



Exhibit 1 - P15-0816, Aerial Photograph

0 45 90 180 270 360 Feet

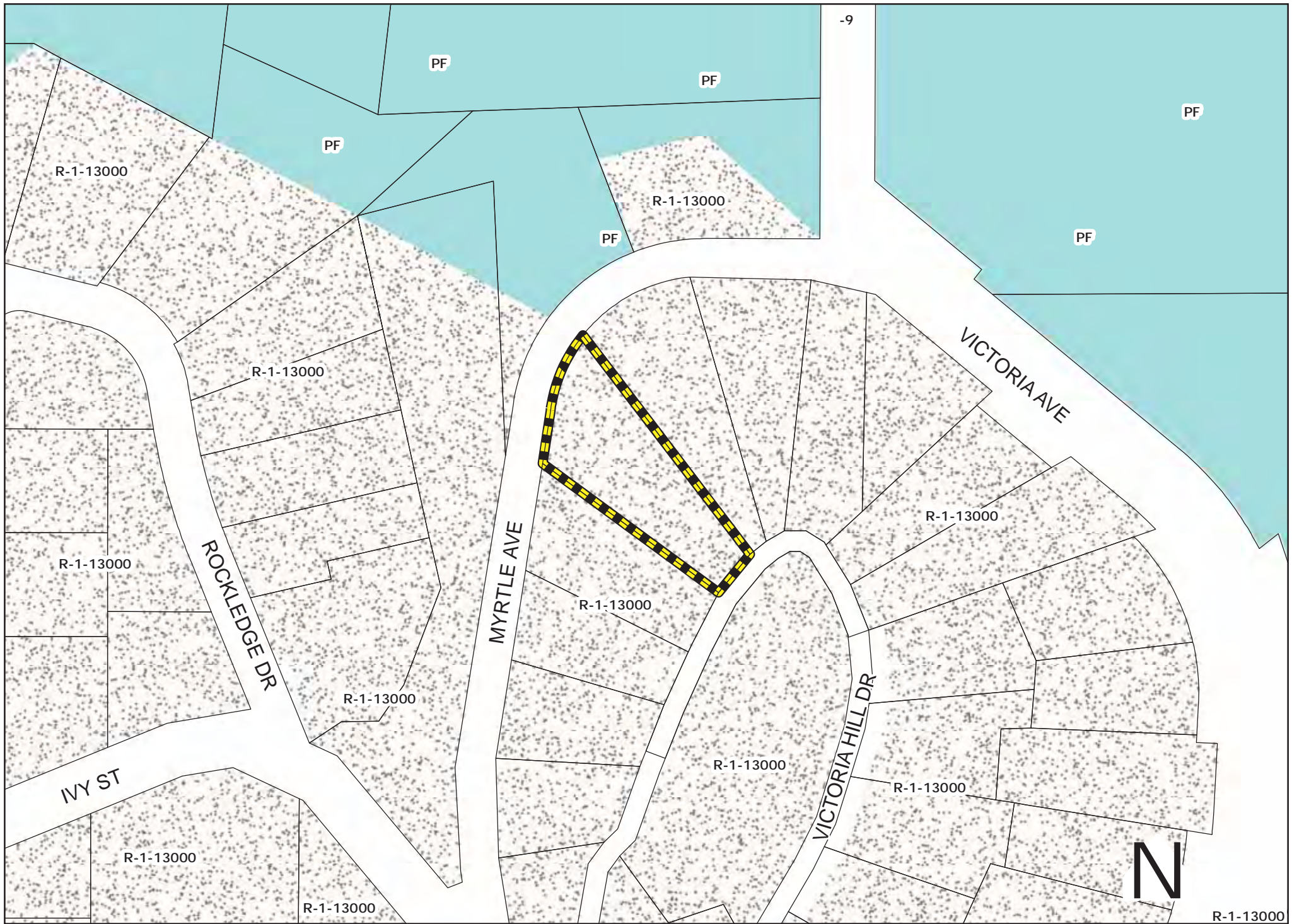


Exhibit 2 - P15-0816, Zoning Map



Landmark & Structure of Merit Cultural Resources Nomination Application

☒ City Landmark

☐ Structure of Merit

Please check the appropriate designation

IDENTIFICATION

1. Common name: N/A
2. Historic Name: Eugene & Mildred Best House
3. Street address: 5036 Myrtle Avenue
City Riverside State California Zip 92506
4. Assessor Parcel number: 223102018-1
5. Legal Owner: Matthew S. Pruitt and Hilary B. Pruitt, 5036 Myrtle Avenue
City Riverside State California Zip 92506
6. Present Use: Single family residence
7. Original Use: Single family residence

Date form prepared: September 18, 2015

Preparer: Max Loder

Sponsoring Organization (if any): Matthew S. and Hilary B. Pruitt

Address: 5036 Myrtle Ave.

City, State and Zip: Riverside, CA 92506

Phone: (951) 288-7587

DESCRIPTION

8. Legal property description: Lot 19 MB 011/064 Country Club Park

- Include approximate property size (in feet): Street Frontage 160 Depth 303 Acreage .72
9. Architectural Style: Elizabethan Tudor Revival
10. Construction Date: Estimated _____ Factual 1930
Source of Information: ☒ Assessor's Records ☒ Building Permit _____ Sanborn Map
☒ Publications _____ Oral Interviews
11. Architect's Name: Welmer P. Lamar Builder's Name: E.A. Thompson
12. Condition: ☒ Excellent _____ Good _____ Fair _____ Deteriorated
_____ No longer in existence (for site of)
13. Alterations: Swimming pool in front yard filled in prior to 1947. Light fixtures removed and leaded glass door replaced prior to 1990s. Shake roof replaced with fiberglass composition shingles in 1992.

14. Use type:
☒ Residential _____ Industrial _____ Commercial _____ Civic
_____ Other
15. Is the structure on its original site?
☒ Yes _____ No _____ Unknown
If moved, approximate year _____
16. Related features and/or outbuildings: Three original mature Deodor cedar trees in front. Original stone retaining walls abutting the street.

17. Architectural Description See attached.

SIGNIFICANCE

18. Statement of Significance See attached.

ADDITIONAL INFORMATION

- 19. References used See attached.
- 20. Photographs See attached.
- 21. Letter from property owner (if other than applicant) See attached.

To whom it may concern,

We are happy to allow Max Loder, UCR graduate student in Public History, to act on our behalf while submitting our home, located at 5036 Myrtle Ave. Riverside, for consideration for historical landmark status. Please allow Max to represent us in all aspects of the filing process.

Sincerely,
Matthew and Hilary Pruitt
5036 Myrtle Ave.
Riverside Ca. 92506
951-288-7587

Max Loder
Eugene and Myrtle Best House, 5036 Myrtle Avenue.

