

Exhibit 1 - P15-0818, Aerial Photograph



Landmark & Structure of Merit Cultural Resources Nomination Application

-	City Landmark	lease check the appropriate	designation	Structure of Merit					
IDENTIFIC	CATION								
1.	Common name: Willard and Elizabeth Winder House								
2.	Historic Name: Will	Historic Name: Willard and Elizabeth Winder House							
3.	Street address: 5022 Myrtle Avenue								
	City Riverside		State CA	Zip 92506					
4.	Assessor Parcel num	ber: 223102017							
5.	Legal Owner: Kevin	Esterling and Emily Gara	abedian						
	City Riverside	State_CA		Zip 92506					
6.	Present Use: sir	gle family residential							
7.	Original Use: sir	gle family residential							
Date form pr	repared:	September 18, 2015							
Preparer:		Nicolette Rohr							
Sponsoring (Organization (1f any):	Kevin Esterling and Emily Garabedian, property owners							
Address:		5022 Myrtle Avenue							
City, State a	nd Zip	Riverside, CA. 92506							
Phone		510-858-9500							

DESCRIPTION

	8.	Legal property description: Lot 18 MB 011/064 COUNTRY CLUB PARK				
		Include approximate property size (in feet): Street Frontage 141 Depth 335 Acreage: 0.7				
	9.	Architectural Style: California Ranch style with romantic elements				
	10.	Construction Date: Estimated Factual 1955 Source of Information: Assessor's Records				
	11.	Architect's Name: Walter C. See Builder's Name: Harry Marsh				
	12.	Condition: X Excellent Good Fair Deteriorated No longer in existence (for site of)				
	13.	Alterations: shingles to replace shake roof in accordiance with city code; two skylights added c. 1970s; bathroom remodel (2010)				
	14.	Use type: X Residential Industrial Commercial Civic Other				
	15.	Is the structure on its original site?				
		X Yes No Unknown If moved, approximate year				
	16.	Related features and/or outbuildings: attached garage; backyard shed built by previous owners				
SIGNI	17.	Architectural Description attached				
	18.	Statement of Significance Attached				

Exhibit 3 - P15-0818, Application and Photos

ADDITIONAL INFORMATION

- 19. References used attached
- 20. Photographs digital copies provided to Teri Delcamp
- 21. Letter from property owner (if other than applicant) a Hached

Architectural Description

The 1954 single-family residence at 5022 Myrtle Avenue, located in the Victoria Hill neighborhood of Riverside, is a single story California Ranch home with English cottage, modified Tudor, and Swiss Chalet references. The house sits on a structural concrete stem wall foundation and is of balloon frame construction with a below grade basement. The property is a pie-shaped lot with a curved, inclined driveway off Myrtle Avenue. The house faces northwest. The front elevation of the house is anonymous to the street, characteristic of the California Ranch style emphasizing outdoor living space to the rear. The street view of the house is partially obscured by hedges and the driveway is framed by a rock retaining wall and driveway curb. The structure's asymmetrical ground plan reflects the long, horizontal orientation and rambling style characteristic of California Ranch homes.

The primary (front) elevation features the most ornamentation, including four irregular bays and six windows visible from the front. The central bay, which contains the primary public interior spaces, stands out and above the bay on each side, all with steeply pitched side gable roofs. The attached garage creates a fourth bay. The central bay features a deeply recessed entrance supported by a simple wooden corner post which frames the diamond pattern wood door, original to the house. The ceiling of the entrance enclosure is board and batten. The cladding of the central bay is of recycled brick punctuated by one square wood double hung oriel bay window with brackets including eight over eight under square panes. A second, double hung window is located on the south elevation of the central bay. The cladding of the south side gable of the central bay from the lower edge of the roofline to the apex of the gable is clapboard with a small louvered attic vent under the peak of the gable. The north elevation of the central bay mirrors the south above the lower edge of the roofline.

The south bay, containing the interior bedrooms and baths, features an asymmetrical modified oriel bay with brackets and one pair of wood casement windows frame and sill with diamond pane lights. The bay is offset by horizontal clapboard cladding and punctuated by the roofline extending over the south edge of the oriel bay with a shed dormer over the casement window. The cladding left of the oriel bay is vertical board and batten, pierced by a similar pair of casement windows. The northerly front facing bay, containing interior kitchen and dining room, is clad with vertical board and batten, and features a large window assembly, composed of a central fixed twelve fixed pane picture window, flanked by two three-pane casement windows. The current owner has added wooden shutters on either side of the picture window. The north bay also features an English cottage style ornamental faux chimney, clad in stucco with two ceramic chimney pots.

The attached garage, the fourth bay, exhibits Swiss Chalet style elements, with a steeply pitched, front facing, double step-back gable with dovecote motif and modified brackets. The garage is clad in vertical board and batten. A four-sided tower with weathervane and dovecote motif projects above the roofline to the rear of the garage. The original redwood garage door was replaced by the previous owners due to disrepair. The garage is attached to the residence by a transition storage space clad in vertical board and batten. There is one visible window into the garage. There are visible rafter tails under the upper section of the step back gable on the garage, as well as under the roof line on the front and back elevation.

The home's steeply pitched roof with flared end side gables references the English Cottage style, departing from the low, horizontal lines of many ranch style homes and simulating an English thatched roof with flared ends. The roof reaches three steep peaks with the central bay roof standing out from the other two, each with flared ends above the side gables. The garage roofline also flares at the front facing gable. The original shake roof has been replaced with asphalt composition shingles.

The structure's ornamentation is largely restricted to the front elevation, while the north, south and rear elevations are simply clad in stucco. The north side of the property, adjacent to the garage, includes an eight-foot iron gate leading to the backyard and revealing the stucco siding along the northeast elevation. A fence separates the property from the immediate northeast of the Winder house. The right side, southwest elevation is also stucco, pierced with two assemblies of three single-paned casement windows over sill, and a small louvered attic event. A wall runs alongside the southwest elevation separating the property from the adjacent house. There is also a small structure for the water softener on this elevation, designed to match the house.

The rear of the property exhibits the house's orientation to the back and the focus on outdoor living spaces typical of California Ranch style homes. The rear elevation consists of two bays: the long horizontal left, or southerly bay, containing the primary living quarters; and the right, or northerly bay, holding guest quarters and the garage. The back yard features a concrete patio with three wood posts supporting an extended shed roof reaching several feet over the patio. The patio and the extended roof run continuously from the garage southerly to approximately fourfifths the length of the residential structure. The external patio support beams utilize a modified scarf joint, demonstrating the craftsmanship of the home's builder, Harry Marsh. The primary residential bay is pierced by the centrally located large sliding glass door which opens onto the concrete patio connecting the indoor and outdoor spaces—another characteristic of California Ranch style. The south end of the primary residential bay contains the master bedroom, which is pierced by a window assembly composed of a large fixed center pane, flanked by two narrow casement windows over a sill. Adjacent to the window and under the shed roof is a four panel wood door with screen, opening onto the patio from the master bedroom. To the north of the door is a small casement window assembly over sill with diamond panes. North of the sliding door is a window assembly composed of a fixed center pane flanked by two narrow casement windows with diamond panes over a sill. The window assembly illuminates the kitchen. North of the kitchen window assembly, on the primary residential bay, is a glass door with screen, leading into the utility/laundry room.

