clad in shingles with a diamond paned window flanked by vents visible at the front dormer. The exterior walls are finished with three part false bevel drop wood siding and endboards. The majority of the home's windows are set below the frieze and are double hung wood sashes with sills and wide flat trim boards. The front entry is offset to the left within the porch. A three-sided bay extends on one side. The second floor features a partial width recessed sleeping porch at the left supported by turned wood posts and balustrade with decorative brackets, and a rounded "widow's walk" balcony at the right above the rounded porch roof. A porte cochere on the left (north) side of the house is not original to the home, and a glassed-in solarium and sleeping porch on the right (south) side were enclosed. A swimming pool and barn are modern additions in the rear yard. A combination brick pilaster and arched iron wall/fence is located along the front property line. The grounds immediately around the home have mature landscaping of a design and species that are appropriate to the period of the home. The rest of the parcel surrounding the home is still devoted to active citrus groves.

*P3b. Resource Attributes: (List Attributes and codes) HP02 Single Family Property

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



P5b. Description of Photo:

(View, date, accession #)

Front of home, 3/30/2014

*P6. Date Constructed: 1899

Age and Sources: ☒ Historic

☐ Prehistoric ☐ Both

*P7. Owner and Address:

Nancy and Mark Parrish

Riverside CA

*P8: Recorded by: Teri Delcamp

Teri Delcamp

City of Riverside Community Development

3900 Main St.

Riverside, CA 92522

*P9. Date Recorded: 04/03/2015

*P10. Survey Type: (Describe)

Other Activity

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

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

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

☐ Artifact Record ☐ Photograph Record Other (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

*NRHP Status Code: 5S2

*Resource Name or #: (Assigned by Recorder) 8410 CLEVELAND AV

B1. Historic Name Arcadia GroveB2. Common Name James and Jessie Shaw ResidenceB3. Original Use: Single Family residenceB4. Present Use: Single-family Residence*B5. Architectural Style: Queen Anne/Colonial Revival

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

Construction Date: 1899

Original Permit

No permit on file

1999 Septic Tank

#99-3323

2001 Pool

#01-0628

2005 Accessory Building

#05-5484, 52' X 56' barn with loft

*B7. Moved? ☐ Date Moved: Original Location:*B8. Related Features: Citrus grove; carriage house*B9a. Architect: unknownb. Builder: unknown*B10. Significance: Theme: Citrus; Resid. DevelopmenArea Arlington

Period of Significance 1899

Property Type Single Family Residence

Applicable Criteria:

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

See Continuation Sheet

B11. Additional Resource Attributes: (List attributes and codes) HP33

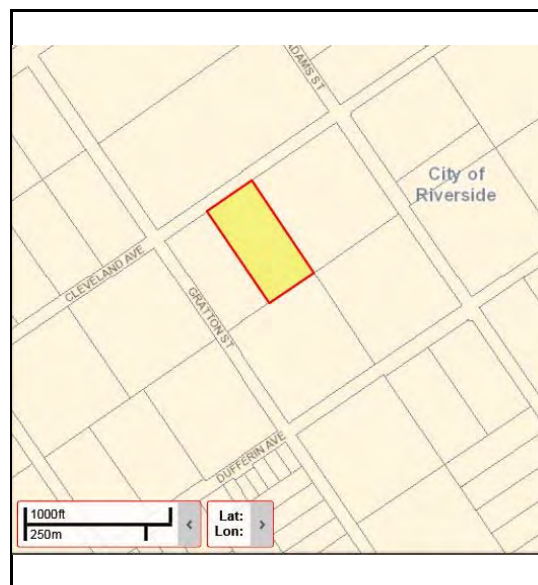
*B12. References:

City building permits; Riverside Daily Press; Census

B13. Remarks:

*B14. Evaluator: Teri DelcampCity of Riverside Community Development Depart3900 Main St.Riverside, CA 92522*Date of Evaluation 04/03/2015

(This space reserved for official comments.)



*Recorded By: Teri Delcamp

*Date 04/03/2015

☒ Continuation ☐ Update

B10. Significance (continued):

This property is located in the Arlington Heights subdivision which was recorded in 1890, and in the portion of Arlington Heights that was resubdivided by the Riverside Trust Company in 1896. The original lot was a little over ten acres in size and was purchased by James Edward Shaw in 1892. Shaw was born in Nova Scotia in 1870, and immigrated to Riverside in 1892. His parents had also moved to Riverside by 1895. The property already had significant producing citrus groves from the time Shaw purchased it based on ads in local newspapers during the late 1800s. According to the current property owner's research, Shaw built a barn on the property first, and lived in the hayloft while he built the home in 1899. A Riverside Daily Press notice about his wedding in 1899 noted the home was just recently completed, and referred to it as "Arcadia Grove." Shaw married Jessie Ann Cameron, also born and still living in Nova Scotia in 1899 prior to their marriage. James made his money in citrus and Jessie was a homemaker. In the 1910 Federal Census, Shaw's parents were still living with them at the home on Cleveland. James Shaw passed away in 1930, the property was sold to James F. and Cora M. Hurlbert, and Jessie Shaw passed away in 1933.