The 1930 single-family residence at 5036 Myrtle Avenue (The Eugene and Myrtle Best House, or simply “Best House”) is built in the Tudor Revival style with neo-Gothic elements. The property is wedged-shaped and faces the northwest. Typical of most houses of this style, it follows an asymmetrical, L-shaped floor plan, and sits on a brick stem foundation with balloon frame construction. The house is two stories with attic and basement. The basement exterior is clad in red brick, built into the hillside, above ground on all elevations except the rear. The house features a steeply pitched gable and cross gable roof. It also features hipped eaves and simple verge (fascia) boards. Originally roofed with shake shingles, brown fiberglass composite shingles were installed in 1992 to mitigate fire hazard. A prominent red brick chimney with two flues and iron chimney caps is positioned behind the front left bay.

The primary elevation faces northwest and includes two bays. At basement level, the left bay features a modified brick turret forming the base of the front staircase with three decorative neo-Gothic recessed arches. The stairway is entered from grade level off the northeast elevation and leads to an entryway with a heavy arched neo-Gothic door clad in quarter sawn oak veneer. The door has two octagonal windows. An iron lantern light fixture hangs on the left side of the door. Set into the roofline above and to the right of the door is a small gable dormer with two six-paned casement windows. The first and second floors of this façade are clad in decorative straight and curvilinear half-timbering with stucco infill. Fenestration is varied, with sash, casement and fixed window types. In keeping with typical Tudor Revival windows, they are tall and narrow, with multiple mullions. The stairs feature wrought iron railings, which give way to a balustrade of wooden curvilinear “X” shapes at the landing.

The north front bay contains an assembly of three multi-paned windows, which feature prominently. The center window is fixed and significantly larger in size. It consists of one large central pane and four square panes above, flanked by two eight-paned casement windows. There are two additional multi-paned casement windows located on the north bay, close to the junction of the south bay of the primary elevation. The central feature of the main facade is a two-story half-hexagonal balcony bay projection. The balcony is topped with a balustrade of wooden curvilinear “X” shapes and has two casement windows and a larger fixed window. It is a true balcony with two eight-paned French doors leading outside. The two doors are on either side of a

window with a large central pane and four smaller panes above. Under the peak of the front gable is a circular, wooden jalousie vent. A non-original white Christian cross is attached at the gable apex. On the basement level the windows on the sides of the half-hexagon are fixed windows with four divided lights. The center window is an eight-paned casement window. On the first floor level the windows on either side are eight-paned casement windows. The center window is a large fixed window with four smaller panes above the central pane.

The northeast elevation, ground level, contains a two-car garage with a non-original white garage door with clerestory windows. An iron lantern light fixture hangs on both sides of garage. The original screened sun porch on the first floor over the garage has been enclosed in glass and surrounded by a City required iron railing. The glass consists of nine floor-to-ceiling panes in total, arranged in three sets of three. The middle windows on both of the two sets above the garage door slide open to allow for ventilation. The third set of windows rests on the primary façade. Scalloped rafter tails crown the glass enclosure. A concrete stairway located along the north elevation leads to the rear of the house onto a cement patio at first floor grade. A wooden jalousie air vent pierces the brick foundation wall to the right side of the cement stairs on the north elevation. Additionally, there is one multi-paned fixed window, flanked by two double-hung windows on the east bay of the north elevation. The double-hung windows have one four-paned sash and one single-paned sash each. Un-ornamented rafter tails protrude from the hipped roofline to the east of the glass enclosure. Behind the hipped roof is a cross-gable with a circular jalousie vent inset.

The rear, southeastern elevation is set into a terrace. The cladding is stucco and half-timber, with no visible brick. It is three bays wide, with the projecting north bay of the rear elevation having a hipped roof with rafter tails as well as an assembly of three small six-paned fixed windows. The recessed center bay, containing the second floor sleeping porch, features an assembly of multi-paned casement windows and small rafter tails. There is an assembly of two single-pane fixed windows on the first floor. The south bay is the most prominent and is composed of an asymmetrical gable with the north pitch extending to the ground floor level. There is a modified dormer on the roofline, which merges into the center bay. A square jalousie vent sits near the apex, while just below it is an assembly of three double-hung windows. The ground floor level has three more assemblies of double-hung windows and a slight protrusion of

the façade to allow for a more spacious laundry room. A white door leads into the south bay, with an iron lantern inset into the wall beside it.

The southwestern elevation is clad in stucco and half-timbering. It features several assemblies of double-hung windows as well as smaller stand-alone double-hung windows, in keeping with the style and pattern of the other elevations. It is three bays wide. The center bay of this elevation projects slightly and consists of a gabled roofline with a circular wooden jalousie vent. There are two casement windows. The right and left bays feature plain rafter tails. A wooden jalousie air vent, identical to the one on the northeastern elevation is found piercing the brick foundation on the section above ground on this elevation.

The house faces the street and sits at a large distance from it, in reference of an English country house. As a nod to the land's citrus industry origins, the home is built to ride the crest of its terraced hill. Directly abutting the street is a series of large hedges interrupted at regular intervals with stone columns upon an original retaining wall. Further into the property, a large oval driveway leads to the front of the house and encompasses a spacious grass lawn lined with hedges, flowers, bushes and palm trees of various sizes. A swimming pool was part of the lawn but was filled in relatively early in the home's history after a near fatal drawing accident. Additional trees, including three mature Deodor cedars, and more hedges are also in the front of the property. On the southwest side of the driveway is a small wooded clearing, mostly obscured by hedges, save for a small wooden arched entryway.

The original context of the Best House has been somewhat impacted by the post war construction of houses on either side of the property. While the view shed of the home from the street retains its historic grandeur, the north-east and south-west elevations are more constrained due to loss of set-back. The rear yard of the property is small by comparison and contains an original poured concrete patio and tree stump adjacent to the house. The rear yard is heavily terraced with several trees and features a white stucco detached fireplace as well as a recently built playhouse constructed out of wood.