The garage bay is attached to the primary residential bay and sits at an approximately 35-degree angle to the main residence. This bay features a steeply pitched back gable with flared ends matching the front, with a small louvered attic vent at the peak of the gable, with stucco cladding. The south elevation of the garage bay is pierced by two doors and a casement window assembly. The garage door sits nearest the adjoining residence on the northwest side of this elevation, with a two panel wood door with four over panes. At the center of the south elevation is a Dutch double hung door leading to the guest quarters, featuring a cross-buck paneled lower

door, and a nine square pane upper door. To the southwest of the Dutch doors is a window assembly over still containing twin casement windows with diamond panes.

The paved patio extends from the house to a small lawn space before the yard rises into a series of stepped terraces which may have originated in the property's history as part of the Chase family citrus grove, pioneers in terraced citrus planting. The property now includes one small shed, added by the previous owners and converted to office space by the present owner. Since its construction in 1954, the property has had three total owners who have made few alterations to the original home. In addition to the installation of wood shutters, shake shingle replacement, and rain gutters, two skylights were added in the 1970s: one in the kitchen and one in the living room.

Statement of Significance

The residence at 5022 Myrtle Avenue is a California Ranch style home with Tudor, English Cottage, and Swiss Chalet references built for Willard and Elizabeth Winder (subsequently referred to as "The Winder House") in 1954. The residence is significant for its mid-century architectural design with custom elements, the craftsmanship of renowned Riverside builder Harry Marsh, the place of the Winder family in Riverside history, and its location in the Victoria Hill and Country Club Park neighborhoods, areas important to the city's early expansion. This property appears eligible for landmark designation under the City of Riverside's criteria set in Title 20 of the Riverside Municipal Code as a structure that:

- (1) exemplifies or reflects special elements of the city's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history:
- (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,
- (4) represents the work of a notable builder, designer, or architect, or important creative individual;
- (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.

The exterior of the home and garage, terraced landscaping of the backyard, and stone walls lining the driveway all contribute to the significance of the property. Because of its limited turnover in the sixty years since construction and the care that each of the three owners has afforded the house, all of these elements remain largely intact and support the integrity of the home.

The Winder Family and 5022 Myrtle Avenue

Willard and Elizabeth Winder purchased the property at 5022 Myrtle in 1954 and hired architect Walter C. See and builder Harry Marsh to design and build a custom home for their family. They moved into the house upon its completion in 1955. The design and customization of the home are significant, as are the Winders to the history of Riverside.

Willard Winder was a Riverside attorney and son of a prominent Riverside family. His father. A. Heber Winder was also an attorney and high profile citizen. His grandparents, Perry A. and Margaret A. (Miller) Winder, came to Riverside from Ohio in the early twentieth century and became involved with the city's burgeoning citrus industry.

A. Heber Winder was the only child of Perry and Margaret Winder. He earned his law degree from Cornell University and was admitted to the Ohio State Bar in 1908, then the California State Bar in 1910. In Riverside, he worked with the firm Purington & Adair, which became

Adair & Winder upon the death of Mr. Purington, in the midst of the landmark Harada case, which tested the legality of the Alien Land Law. Jukichi Harada was represented by Purington & Adair and then by Adair & Winder. Judge Hugh Craig, hearing the Adair & Winder arguments ruled in favor of Harada's three American born children under the Equal Protection Clause of the 14th Amendment. The Harada House is now a National Historic Landmark and one of Riverside's most significant histories. Winder became an independent attorney in 1924 and practiced in the Loring building downtown. He specialized in corporate and probate law but was involved in an array of cases and local institutions. He was also employed by the Riverside Chamber of Commerce as attorney for March Field and worked as attorney for First National Bank of Riverside and associate counsel of the Metropolitan Water District of Southern California. He was appointed municipal judge of Riverside from 1913-15 and had numerous professional and community affiliations. Winder married Helen A. Dobbs in 1912 and together they raised two children in Riverside: Beatrice Mae and Willard Heber. The Winders were active citizens in Riverside. They were members of the First Congregational Church downtown and their names appeared in the Riverside Daily Press often. The Winders lived on Arroyo, not far from where their son, Willard, and his family would build the home on Myrtle. The Winders were members of the Victoria Club, also adjacent to the home Willard would build on Myrtle. The family had a longer history at the club, including a Harry Winder who was club pro at Victoria in the 1920s.

Willard Winder was born in Riverside on April 8, 1915 to A. Heber and Helen Winder. Growing up in Riverside, Winder was a boy scout, athlete, and wrote occasional columns on events at Poly High School for the *Riverside Daily Press*. He graduated from high school in Riverside and went on to Stanford University. He graduated in 1938 and began law school at Hastings School of Law in San Francisco. He completed law school in 1941 and returned to Riverside to practice. In 1943 he was commissioned into the U.S. Navy and served in active duty as an electronic engineer and Radio Materiel Officer station in New York and Miami from 1943 to 1946, at which time he became a Reserve Officer. After the war, he resumed his law practice in Riverside, where he focused primarily on corporate law. In the Riverside community, Winder was involved with the Red Cross, Community Chest, the Masons, Sons of the American Revolution, Soroptimist Club. American Legion, and Republican Party. He also served on the board of directors and as President of the Board for the Riverside Community Settlement Association, which sought to provide assistance in the Eastside community, adjacent to Victoria Hill. The Community Settlement Association has a rich history in Riverside which continued to this day.

Elizabeth Winder, referred to as Elizabeth, Beth, and Mary in Riverside City Directories, was born Mary Elizabeth Curnow in Nevada City, California in 1905. She hailed from a Cornish immigrant family and grew up steeped in Cornish cultural traditions, a background that may have influenced the English Cottage elements of her home. Her father was President of the Nevada City branch of Bank of America. Beth attended the University of California, Berkeley as an English major. While there, she met Willard Winder, who was studying at Stanford. The two married in 1940 and lived first in San Francisco while Willard attended Hastings then returned to Riverside, where their daughter, Judith, was born in 1942. During World War II, Beth lived briefly in Nevada City, San Diego, and Brooklyn while Willard served in the Navy. The Winders returned to Riverside at the end of the war, where their second child, son Bill, was

born. Before moving to Myrtle Avenue, the Winder family lived at 4545 Westmoreland Court, now Rosewood Place, between Palm Avenue and Tower Road. Beth was an active member and officer in the Junior League in Riverside. Beth expressed longstanding interests in interior design, antiques, and architecture. These interests and talents came to fruition in 1954, when she began working closely with an architect for her family's new home on Victoria Hill.

Victoria Hill and Country Club Park

Myrtle Avenue is located in the Victoria Hill neighborhood of Riverside, adjacent to Victoria Avenue and the Victoria Bridge between the Eastside neighborhood and Country Club Park development near the Victoria Club. A 1927 Riverside Daily Press article described the new neighborhood as "a slightly 20-acre knoll at the head of Victoria avenue on the south side of the arroyo." From this vantage point, one can see the arroyo, Eastside neighborhood, Mt. Rubidoux, and much of the city and surrounding mountains. Judy (Winder) Saldamando, the Winders' daughter, remembers that "when the phenomenon of smog finally invaded the pristine beauty of Riverside," her family would gauge the smog by their view of the mountains from the dining room window.²

This area of Riverside was 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, one of the Chase family's citrus properties in Riverside and Corona. Ethan Allen Chase and the Chase Nursery Company traced 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 remarkable for their pioneering of terraced planting, 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. Frank C. Nye began to develop the area for residential tracts, capitalizing on its proximity to the Victoria Club (founded in 1903), location near Victoria Avenue, and scenic view. As a 1927 ad placed in the Riverside Daily Press proclaimed "The trend of better home development is toward the Victoria Ave District."3 By 1928, the Victoria Bridge was constructed to allow for automobile access, replacing the wooden streetcar bridge connecting the city as it expanded from downtown. This growth and transition toward automobility represent an important precedent for the suburbanization and expansion of the postwar years.