The Hurlberts owned the property from 1933 to 1947. Both James and Cora were long time Riverside residents, although Cora was born in Arkansas according to the 1930 Federal Census (she was the daughter of Andrew Briggs). Prior to owning the subject home, they had lived in Detroit in their early 20s where James worked in the Ford automobile factory. Per a Riverside Daily Press article, they seemed to have returned to Riverside by 1930. James Hurlbert was always listed in city directories at this property as an orange grower or fruit grower. Cora Hurlbert was a member of the Alvord Woman's Club, serving as chairman of various club committees, and opened her home for meetings of the organization. She also served as an officer of the Riverside County Federation of Women's Clubs. Both James and Cora were members of the Alvord School Boosters Club. James Hurlbert was also one of the leaders of a movement seeking to exclude about 15 square miles of the Arlington greenbelt from the city in 1938. The instigators felt the area was paying high taxes without receiving corresponding municipal services. The Hurlberts had large holdings of orange groves, not only this ten-acre site with their home but articles in the Riverside Daily Press in 1943 mention ownership of another 17-acre grove and a 19-acre grove. James passed away in 1958 and Cora in 1976.

The next owners were Richard Everett Fleming and his wife Barbara L. Fleming, who lived in the home with their two daughters. Richard Fleming was born in 1908 in Wisconsin, and Barbara in the same year in California. They were first listed in city directories at the home in 1949. They had been living in Riverside since at least 1935 and were previously on Howe Avenue according to the 1940 Federal Census. Richard Fleming was listed as a rancher in 1949; by 1953 he was listed as a fruit grower, and then from 1960 on was listed as a citrus, then an orange, grower. Elizabeth was a teacher's aide with the Riverside City School District from the mid-1960s on. According to the current owner's research, Richard Fleming was very involved with the beginnings of the Sierra Club. The Sierra Club was originally established in 1892 by John Muir. The Sierra Club's first individual chapter was founded as the Southern California Section based in Los Angeles in 1911. It later became the Southern California Chapter, and finally the Angeles Chapter. Fleming believed in "natural" ways of ridding his grove of pests and kept the grove organic while his neighbors used pesticides. The Flemings sold the house to the Weist family in 1979. Richard passed away in 1999, and Elizabeth in 2000.

The Weists lived in the home until 1995. Weist did a complete renovation of the home, including stripping its exterior to bare wood and re-painting, removing interior plaster walls and drywalling, removing the fireplace (the only source of heat prior to that time) and installing central heat and air, building an addition to make a glassed-in solarium downstairs into a den; and enclosing part of an upstairs sleeping porch for a bedroom. Weist also split the property, first into one 1-acre and one 9-acre lot, and then recombined and re-split the lots into two 5-acre lots. The current owners added a swimming pool in the back yard, along with a new barn.

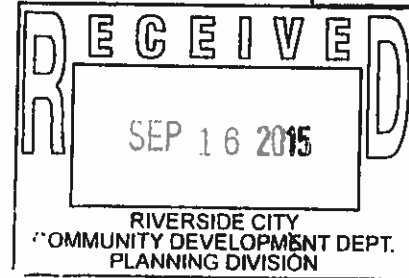
The home appears to be closely associated with patterns of development that are significant in local history, and exemplifies the style of architecture from its period of construction. The home continues to be surrounded by citrus groves with over 800 producing trees on a five-acre site, thereby retaining its integrity of context, setting and feeling in conjunction with the historically significant Arlington Heights greenbelt area. The Colonial Revival and Queen Anne Free Classic style home has had minor alterations at the north and south sides of the home that are not really visible to the public. The site retains integrity to be eligible for designation as a City Landmark as provided in Title 20, Section 20.50.010.U. Specifically, the property is an exceptional example of community heritage and meets Landmark Criterion 1: Exemplifies or reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history because it is an original 1899 grove home in a five acre active citrus grove setting within the Arlington Heights greenbelt; Criterion 3: Embodies distinctive characteristics of a style, type, period or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship because the home exemplifies the Colonial Revival/Free Classic Queen Anne style of architecture with minor alterations that do not affect its architectural integrity and is a grove home built at the height of Riverside's citrus heritage; Criterion 6: Reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning, or cultural landscape because the home within its intact grove setting reflects citrus heritage patterns of settlement and growth, and is a distinctive example of a grove home cultural landscape. Therefore, the property has been assigned a California Historical Resource Status Code of 5S2: individual property that is eligible for local listing or designation.

Dana Hapeman
1945 Arroyo Dr.
Riverside
Ca. 92506

Distributed at CHB
 September 16, 2015

Place Stamp
 Here

City of Riverside
 Planning Division
 Attn: Teri Delcamp - P15-0530
 3900 Main Street
 Riverside, CA 92522



Response to Public Notice

Any information submitted on this form is public record and can be viewed by any member of the public upon request.

9/15/15

Please note that public comment for this project closes at the Public Hearing on September 16, 2015

Please enter any comments you may have about this proposal below. (Please print or type all information):

COMMENTS:

Dear members of the CHB
Just wanted to tell you that I am a
lifelong Riversider.
When I was in my 20's my brother
owned a lumber and fence company here. They
asked me to take one of the pu trucks and
make a delivery of 2x4's + 2x6's to Dr. Eddy
at his home on Arroyo. He met me there, and helped
me unload the boards. I stood + stared at
the old home + thought, "Oh my gosh, how
pretty is that!" Never imagined 40 years
later I would be able to wake up in
the mornings in this pretty place. I've
felt like I am in a dream since I was
able to move in this year. I will do
everything I can to keep it as it is,
gorgeous! I am also a master gardener
from UCR, which will come in handy with all
the wonderful Trees + Cacti.

Thank You.

Dana Hapeman

ATTACHMENT 1