Max Loder

Statement of Significance for the Eugene and Mildred Best House, 1930

The residence at 5036 Myrtle Avenue (“Best House”) is significant as the home of Eugene Best and his family, who lived there from its construction in 1930 until ca. 1947. It is additionally significant as a reflection of the city’s early suburban expansion via subdivisions in the early decades of the twentieth century. The Best House’s own subdivision, Country Club Park, was laid out in order to provide easy access to the relatively new Victoria Club and its English style golf course. The property’s position on the northwestern slope of Victoria Hill was another selling point, making the home a perfect vantage point from which to witness the growth of Riverside beneath Mount Rubidoux as well as placing it within a neighborhood closely associated with Riverside’s early twentieth century expansion. Finally, it is significant as a fine example of the work of its architect, Welmer P. Lamar, and of the Tudor Revival style. The residence is therefore eligible for designation as a City Landmark in accordance with the following Criteria in RMC 20.20.010:

- (a) it exemplifies or reflects special elements of the city’s cultural, social, economic, political, aesthetic, engineering, architectural, or natural history
- (b) it is identified with persons or events significant in local, state, or national history
- (c) it embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable examples of the use of indigenous materials or craftsmanship
- (d) it represents the work of a notable builder, designer, or architect
- (e) it contributes to the significance of an historic area, being a geographically definable area possessing a concentration of historic or scenic properties or thematically related

groupings of properties which contribute to each other and are unified aesthetically by plan or physical development

(f) it 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

(i) it reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation models, or distinctive examples of park or community planning

On April 23, 1930, the Building and Realty page of the *Riverside Daily Press* announced the commencement of construction of a stately single-family residence at 5036 Myrtle Avenue in the recently plotted Country Club Park subdivision on Victoria Hill. The column noted the soon-to-be developed lot on the northwestern corner of the hill as one of the subdivision's "most attractive," lauding its "striking view over Riverside" and its expansive 160-foot frontage. Designed by notable local architect Welmer P. Lamar and built by contractor E.A. Thompson, its commissioners and first occupants were Riverside City Attorney Eugene Best, who often went by Gene, and his wife, Mildred, along with their children Eleanor and Jack. Gene was the son of Raymond Best, who arrived in Riverside from Indiana in 1891 and soon rose to local prominence as the head of a reputable law firm he established from the law library of John G. North, the son of the founder of Riverside. The elder Best was also the founder of the Riverside Abstract Company (later to become Safeco Title), which he sold in 1915 to focus solely on his budding law practice. Born in 1893, soon after his father arrived in Riverside, Gene graduated from Poly

High School in 1911 and then attended the University of Southern California and Stanford University where he studied physics and engineering. (b, d, f)

As recounted on the Best Best and Krieger law firm website, Gene's interests eventually shifted to the law and in 1918 he passed the California bar exam and joined his father's firm, all without attending law school. He became partner in 1925 of the newly named Best & Best. This exemplary law firm would later expand to include Berkeley-educated attorney John G. Gabbert in 1938, becoming Best, Best & Gabbert in 1941. In 1947, the firm expanded further with the addition of James H. Krieger as partner, forming Best, Best, Gabbert & Krieger. When Gabbert left to take a seat on the Riverside County Superior Court in 1949, the firm took the name it has been continuously known under since that year: Best, Best and Krieger. Also called BB&K, the firm has built upon the expertise and professionalism provided by Gene Best and his father, as well as the later additions of Gabbert and Krieger, to become one of the preeminent law firms in California, with locations across the Southland as well as in Northern California and Washington, DC. BB&K is especially known for its expertise in California water law, a field likely to see increased litigation as the effects of population growth and a changing climate are more fully felt. (a, b)

Though arguably known most for his role as partner in BB&K, Gene Best also served as the city attorney of Elsinore (now Lake Elsinore) and then of Riverside from 1929 to 1940, where the *Daily Press* described him as "highly regarded for his steadfast integrity." Gene was also a prominent part of Riverside and Inland Empire society, having been "instrumental" in organizing a Lions club chapter in Elsinore, serving as an active member of the Riverside's Chamber of Commerce and as a leader of its efforts to revamp the city charter in 1950, and as a member of the California State Bar Board of Governors for three years. Joan Hall describes in

her book *Cottages, Colonials and Community Places of Riverside, California* that he never completely lost his interest in engineering, however, as World War II saw him splitting his time between his law firm and “making tools at Hunter Engineering Company as his contribution to the war effort.” Eugene Best was a person of many talents as well as a fixture of Riverside until his death in 1981. (a, b)

To custom design his new house Best hired Welmer P. Lamar, a man the *Daily Press* called a “well-known architect of Riverside.” Lamar began his architectural career in Riverside early in the 20th Century working for noted designer, Seeley L. Pillar, where he worked a number of years beside Architect Henry L. A. Jekel, then a junior partner in Pillar’s firm. As recounted in Joan Hall and Esther Klotz’s *Adobes, Bungalows, and Mansions of Riverside, California Revisited*, earlier in his career Lamar had designed fully or in-part several well-known residences in Riverside, including the A.M. Lewis House on Mission Inn Avenue (1914), an elaborate remodeling of the garden at the Samuel A. White House on Tenth Street (1915), structural additions to Ridgescourt on Strong Street (1917), and the Dwight Velzy House on Beechwood Place (1926), none of which were Tudor Revival-style. In the Best House Gothic accents, curvilinear half-timbering with stucco infill, steeply pitched roof and tall, narrow windows with true divided lights make it a fine example of the Tudor Revival architecture. Furthermore, its regal setback, front-facing emphasis and circular driveway enclosing a large grassy area bring to mind the type of English country house that helped to inspire Lamar’s hilltop iteration of the Tudor Revival style. (c, d)

An aerial photograph from 1938, obtained using the City of Riverside’s GIS system, shows the Best House eight years after its construction standing nearly alone on Victoria Hill. The Bests were therefore early occupants of the Country Club Park subdivision, which used as a

main selling point its walking distance from Victoria Club. As Vincent Moses and Catherine Whitmore-Moses explain in their book *Victoria Club: Centennial Edition, 1903-2003*, this luxurious country club was founded in 1903 for the city's well to do inhabitants to socialize, engage in leisurely rounds of golf and, by the Roaring Twenties, play the more active sport of tennis. By 1928, a new Victoria Bridge had been constructed in time for the automobile's ascendance, replacing the old wooden streetcar bridge built to connect downtown with the city's growth across the Tequesquite Arroyo. Indeed, Country Club Park was one of several subdivisions under development by the Frank C. Nye Company in the 1920s, including Rockledge Park, Victoria Park and Arlington Gardens. As the *Daily Press Reported* on April 14, 1927, Nye predicted that "residential growth would spread to this section" of Riverside due to the proximity of Victoria Club and "the extreme scenic beauty." Country Club Park and its sister developments constitute important examples of one stage of Riverside's development, a stage devoted to higher-end residential expansion paralleling the decline of streetcars and the increasing dominance of the automobile prior to the better-known and more atomized suburbanization of the post-World War II years. (e, i)

Country Club Park and Victoria Hill were part of "Hall's Addition" as developments were pursued outside out of the original Mile Square area in the late nineteenth century. Priestly Hall subdivided Hall's Addition and arranged for water, streets, landscaping, and even a mule-drawn streetcar line. His residence is City of Riverside Cultural Heritage Landmark 29, located at 2812 Ivy Street. Victoria Hill, as well as Pachappa Hill and Highgrove, were also developed as part of the Chase Ranch, a part of the Chase family's citrus properties in Riverside and Corona. Ethan Allen Chase and the Chase Nursery Company trace their history in Riverside to the 1890s when the accomplished horticulturist established a nursery business and became a part of