Country Club Park was anchored by the Priestly Hall house, already a landmark, and grew to feature many unique homes across three subdivisions: Rockledge, Country Club Park, and

¹ "Nye Company Specializing in Victoria Residential Tracts." Riverside Daily Press. April 14, 1927. Accessed genealogy bank, com.

Judy Saldamando. Email conversation. August 31, 2015

³ Nye Company advertisement. Riverside Daily Press. April 14, 1927. Accessed genealogybank com

Victoria Hill This neighborhood 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, clearly reflected in the transition between the Winder House and its neighbors on either side: the Best House, clearly Tudor, and the mid-century modern home on the other side. The homes on Ivy and Hallwood reflect more Spanish and Mediterranean influences as well as Victorian. Together, these homes comprise one of Riverside's most beautiful neighborhoods with both historical and architectural significances. 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.

Based on the analysis above, the property meets criteria for designation as a City Landmark under RMC Section 20.50.U (1); (6).

Mid-Century Architecture, California Ranch Style, and Riverside's Harry Marsh

The Winder house is an example of a California Ranch House with romantic elements, including English cottage, modified Tudor, and Swiss Chalet references. Its plan, use of natural materials, anonymity to the street, and orientation towards the back all reflect this style. The exterior of stucco, brick, wood, and glass reflect the range of materials characteristic of California Ranch homes. Because of its mid-century elements, the house relates to the context outlined in the City of Riverside's Modernism survey.

California Ranch homes trace their roots to San Diego architect Cliff May, and to the Californian style of outdoor living, with roots in the Mexican hacienda and Rancherias of Spanish California. This style of architecture developed in California, but it was exported all over the country, becoming the norm in mid-century residential developments. Built before mid-century architecture turned to the functional, utilitarian design that would characterize the aesthetic by the mid-1960s, the Winder House represents the customization of the family and the era of mid-century design when there was more room for the romantic. The Winder house reflects both the heyday of the California Ranch style and the ascendance of mid-century architecture, as well as the family's, and particularly Beth's, tastes and ideas for her "dream home." Its custom elements recall the period of transition in architectural styles as well as in the process of buying and building custom homes.

Beth Winder's role in the design and construction of the home are part of what makes the residence an expression of her interests. She was involved in many of the details of the home, including the woodwork, the copper accents in the kitchen, the wallpaper, and the overall design. Judy (Winder) Saldamando recalls seeing her mother poring over the blueprints with the architect, Walter C. See.

Walter Chester See appears to have been based in San Diego but worked for the Martin Williamson firm located on Jurupa Avenue in Riverside while working on the Winder House. See was born in Iowa in 1903 and educated at Iowa State College and the University of Illinois. He worked as an architect in San Diego during the 1930s until 1960, and also as an engineer for

the Public Works Administration in San Francisco from 1935-1940. His firm was part of the Associated Architects of San Diego, which was an association of architectural firms in San Diego engaged in large projects for San Diego County and the U.S. Navy. See was a member of the San Diego Chapter of the American Institute of Architects and served as director and president of that chapter. Listed among his primary works include commercial buildings, churches, and community centers in San Diego and the surrounding cities of La Jolla and Chula Vista.⁴

Harry Marsh was one of Riverside's most prolific and respected builders. Marsh came to California from Kansas in the 1920s and began working as a carpenter in Riverside with his relatives. In Riverside, he met and married Leathe Lee, whose father, Charles Lee, owned a Riverside furniture store. As Marsh began to build more homes in Riverside in the 1930s, his work became widely respected for its quality. He built several homes in Riverside's Wood Streets neighborhood, especially during the 1940s when the Maplewood-Brentwood area was subdivided into residential lots for homeowners to build on or developers to speculate. Marsh was a sought after builder during this time when many homeowners, such as the Winders, worked with architects and builders to plan and construct their homes. As other areas in Riverside became more developed and more lots were available for custom homes, often in land formerly occupied by orange groves, Marsh was hired to build new homes on Victoria Avenue, near Mount Rubidoux, and in the Victoria Hill area near Victoria Country Club, where the Winders hired Marsh to build their custom home in 1954.

Marsh is responsible for building many of Riverside's highest quality homes and plays a central role in the architectural landscape of the city. Marsh's sons, Clyde and Buzz, joined his business following their college educations and training in architecture during the 1950s. In the early 1960s, as custom homes became less common and custom builders were often replaced by large developers building tract homes en masse, Marsh and sons turned towards more commercial development in Riverside and surrounding areas. In Riverside, their projects included the Brockton Square medical offices, First Baptist Church on Alessandro, and Magnolia Presbyterian Church. His sons continued his business following his death in 1985. (Note that Marsh's son, Clyde Marsh, who worked as an architect for his father's firm, is still living in Riverside and would be a good resource for a project on Harry Marsh's work.) The Winder House is a fine example of Marsh's work and would be an ideal contributor to a survey of his residential work.

The Winder family left 5022 Myrtle Avenue following the divorce of Mr. and Mrs. Winder in 1965. Willard Winder died in 1997 in Riverside and Beth (later Beth Bruce) died in Carlsbad, California on March 4, 2015. The home was then bought by the Farley family, who lived in the home until 2009, when it was purchased by the current owners, Kevin Esterling and Emily

⁴ American Architects Directory, "Walter C. See," 1965. Accessed aia.org, Pacific Coast Architecture Database Entry on Walter C. See, pead.lib.washington.edu

⁵ Lech, Steve. "Back in the Day: Home builder Marsh mean quality in Rivers de." *Press-Enterprise*. March 20, 2015.

⁶ I ech, Steve. "Back in the Day: Home builder Marsh meant quality in Riverside." *Press-Enterprise*. March 26 2015.

Garabedian. The current owners have taken great interest in the history of the home and in maintaining the integrity of the property designed by the Winders, who helped design and build a home remarkable for its location, custom architecture, and craftsmanship.

Based on the analysis above, the property meets criteria for designation as a City Landmark under RMC Section 20.50.U (3); (4).