Riverside's prosperous navel orange industry. The Chase family became notable for their pioneering of contour planting around hillsides, as seen on Victoria Hill, and the formation of the National Orange Company. These former groves transitioned to residential properties beginning in the early twentieth century. (e, i)

Country Club Park is significant for its place in the city and for the range of architectural styles and achievements represented within it. Because the neighborhood developed gradually and lots were sold to individual buyers for personal development, the homes on Victoria Hill reflect a range of styles from Romantic Revival to Mid Century Modern as well as transitional styles. These homes comprise one of Riverside's most beautiful neighborhoods with both historical and architectural significance. From its inception, the neighborhood has been one of Riverside's higher end residential developments, enhanced by its proximity to Victoria Club and enabled by the rise of automobile culture and the prosperity brought to Riverside by the citrus industry and winter tourism. (e, i)

Around 1947, Gene and Mildred Best moved out of the house built for them at 5036 Myrtle Avenue. By that time Jack and Eleanor had grown up and moved out, leaving a house too large for just two people. As Hall tells us in *Cottages*, the Bests moved first to 4370 Oakwood Place and then to 4041 Glenwood Drive, selling the stately Tudor on the hill to pediatrician Harold Batzle and his wife, Kathleen. They and their three children lived there until 1975. The house has had numerous short-term owners since then, and suffered through a bank foreclosure. Some original features were removed, including "lighting fixtures and the leaded glass doors," adding to the removal of a swimming pool in the front yard by Mildred Best years earlier, after a near-drowning of one or more neighborhood children. By the 1990s, Michael Uterback and his

family owned the home and helped reverse some of the effects of aging and neglect. The Pruitt family is the current owner of this integral piece of Riverside history.

Bibliography:

Aerial photograph of Victoria Hill, 1938. City of Riverside GIS.

"BB&K History." Best Best and Krieger law firm website. <http://www.bbklaw.com/?p=2098>.

"Best Takes Oath as City Attorney." *Riverside Daily Press*. March 6, 1929. Accessed: [genealogybank.com](http://www.genealogybank.com).

"Chamber of Commerce Moves for Revision of 'Outmoded' Charter." *The San Bernardino County Sun*. July 13, 1950. Accessed: [ancestry.com](http://www.ancestry.com).

Hall, Joan H. *Cottages, Colonials and Community Places of Riverside, California*. Riverside: Highgrove Press, 2003.

"Historic Preservation Element." City of Riverside General Plan 2025. Amended November 2012.

Klotz, Esther H. and Joan H. Hall. *Adobes, Bungalows, and Mansions of Riverside, California Revisited*. Riverside: Highgrove Press, 2005.

Moses, H. Vincent and Catherine E. Whitmore-Moses. *Victoria Club: Centennial Edition: 1903-2003*. Virginia Beach: The Donning Company Publishers, 2003.

"New Best Home in Country Club Park." *Riverside Daily Press*. April 23, 1930. Provided by Kevin Esterling.

"Nye Company Specializing in Victoria Residential Tracts." *Riverside Daily Press*. April 14, 1927. Accessed: [genealogybank.com](http://www.genealogybank.com)

Nye Company Announcement. *Riverside Daily Press*. August 4, 1926.

“Researching a Historic Property.” City of Riverside Planning and Building Department.

Riverside City Directories. Local History Section. Riverside Public Library.

Riverside Permit Research System. <http://aquarius.riversideca.gov/permits/>

“Title 20: Cultural Resources.” Riverside Municipal Code.

Persons Consulted:

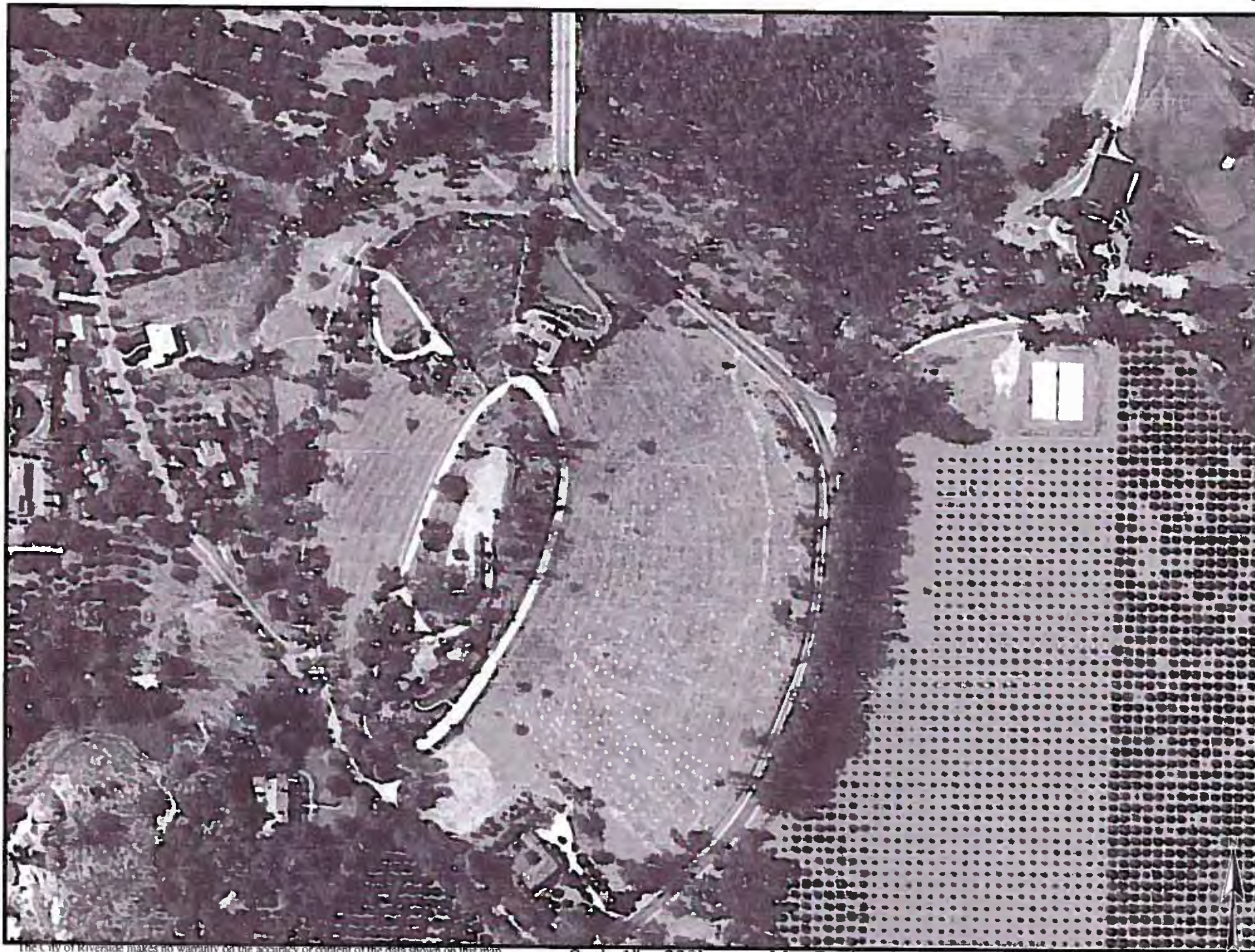
Teri Delcamp, Historic Preservation Senior Planner, City of Riverside