Bibliography

- American Architects Directory. "Walter C. See," 1965. Accessed aia.org.
- "Beth Curnow, Riverside Man Are Betrothed." Sacramento Bee. March 9, 1940. Accessed genealogybank.com.
- City of Riverside, "Citywide Modernism Intensive Survey," 2013. Historic Resources Group.
- "Curnow Window Betrothal Told." *Riverside Daily Press.* March 9, 1940. Accessed genealogybank.com.
- Ethan Allen Chase finding aid. Riverside Public Library. Accessed riversideca.gov.
- Gabbert, John Raymond. History of Riverside City and County. Phoenix: Record Publishing Co., 1935.
- "Grandfather and Father Confer Masonic Degree Upon Stanford Student." *Riverside Daily Press.* December 31, 1936. Accessed genealogybank.com.
- "Historic Preservation Element." City of Riverside, 2025 General Plan, 2012.
- "Home Building Program Starts." *Riverside Daily Press*. August 4, 1926. Accessed genealogybank.com.
- Lech, Steve. "Back in the Day: Home builder Marsh meant quality in Riverside." *Press-Enterprise*. March 26, 2015.
- Mary Elizabeth Bruce obituary. The Union. June 9, 2015. Accessed theunion.com.
- McAlester, Virginia and Lee. A Field Guide to American Houses New York: Alfred A. Knopf, 1984; 2009 ed.
- "Miss Curnow, Willard Winder Exchange Vows In Grass Valley" Sacramento Bee. June 8, 1940. Accessed genealogybank.com.
- Moses, H. Vincent and Catherine E. Whitmore-Moses, *Victoria Club: Centennial Edition* 1903-2003. Virginia Beach: Donning, 2003.

- Nye Company advertisement. *Riverside Daily Press*. April 14, 1927. Accessed genealogybank.com.
- "Nye Company Specializing in Victoria Residential Tracts." *Riverside Daily Press.* April 14, 1927. Accessed genealogybank.com.
- Pacific Coast Architecture Database. Entry on Walter C. See. pcad.lib.washington edu
- Paul, Arthur G. Riverside Community Book. Riverside: Arthur H. Cawston, 1954.
- "Plight Troth in St. Francis Chapel." Riverside Daily Press. January 14, 1936. Accessed genealogybank.com
- Poppeliers, John C., S. Allen Chambers, Jr., and Nancy B. Schwartz What Style Is It? A Guide to American Architecture. Washington, D.C.: The Preservation Press, 1983.
- Reft, Ryan. "Home on the California Range: Ranch Housing in Postwar America." December 5, 2013. KCET *Departures*/kcet.org.
- Riverside City Directories. Local History Section. Riverside Public Library.
- Riverside City Planning Department. Permit History. www.riversideca.gov.
- "Rockledge." Historic Resources Inventory. Prepared by Alan Curl and John Flippen, 1980.
- See, Walter C. and Martin Williamson. Blueprints for Winder Residence. Provided by Kevin Esterling.
- "Settlement Hopes To Add Bathing, Washing Facilities." *Riverside Daily Press.* January 18, 1949. Accessed genealogybank.com.
- "Striking New Home Under Construction in Rockledge." Riverside Daily Press. February 12, 1930. Accessed genealogybank.com.
- "Swim Champions Held at Fairmount: Winder, Collins Families Capture Six of Eight First Places." Riverside Daily Press. August 16, 1935. Accessed genealogybank.com.
- "Two Riverside County Jamboree Boy Scouts Return From Hungary." Riverside Daily Press. August 16, 1935. Accessed genealogybank.com.
- Wilkman, Bill. Designation application for 5175 Myrtle Avenue.
- Willard Winder obituary. Press-Enterprise. October 23, 1997. Accessed: genealogybank.com.

Winder, A Heber obituary *Riverside Daily Press.* September 11, 1933. Accessed: genealogybank.com_

Winder, Willard "Poly High Activities." Riverside Daily Press. December 9, 1932.

Accessed genealogybank com

Persons Consulted:

Teri Delcamp, Historic Preservation Senior Planner, City of Riverside

Kevin Esterling and Emily Garabedian, homeowners

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

Vince Moses, VinCate & Associates Museum and Historic Preservation Consultants

Judy Saldamando, former resident and daughter of Willard and Elizabeth Winder

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

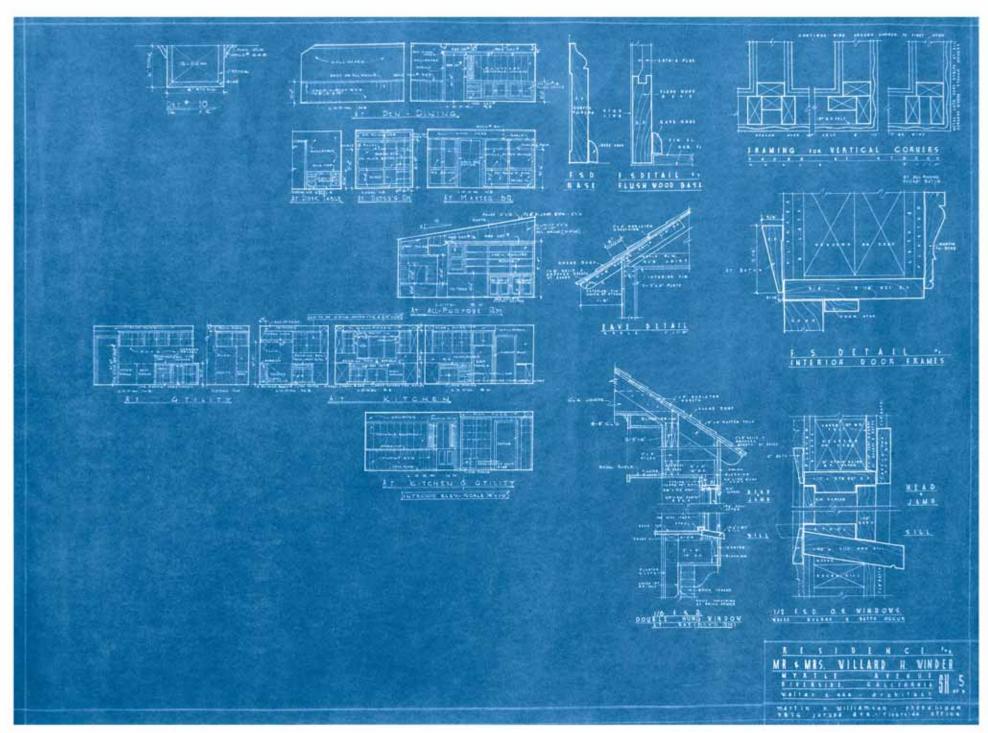


Exhibit 3 - P15-0818, Application and Photos

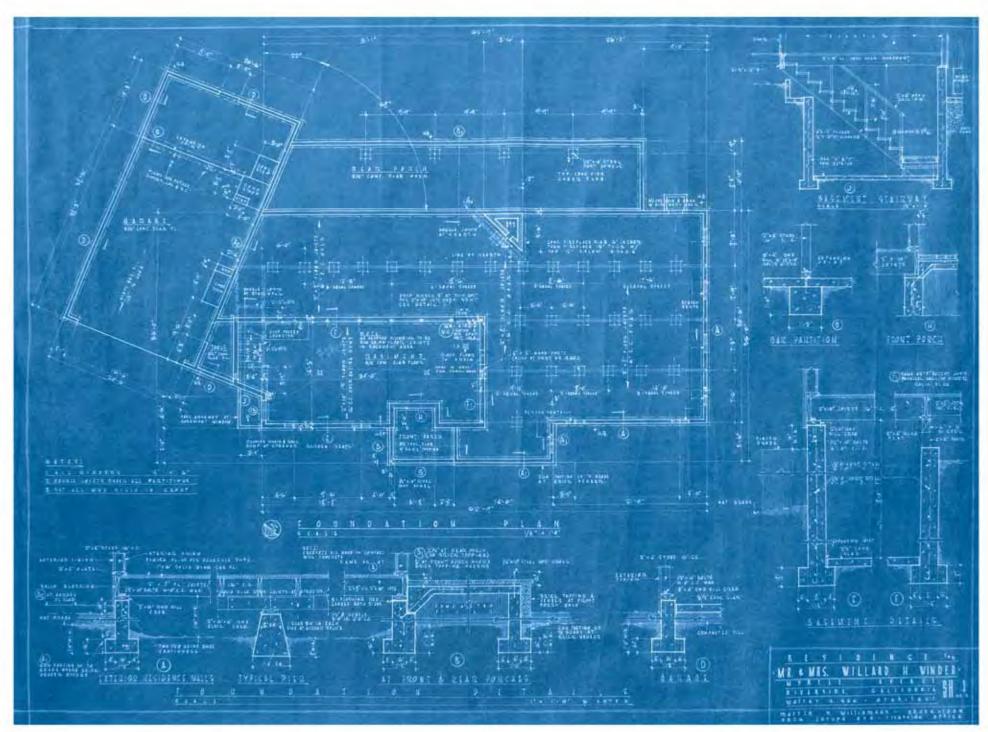


Exhibit 3 - P15-0818, Application and Photos

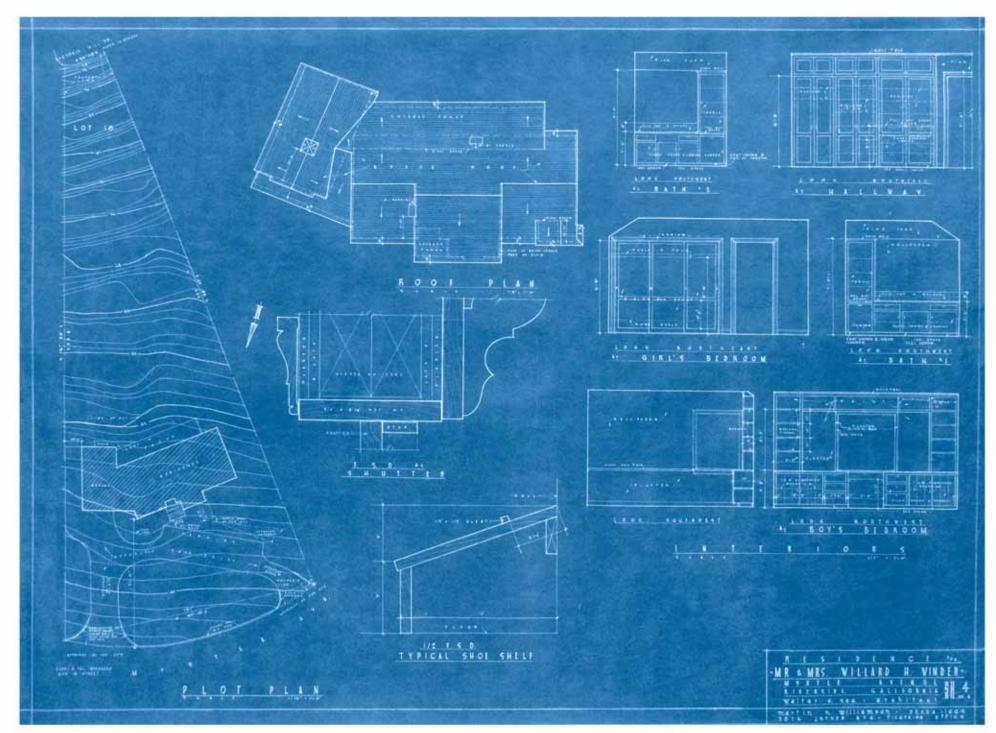


Exhibit 3 - P15-0818, Application and Photos

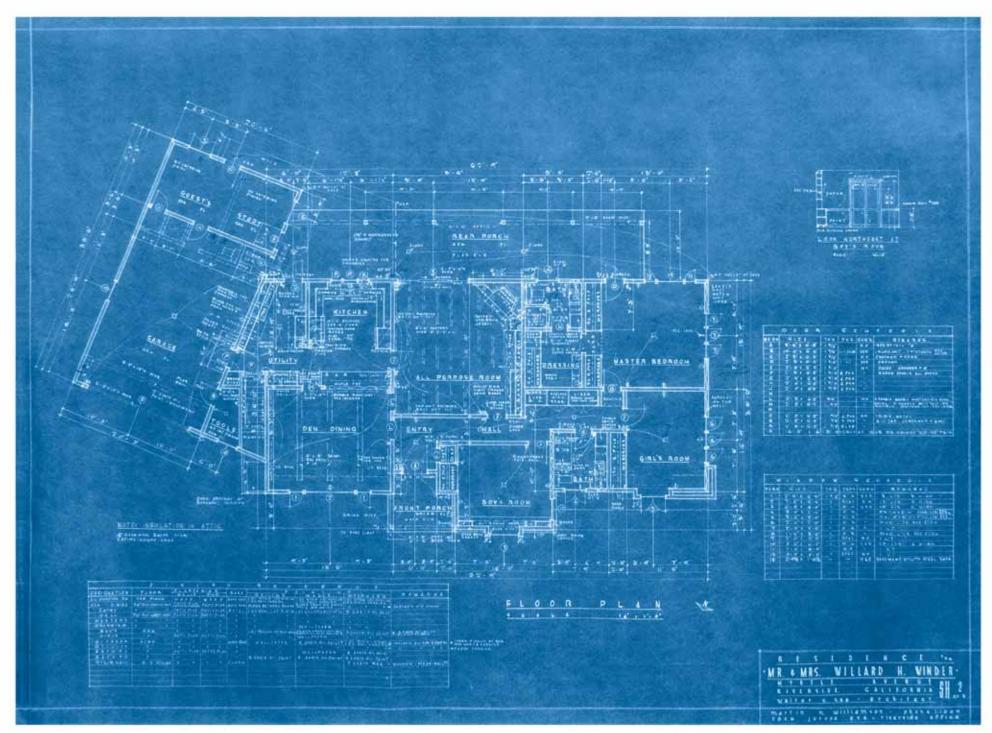


Exhibit 3 - P15-0818, Application and Photos

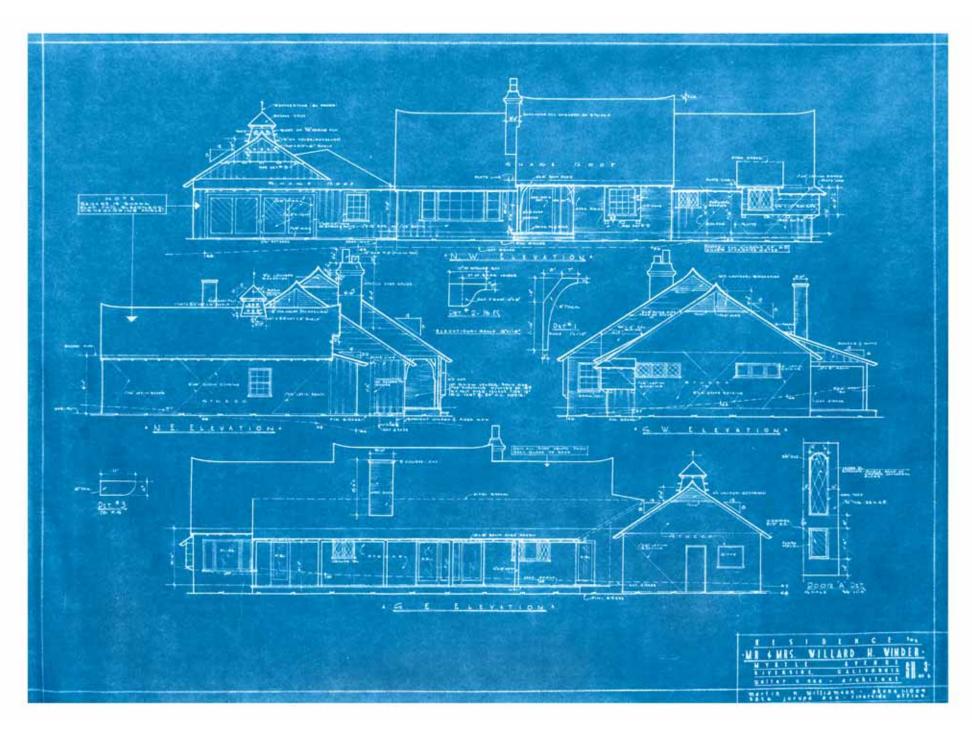


Exhibit 3 - P15-0818, Application and Photos

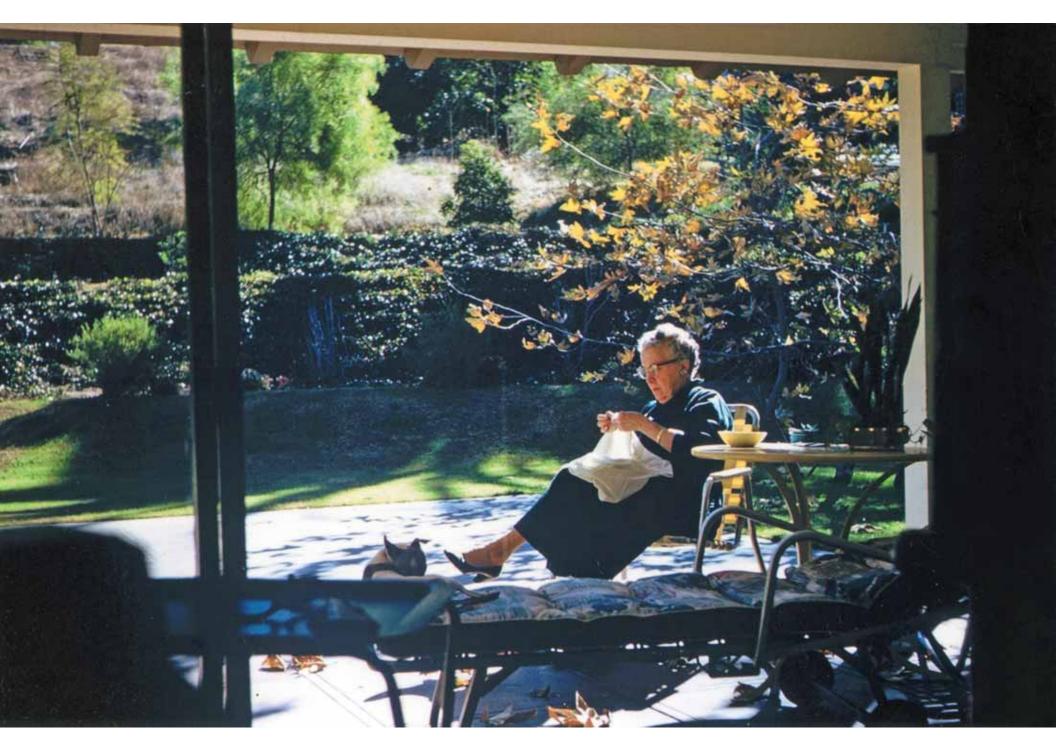


Exhibit 3 - P15-0818, Application and Photos



Exhibit 3 - P15-0818, Application and Photos

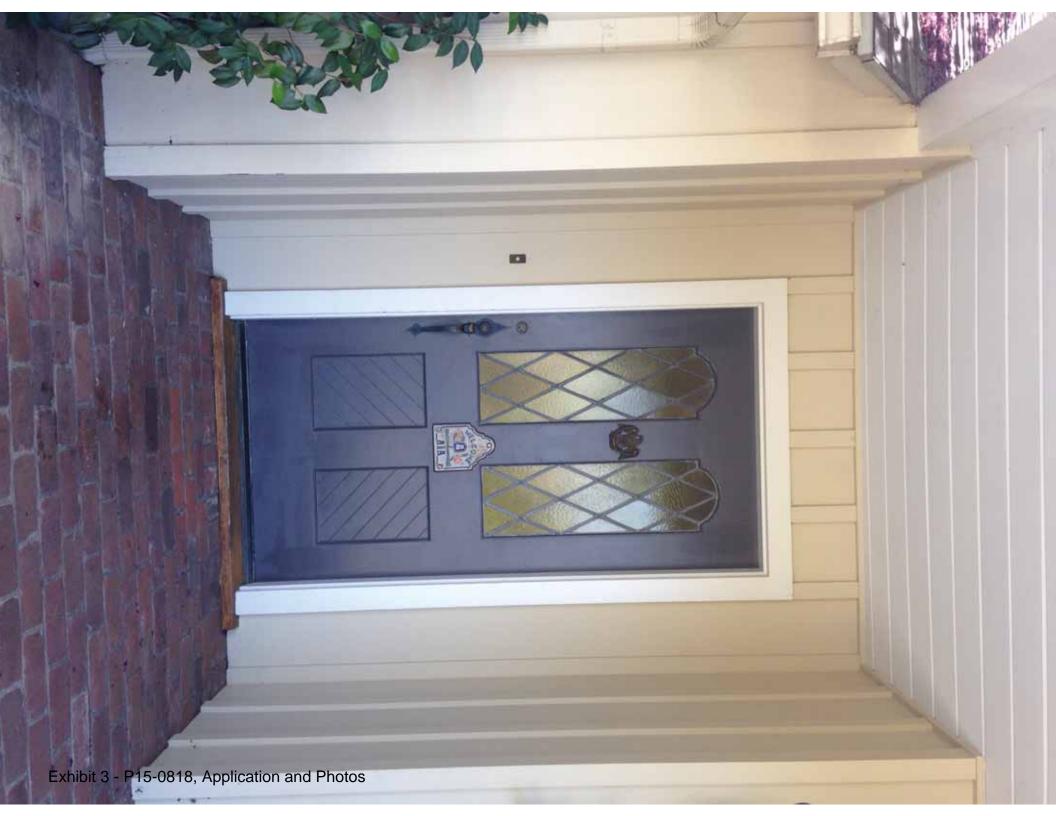










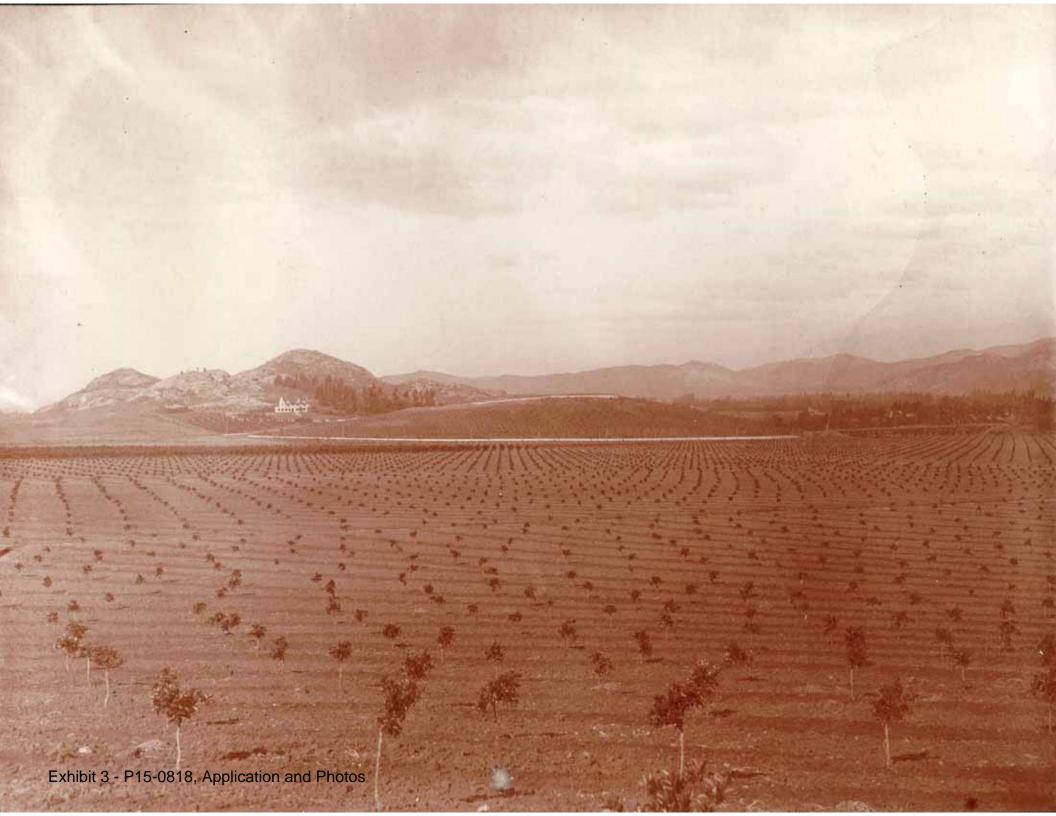


Exhibit 3 - P15-0818, Application and Photos



Exhibit 3 - P15-0818, Application and Photos





State of California X The Resources Agency DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #

HRI#

Trinomial

NRHP Status Code 5S2

Review Code

Other Listings Reviewer

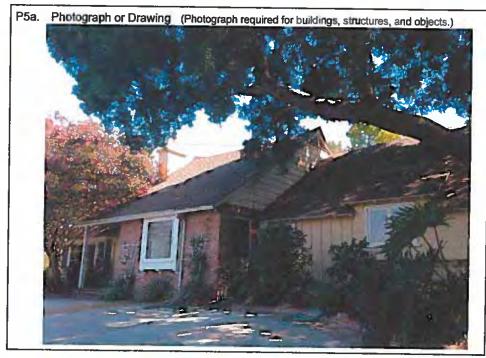
Date

Page P1. Oth	of er identifier	14 r:	*Resource Name o	>r #: (Assigned by	y recorder)	Willard	and	Elizabeth	Winde	г Но	use
*P2. *a.	Location: County		Not for Publication iverside	[] Unrestricte	-	P2e, and P2b o	r P2d	Attach a Location	n Man as r	3ara#6	an.)
	USGS 7.5° Address		d Date 5022 Myrtle A v er	nue	T; R	[] of City	C	of Sec	B.M.	Zip	92506
d. e.	UTM: (Giv	e mon itional	e than one for large and/o Data: (e.g., parcel #, dire	r linear resources; ections to resource	Zone e, elevation, d	, m decimal degree	nE/ es, etc., :	mN as appropriate)			