Kevin Esterling, Associate Dean of the Graduate Division at the University of California,
Riverside and homeowner on Victoria Hill

Catherine Gudis, Associate Professor and Director, Public History Program, University of
California, Riverside

Vincent Moses, VinCate & Associates Museum and Historic Preservation Consultants

Catherine Whitmore-Moses, VinCate & Associates Museum and Historic Preservation
Consultants



The City of Riverside makes no warranty on the accuracy or content of the data shown on this map.
This map shall not be reproduced or distributed. © Copyright 2015 City of Riverside, California

Scale 1" = 220'

Map Produced on August 20, 2015 by plan2

Berk House, ca. 1882. Adapted from Joan H. Hall, *Cottages, Colonials and Community Places of Riverside, California*.
Riverside, Highgrove Press, 2003.

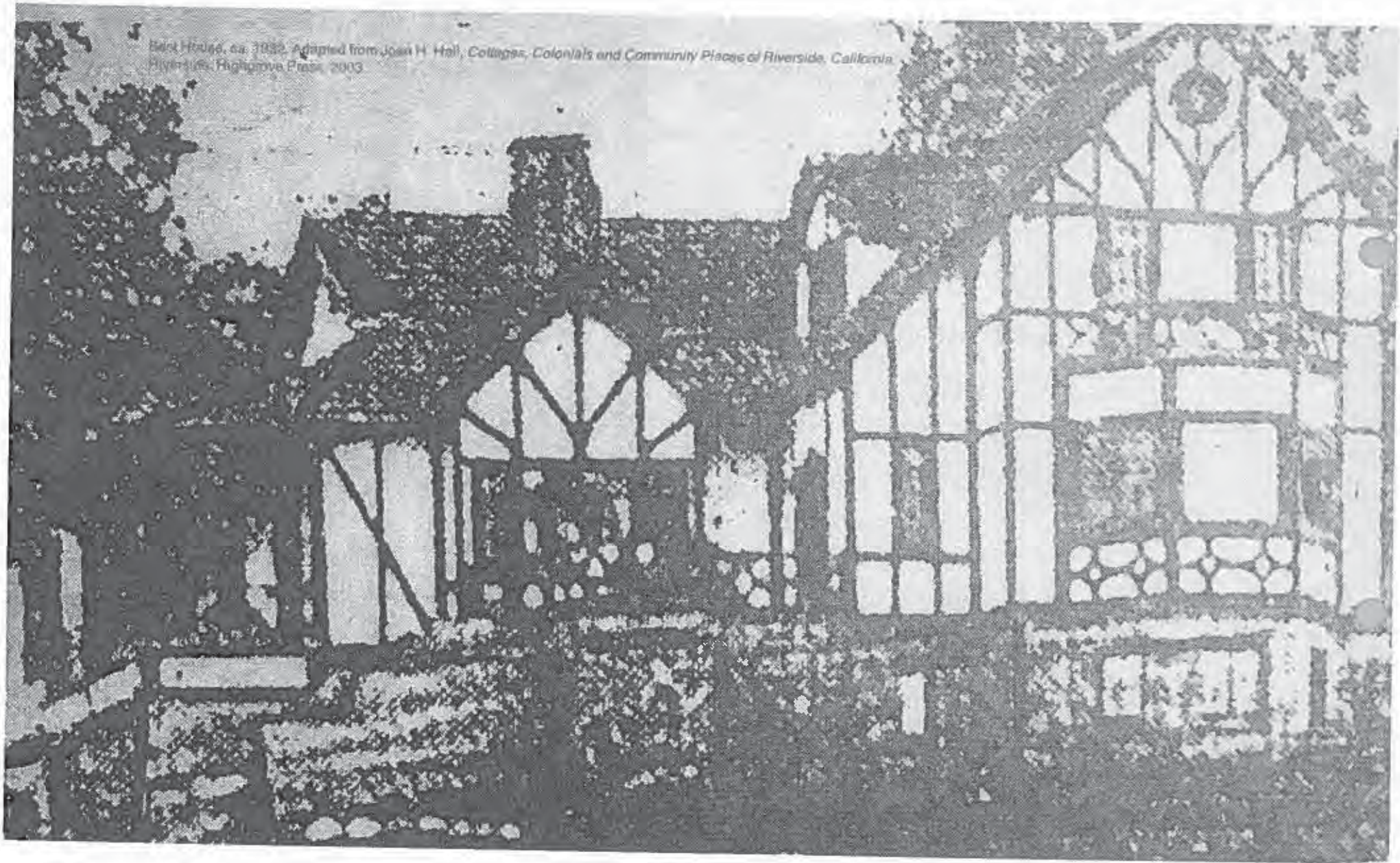


Exhibit 3 - P15-0816, Application and Photos

Photo Courtesy of Best, Best & Krieger Law



Eugene Best, 1927.

Photo Courtesy of Best Best & Krieger Law



Gene & Mildred in Gene's office, c. 1958



Exhibit 3 - P15-0816, Application and Photos





Exhibit 3 - P15-0816, Application and Photos



Exhibit 3 - P15-0816, Application and Photos



Exhibit 3 - P15-0816, Application and Photos



Exhibit 3 - P15-0816, Application and Photos



Exhibit 3 - P15-0316, Application and Photos

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

Primary #
HRI #
Trinomial
NRHP Status Code 5S2

Other Listings
Review Code

Reviewer

Date

Page 1 of 9 *Resource Name or #: (Assigned by recorder) Eugene & Mildred Best 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 5036 Myrtle 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, decimal degrees, etc., as appropriate)
223-1020-18-1

*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The 1930 single-family residence at 5036 Myrtle Avenue (The Eugene and Myrtle Best House, or simply "Best House") is built in the Tudor Revival style with neo-Gothic elements. The property is wedged-shaped and faces the northwest. Typical of most houses of this style, it follows an asymmetrical, L-shaped floor plan, and sits on a brick stem foundation with balloon frame construction. The house is two stories with attic and basement. The basement exterior is clad in red brick, built into the hillside, above ground on all elevations except the rear. The house features a steeply pitched gable and cross gable roof. It also features hipped eaves and simple verge (fascia) boards. Originally roofed with shake shingles, brown fiberglass composite shingles were installed in 1992 to mitigate fire hazard. A prominent red brick chimney with two flues and iron chimney caps is positioned behind the front left bay. [SEE CONTINUATION SHEET FOR REMAINDER]

*P3b. **Resource Attributes:** (List attributes and codes) HP2

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

P5a. **Photograph or Drawing** (Photograph required for buildings, structures, and objects.)