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) The 1954 single-family residence at 5022 Myrtle Avenue, located in the Victoria Hill neighborhood of Riverside, is a single story California Ranch home with English cottage, modified Tudor, and Swiss Chalet references. The house sits on a structural concrete stem wall foundation and is of balloon frame construction with a below grade basement. The property is a pie-shaped lot with a curved, inclined driveway off Myrtle Avenue. SEE CONTINUATION SHEET.

*P3b. Resource Attributes: (List attributes and codes)_HP2

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



*P7. Owner and Address:
Kevin Esterling and Emily
Garabedian
5022 Myrtle Avenue
Riverside, CA. 92506
*P8. Recorded by: (Name, affiliation, and

address) Nicolette Rohr
UC Riverside
900 University Avenue,
Riverside, CA. 92521

*P9. Date Recorded:

18 September 2015

*P10.Survey Type: (Describe)
Historic Building
Evaluation

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

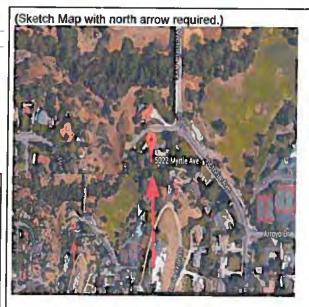
*Attachments: [NONE | Location Map X | Continuation Sheet | X | Building, Structure, and Object Record | Archaeological Record | District Record | Linear Feature Record | Milling Station Record | Rock Art Record | Artifact Record | Other (List):

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

BUILDING, STRUCTURE, AND OBJECT RECORD

			JECTOT REGO	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,				
Page								
B1. 1 B2. (Historic Name: Willard	1 and Elizabet	th Winder House					
	Common Name: Winder							
195. (3. Original Use: single family residential B4. Present Use: single family residential B5. Architectural Style: California Ranch style with English cottage, Tudor, and Swiss Chale							
refer	ences	alliornia kand	on style with End	iglish cottage, Tudor, and Swiss	: Chalet			
	Construction History: (C	Construction date after	ations, and data of alteration					
Build	ing Permit no. 20%	103: granted 6	5/23/54. final is	nspection 3/3/55; Permit 09-30:	16.			
elect	rical upgrade 12/1	14/2009; Permi	it 10-1499: bath	aroom extension 05/18/2010	ro.			
	Moved? X∏No ∏Yo Related Features:	es []Unknown	Date:	Original Location:				
	wall lining drivew	VEN						
	week kinning dilven	ra y						
39a.	Architect: Walter C.	See		b. Builder: Harry Marsh				
	Significance: Theme			Area Victoria Hill				
	Period of Significance		Property Typ					
			0.0 (1): (3): (4):	; (6) (Discuss importance in terms of historical or a	neobito atura			
	context as defined by theme, p	period, and geographic	c scope. Also address int	ntecrity)				
I'he re	esidence at 5022 Myr	tle Avenue is a	a California Ranch	h style home with Tudor, English C	ottage.			
ana Si	wiss Chalet refere	ences built for	r Willard and El.	lizabeth Winder (subsequently r	eferre			
co as	"The Winder House	e") in 1954. T	The residence is	s significant for its mid-centu	rv			
archit	tectural design wi	th custom elem	ments, the crafts	smanship of renowned Riverside	.⊥y buildar			
Harry	Marsh, the place	of the Winder	family in River	rside history, and its location	Juliue:			
/icto	ria Hill and Count	rv Club Park	neighborhoods. a	areas important to the city's e	. III UHC			
expans	sion. SEE CONTINU	ATION SHEET	incremornous, a	areas important to the city a e	загтА			
		the site was the term of the same page att.						
311.	Additional Resource Attribu	utes: (List attributes an	nd codes)					
B12.	References:							
\meri	.can Architects [Directory. "I	Walter C. See,	" 1965. Accessed aia.org.				
'Beth	Curnow, Riversio	de Man Are Be	trothed." Sacra	amento Bee. March 9, 1940. Ac	ressed			
	genealogybank.c	om.		military more simpoint of mo to , and	CCODCA			
City			rnism Intensive	e Survey, " 2013. Historic Res				
Froup	1	eywide Hodel	TITOM THEGHSTAC	sourvey, Zuis. historic kes	ources			
	ONTINUATION SHEET							
	Remarks:							
) I.J., i	Aemarks.							
			To a					
B14. E	Evaluator: Nicolette	e Rohr	(S	Sketch Map with north arrow required.)				
	*Date of Evaluation:	18 September	r 2015		1			
				THE RESIDENCE AND THE PARTY OF				
				TO STATE OF THE PARTY OF THE PA	1			