P5b. **Description of Photo:** (view, date, accession #) NW Elev. 08/27/15

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

1930, Building Permit #56828

*P7. **Owner and Address:**

Matthew S. & Hilary B. Pruitt
5036 Myrtle Av
Riverside, CA 92506

*P8. **Recorded by:** (Name, affiliation, and address) Max Loder, UC
Riverside, 3459 Florida St.
Riverside, CA 92507

*P9. **Date Recorded:** 9/11/15

*P10. **Survey Type:** (Describe)

Historic Building Evaluation

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

*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): _____

State of California C The Resources Agency
DEPARTMENT OF PARKS AND RECREATION HRI# Primary #
BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) _____
Page 2 of 9

*NRHP Status Code _____

B1. Historic Name: Eugene & Mildred Best House
B2. Common Name: _____
B3. Original Use: Single family residential B4. Present Use: Single family residential

*B5. Architectural Style: Tudor Revival

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

Swimming pool in front yard filled in prior to 1947. Light fixtures removed and leaded glass door replaced prior to 1990s. Shake roof replaced with fiberglass composition shingles in 1992, permit #56829.

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

*B8. Related Features:

Three original mature Deodor cedars in the front yard. Original stone retaining walls.

B9a. Architect: Welmer P. Lamar b. Builder: E.A. Thompson

*B10. Significance: Theme Post WWI Development (c. 1918-1930) Area Victoria Hill

Period of Significance 1930-1947 Property Type Single family home Applicable Criteria a; b; c; d; e; f; i

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

The residence at 5036 Myrtle Avenue ("Best House") is significant as the home of Eugene Best and his family, who lived there from its construction in 1930 until ca. 1947. It is additionally significant as a reflection of the city's early suburban expansion via subdivisions in the early decades of the twentieth century. The Best House's own subdivision, Country Club Park, was laid out in order to provide easy access to the relatively new Victoria Club and its English style golf course. The property's position on the northwestern slope of Victoria Hill was another selling point, making the home a perfect vantage point from which to witness the growth of Riverside beneath Mount Rubidoux as well as placing it within a neighborhood closely associated with Riverside's early twentieth century expansion. Finally, it is significant as a fine example of the work of its architect, Welmer P. Lamar, and of the Tudor Revival style. [SEE CONTINUATION SHEET FOR REMAINDER]

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

*B12. References:

Aerial photograph of Victoria Hill, 1938. City of Riverside GIS.

"BB&K History." Best Best and Krieger law firm website. <http://www.bbklaw.com/?p=2098>.

"Best Takes Oath as City Attorney." *Riverside Daily Press*. March 6, 1929. Accessed: genealogybank.com. [SEE CONTINUATION SHEET FOR REMAINDER]

B13. Remarks:

*B14. Evaluator: Max Loder

*Date of Evaluation: 9/11/15

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



CONTINUATION SHEET

Property Name: Eugene & Mildred Best House

Page 3 of 9

[CONTINUED FROM Page 1, DPR 523A, P3a]

The primary elevation faces northwest and includes two bays. At basement level, the left bay features a modified brick turret forming the base of the front staircase with three decorative neo-Gothic recessed arches. The stairway is entered from grade level off the northeast elevation and leads to an entryway with a heavy arched neo-Gothic door clad in quarter sawn oak veneer. The door has two octagonal windows. An iron lantern light fixture hangs on the left side of the door. Set into the roofline above and to the right of the door is a small gable dormer with two six-paned casement windows. The first and second floors of this façade are clad in decorative straight and curvilinear half-timbering with stucco infill. Fenestration is varied, with sash, casement and fixed window types. In keeping with typical Tudor Revival windows, they are tall and narrow, with multiple mullions. The stairs feature wrought iron railings, which give way to a balustrade of wooden curvilinear "X" shapes at the landing.

The north front bay contains an assembly of three multi-paned windows, which feature prominently. The center window is fixed and significantly larger in size. It consists of one large central pane and four square panes above, flanked by two eight-paned casement windows. There are two additional multi-paned casement windows located on the north bay, close to the junction of the south bay of the primary elevation. The central feature of the main facade is a two-story half-hexagonal balcony bay projection. The balcony is topped with a balustrade of wooden curvilinear "X" shapes and has two casement windows and a larger fixed window. It is a true balcony with two eight-paned French doors leading outside. The two doors are on either side of a window with a large central pane and four smaller panes above. Under the peak of the front gable is a circular, wooden jalousie vent. A non-original white Christian cross is attached at the gable apex. On the basement level the windows on the sides of the half-hexagon are fixed windows with four divided lights. The center window is an eight-paned casement window. On the first floor level the windows on either side are eight-paned casement windows. The center window is a large fixed window with four smaller panes above the central pane.

The northeast elevation, ground level, contains a two-car garage with a non-original white garage door with clerestory windows. An iron lantern light fixture hangs on both sides of garage. The original screened sun porch on the first floor over the garage has been enclosed in glass and surrounded by a City required iron railing. The glass consists of nine floor-to-ceiling panes in total, arranged in three sets of three. The middle windows on both of the two sets above the garage door slide open to allow for ventilation. The third set of windows rests on the primary façade. Scalloped rafter tails crown the glass enclosure. A concrete stairway located along the north elevation leads to the rear of the house onto a cement patio at first floor grade. A wooden jalousie air vent pierces the brick foundation wall to the right side of the cement stairs on the north elevation. Additionally, there is one multi-paned fixed window, flanked by two double-hung windows on the east bay of the north elevation. The double-hung windows have one four-paned sash and one single-paned sash each. Un-ornamented rafter tails protrude from the hipped roofline to the east of the glass enclosure. Behind the hipped roof is a cross-gable with a circular jalousie vent inset.

CONTINUATION SHEET

Property Name: Eugene & Mildred Best House

Page 4 of 9

[CONTINUED FROM Page 3, DPR 523L]

The rear, southeastern elevation is set into a terrace. The cladding is stucco and half-timber, with no visible brick. It is three bays wide, with the projecting north bay of the rear elevation having a hipped roof with rafter tails as well as an assembly of three small six-paned fixed windows. The recessed center bay, containing the second floor sleeping porch, features an assembly of multi-paned casement windows and small rafter tails. There is an assembly of two single-pane fixed windows on the first floor. The south bay is the most prominent and is composed of an asymmetrical gable with the north pitch extending to the ground floor level. There is a modified dormer on the roofline, which merges into the center bay. A square jalousie vent sits near the apex, while just below it is an assembly of three double-hung windows. The ground floor level has three more assemblies of double-hung windows and a slight protrusion of the façade to allow for a more spacious laundry room. A white door leads into the south bay, with an iron lantern inset into the wall beside it.

The southwestern elevation is clad in stucco and half-timbering. It features several assemblies of double-hung windows as well as smaller stand-alone double-hung windows, in keeping with the style and pattern of the other elevations. It is three bays wide. The center bay of this elevation projects slightly and consists of a gabled roofline with a circular wooden jalousie vent. There are two casement windows. The right and left bays feature plain rafter tails. A wooden jalousie air vent, identical to the one on the northeastern elevation is found piercing the brick foundation on the section above ground on this elevation.

The house faces the street and sits at a large distance from it, in reference of an English country house. As a nod to the land's citrus industry origins, the home is built to ride the crest of its terraced hill. Directly abutting the street is a series of large hedges interrupted at regular intervals with stone columns upon an original retaining wall. Further into the property, a large oval driveway leads to the front of the house and encompasses a spacious grass lawn lined with hedges, flowers, bushes and palm trees of various sizes. A swimming pool was part of the lawn but was filled in relatively early in the home's history after a near fatal drawing accident. Additional trees, including three mature Deodor cedars, and more hedges are also in the front of the property. On the southwest side of the driveway is a small wooded clearing, mostly obscured by hedges, save for a small wooden arched entryway.

The original context of the Best House has been somewhat impacted by the post war construction of houses on either side of the property. While the view shed of the home from the street retains its historic grandeur, the north-east and south-west elevations are more constrained due to loss of setback. The rear yard of the property is small by comparison and contains an original poured concrete patio and tree stump adjacent to the house. The rear yard is heavily terraced with several trees and features a white stucco detached fireplace as well as a recently built playhouse constructed out of wood.

CONTINUATION SHEET

Property Name: Eugene & Mildred Best House

Page 5 of 9

[CONTINUED FROM Page 2, DPR 523B, B10]

The residence is therefore eligible for designation as a City Landmark in accordance with the following Criteria in RMC 20.20.010:

- (a) it exemplifies or reflects special elements of the city's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history
- (b) it is identified with persons or events significant in local, state, or national history
- (c) it embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable examples of the use of indigenous materials or craftsmanship
- (d) it represents the work of a notable builder, designer, or architect
- (e) it contributes to the significance of an historic area, being a geographically definable area possessing a concentration of historic or scenic properties or thematically related groupings of properties which contribute to each other and are unified aesthetically by plan or physical development
- (f) it 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
- (i) it reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation models, or distinctive examples of park or community planning

On April 23, 1930, the Building and Realty page of the *Riverside Daily Press* announced the commencement of construction of a stately single-family residence at 5036 Myrtle Avenue in the recently plotted Country Club Park subdivision on Victoria Hill. The column noted the soon-to-be developed lot on the northwestern corner of the hill as one of the subdivision's "most attractive," lauding its "striking view over Riverside" and its expansive 160-foot frontage. Designed by notable local architect Welmer P. Lamar and built by contractor E.A. Thompson, its commissioners and first occupants were Riverside City Attorney Eugene Best, who often went by Gene, and his wife, Mildred, along with their children Eleanor and Jack. Gene was the son of Raymond Best, who arrived in Riverside from Indiana in 1891 and soon rose to local prominence as the head of a reputable law firm he established from the law library of John G. North, the son of the founder of Riverside. The elder Best was also the founder of the Riverside Abstract Company (later to become Safeco Title), which he sold in 1915 to focus solely on his budding law practice. Born in 1893, soon after his father arrived in Riverside, Gene graduated from Poly High School in 1911 and then attended the University of Southern California and Stanford University where he studied physics and engineering. (b, d, f)

As recounted on the Best Best and Krieger law firm website, Gene's interests eventually shifted to the law and in 1918 he passed the California bar exam and joined his father's firm, all without attending law school. He became partner in 1925 of the newly named Best & Best. This exemplary law firm would later expand to include Berkeley-educated attorney John G. Gabbert in 1938, becoming Best, Best & Gabbert in 1941. In 1947, the firm expanded further with the addition of James H. Krieger as partner, forming Best, Best,

CONTINUATION SHEET

Property Name: Eugene & Mildred Best House
Page 6 of 9

[CONTINUED FROM Page 5, DPR 523L]

Gabbert & Krieger. When Gabbert left to take a seat on the Riverside County Superior Court in 1949, the firm took the name it has been continuously known under since that year: Best, Best and Krieger. Also called BB&K, the firm has built upon the expertise and professionalism provided by Gene Best and his father, as well as the later additions of Gabbert and Krieger, to become one of the preeminent law firms in California, with locations across the Southland as well as in Northern California and Washington, DC. BB&K is especially known for its expertise in California water law, a field likely to see increased litigation as the effects of population growth and a changing climate are more fully felt. (a, b)

Though arguably known most for his role as partner in BB&K, Gene Best also served as the city attorney of Elsinore (now Lake Elsinore) and then of Riverside from 1929 to 1940, where the *Daily Press* described him as "highly regarded for his steadfast integrity." Gene was also a prominent part of Riverside and Inland Empire society, having been "instrumental" in organizing a Lions club chapter in Elsinore, serving as an active member of the Riverside's Chamber of Commerce and as a leader of its efforts to revamp the city charter in 1950, and as a member of the California State Bar Board of Governors for three years. Joan Hall describes in her book *Cottages, Colonials and Community Places of Riverside, California* that he never completely lost his interest in engineering, however, as World War II saw him splitting his time between his law firm and "making tools at Hunter Engineering Company as his contribution to the war effort." Eugene Best was a person of many talents as well as a fixture of Riverside until his death in 1981. (a, b)

To custom design his new house Best hired Welmer P. Lamar, a man the *Daily Press* called a "well-known architect of Riverside." Lamar began his architectural career in Riverside early in the 20th Century working for noted designer, Seeley L. Pillar, where he worked a number of years beside Architect Henry L. A. Jekel, then a junior partner in Pillar's firm. As recounted in Joan Hall and Esther Klotz's *Adobes, Bungalows, and Mansions of Riverside, California Revisited*, earlier in his career Lamar had designed fully or in-part several well-known residences in Riverside, including the A.M. Lewis House on Mission Inn Avenue (1914), an elaborate remodeling of the garden at the Samuel A. White House on Tenth Street (1915), structural additions to Ridgescourt on Strong Street (1917), and the Dwight Velzy House on Beechwood Place (1926), none of which were Tudor Revival-style. In the Best House Gothic accents, curvilinear half-timbering with stucco infill, steeply pitched roof and tall, narrow windows with true divided lights make it a fine example of the Tudor Revival architecture. Furthermore, its regal setback, front-facing emphasis and circular driveway enclosing a large grassy area bring to mind the type of English country house that helped to inspire Lamar's hilltop iteration of the Tudor Revival style. (c, d)

An aerial photograph from 1938, obtained using the City of Riverside's GIS system, shows the Best House eight years after its construction standing nearly alone on Victoria Hill. The Bests were therefore early occupants of the Country Club Park subdivision, which used as a main selling point its walking distance from Victoria Club. As Vincent Moses and Catherine Whitmore-Moses explain in their book *Victoria Club: Centennial Edition, 1903-2003*,

CONTINUATION SHEET

Property Name: Eugene & Mildred Best House

Page 7 of 9

[CONTINUED FROM Page 6, DPR 523L]

this luxurious country club was founded in 1903 for the city's well to do inhabitants to socialize, engage in leisurely rounds of golf and, by the Roaring Twenties, play the more active sport of tennis. By 1928, a new Victoria Bridge had been constructed in time for the automobile's ascendance, replacing the old wooden streetcar bridge built to connect downtown with the city's growth across the Tequesquite Arroyo. Indeed, Country Club Park was one of several subdivisions under development by the Frank C. Nye Company in the 1920s, including Rockledge Park, Victoria Park and Arlington Gardens. As the *Daily Press Reported* on April 14, 1927, Nye predicted that "residential growth would spread to this section" of Riverside due to the proximity of Victoria Club and "the extreme scenic beauty." Country Club Park and its sister developments constitute important examples of one stage of Riverside's development, a stage devoted to higher-end residential expansion paralleling the decline of streetcars and the increasing dominance of the automobile prior to the better-known and more atomized suburbanization of the post-World War II years. (e, i)

Country Club Park and Victoria Hill were part of "Hall's Addition" as developments were pursued outside out of the original Mile Square area in the late nineteenth century. Priestly Hall subdivided Hall's Addition and arranged for water, streets, landscaping, and even a mule-drawn streetcar line. His residence is City of Riverside Cultural Heritage Landmark 29, located at 2812 Ivy Street. Victoria Hill, as well as Pachappa Hill and Highgrove, were also developed as part of the Chase Ranch, a part of the Chase family's citrus properties in Riverside and Corona. Ethan Allen Chase and the Chase Nursery Company trace their history in Riverside to the 1890s when the accomplished horticulturist established a nursery business and became a part of Riverside's prosperous navel orange industry. The Chase family became notable for their pioneering of contour planting around hillsides, as seen on Victoria Hill, and the formation of the National Orange Company. These former groves transitioned to residential properties beginning in the early twentieth century. (e, i)

Country Club Park is significant for its place in the city and for the range of architectural styles and achievements represented within it. Because the neighborhood developed gradually and lots were sold to individual buyers for personal development, the homes on Victoria Hill reflect a range of styles from Romantic Revival to Mid Century Modern as well as transitional styles. These homes comprise one of Riverside's most beautiful neighborhoods with both historical and architectural significance. From its inception, the neighborhood has been one of Riverside's higher end residential developments, enhanced by its proximity to Victoria Club and enabled by the rise of automobile culture and the prosperity brought to Riverside by the citrus industry and winter tourism. (e, i)

Around 1947, Gene and Mildred Best moved out of the house built for them at 5036 Myrtle Avenue. By that time Jack and Eleanor had grown up and moved out, leaving a house too large for just two people. As Hall tells us in *Cottages*, the Bests moved first to 4370 Oakwood Place and then to 4041 Glenwood Drive, selling the stately Tudor on the hill to pediatrician Harold Batzle and his wife, Kathleen. They and their three children lived there until 1975. The house has had numerous short-term owners since then, and

CONTINUATION SHEET

Property Name: Eugene & Mildred Best House

Page 8 of 9

[CONTINUED FROM Page 7, DPR 523L]

suffered through a bank foreclosure. Some original features were removed, including "lighting fixtures and the leaded glass doors," adding to the removal of a swimming pool in the front yard by Mildred Best years earlier, after a near-drowning of one or more neighborhood children. By the 1990s, Michael Uterback and his family owned the home and helped reverse some of the effects of aging and neglect. The Pruitt family is the current owner of this integral piece of Riverside history.

CONTINUATION SHEET

Property Name: Eugene & Mildred Best House

Page 9 of 9

CONTINUED FROM Page 2, DPR 523B, B12]

- "Chamber of Commerce Moves for Revision of 'Outmoded' Charter." *The San Bernardino County Sun*. July 13, 1950. Accessed: ancestry.com.
- Hall, Joan H. *Cottages, Colonials and Community Places of Riverside, California*. Riverside: Highgrove Press, 2003.
- "Historic Preservation Element." City of Riverside General Plan 2025. Amended November 2012.
- Klotz, Esther H. and Joan H. Hall. *Adobes, Bungalows, and Mansions of Riverside, California Revisited*. Riverside: Highgrove Press, 2005.
- Moses, H. Vincent and Catherine E. Whitmore-Moses. *Victoria Club: Centennial Edition: 1903-2003*. Virginia Beach: The Donning Company Publishers, 2003.
- "New Best Home in Country Club Park." *Riverside Daily Press*. April 23, 1930. Provided by Kevin Esterling.
- "Nye Company Specializing in Victoria Residential Tracts." *Riverside Daily Press*. April 14, 1927. Accessed: genealogybank.com
- Nye Company Announcement. *Riverside Daily Press*. August 4, 1926.
- "Researching a Historic Property." City of Riverside Planning and Building Department.
- Riverside City Directories. Local History Section. Riverside Public Library.
- Riverside Permit Research System. <http://aquarius.riversideca.gov/permits/>
- "Title 20: Cultural Resources." Riverside Municipal Code.

Persons Consulted:

- Teri Delcamp, Historic Preservation Senior Planner, City of Riverside
- Kevin Esterling, Associate Dean of the Graduate Division at the University of California, Riverside and homeowner on Victoria Hill
- Catherine Gudis, Associate Professor and Director, Public History Program, University of California, Riverside
- Vince Moses, VinCate & Associates Museum and Historic Preservation Consultants
- Katherine Whitmore-Moses, VinCate & Associates Museum and Historic Preservation Consultants