(This space reserved for official comments.)



State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary# HRI # Trinomial

CONTINUATION SHEET

Property Name: Willard and Elizabeth Winder House Page 3 of 19

CONTINUED FROM DPR 523A, P3A (DESCRIPTION)

The house faces northwest. The front elevation of the house is anonymous to the street, characteristic of the California Ranch style emphasizing outdoor living space to the rear. The street view of the house is partially obscured by hedges and the driveway is framed by a rock retaining wall and driveway curb. The structure's asymmetrical ground plan reflects the long, horizontal orientation and rambling style characteristic of California Ranch homes.

The primary (front) elevation features the most ornamentation, including four irregular bays and six windows visible from the front. The central bay, which contains the primary public interior spaces, stands out and above the bay on each side, all with steeply pitched side gable roofs. The attached garage creates a fourth bay. The central bay features a deeply recessed entrance supported by a simple wooden corner post which frames the diamond pattern wood door, original to the house. The ceiling of the entrance enclosure is board and batten. The cladding of the central bay is of recycled brick punctuated by one square wood double hung oriel bay window with brackets including eight over eight under square panes. A second, double hung window is located on the south elevation of the central bay. The cladding of the south side gable of the central bay from the lower edge of the roofline to the apex of the gable is clapboard with a small louvered attic vent under the peak of the gable. The north elevation of the central bay mirrors the south above the lower edge of the roofline.

The south bay, containing the interior bedrooms and baths, features an asymmetrical modified oriel bay with brackets and one pair of wood casement windows frame and sill with diamond pane lights. The bay is offset by horizontal clapboard cladding and punctuated by the roofline extending over the south edge of the oriel bay with a shed dormer over the casement window. The cladding left of the oriel bay is vertical board and batten, pierced by a similar pair of casement windows. The northerly front facing bay, containing interior kitchen and dining room, is clad with vertical board and batten, and features a large window assembly, composed of a central fixed twelve fixed pane picture window, flanked by two three-pane casement windows. The current owner has added wooden shutters on either side of the picture window. The north bay also features an English cottage style ornamental faux chimney, clad in stucco with two ceramic chimney pots.

The attached garage, the fourth bay, exhibits Swiss Chalet style elements, with a steeply pitched, front facing, double step-back gable

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary# HRI # Trinomial

CONTINUATION SHEET

Property Name: Willard and Elizabeth Winder House
Page 9 of 14

with dovecote motif and modified brackets. The garage is clad in vertical board and batten. A four-sided tower with weathervane and dovecote motif projects above the roofline to the rear of the garage. The original redwood garage door was replaced by the previous owners due to disrepair. The garage is attached to the residence by a transition storage space clad in vertical board and batten. There is one visible window into the garage. There are visible rafter tails under the upper section of the step back gable on the garage, as well as under the roof line on the front and back elevation.

The home's steeply pitched roof with flared end side gables references the English Cottage style, departing from the low, horizontal lines of many ranch style homes and simulating an English thatched roof with flared ends. The roof reaches three steep peaks with the central bay roof standing out from the other two, each with flared ends above the side gables. The garage roofline also flares at the front facing gable. The original shake roof has been replaced with asphalt composition shingles.

The structure's ornamentation is largely restricted to the front elevation, while the north, south, and rear elevations are simply clad in stucco. The north side of the property, adjacent to the garage, includes an eight-foot iron gate leading to the backyard and revealing the stucco siding along the northeast elevation. A fence separates the property from the immediate northeast of the Winder house. The right side, southwest elevation is also stucco, pierced with two assemblies of three single-paned casement windows over sill, and a small louvered attic event. A wall runs alongside the southwest elevation separating the property from the adjacent house. There is also a small structure for the water softener on this elevation, designed to match the house.

The rear of the property exhibits the house's orientation to the back and the focus on outdoor living spaces typical of California Ranch style homes. The rear elevation consists of two bays: the long horizontal left, or southerly bay, containing the primary living quarters; and the right, or northerly bay, holding guest quarters and the garage. The back yard features a concrete patio with three wood posts supporting an extended shed roof reaching several feet over the patio. The patio and the extended roof run continuously from the garage southerly to approximately four-fifths the length of the residential structure. The external patio support beams utilize a modified scarf joint, demonstrating the craftsmanship of the home's builder, Harry Marsh. The primary residential bay is pierced by the centrally located large sliding glass door which opens onto the concrete patio connecting the indoor and outdoor spaces—another

Primary# HRI # Trinomial

CONTINUATION SHEET

characteristic of California Ranch style. The south end of the primary residential bay contains the master bedroom, which is pierced by a window assembly composed of a large fixed center pane, flanked by two narrow casement windows over a sill. Adjacent to the window and under the shed roof is a four panel wood door with screen, opening onto the patio from the master bedroom. To the north of the door is a small casement window assembly over sill with diamond panes. North of the sliding door is a window assembly composed of a fixed center pane flanked by two narrow casement windows with diamond panes over a sill. The window assembly illuminates the kitchen. North of the kitchen window assembly, on the primary residential bay, is a glass door with screen, leading into the utility/laundry room.

The garage bay is attached to the primary residential bay and sits at an approximately 35-degree angle to the main residence. This bay features a steeply pitched back gable with flared ends matching the front, with a small louvered attic vent at the peak of the gable, with stucco cladding. The south elevation of the garage bay is pierced by two doors and a casement window assembly. The garage door sits nearest the adjoining residence on the northwest side of this elevation, with a two panel wood door with four over panes. At the center of the south elevation is a Dutch double hung door leading to the guest quarters, featuring a cross-buck paneled lower door, and a nine square pane upper door. To the southwest of the Dutch doors is a window assembly over still containing twin casement windows with diamond panes.

The paved patio extends from the house to a small lawn space before the yard rises into a series of stepped terraces which may have originated in the property's history as part of the Chase family citrus grove, pioneers in terraced citrus planting. The property now includes one small shed, added by the previous owners and converted to office space by the present owner. Since its construction in 1954, the property has had three total owners who have made few alterations to the original home. In addition to the installation of wood shutters, shake shingle replacement, and rain gutters, two skylights were added in the 1970s: one in the kitchen and one in the living room.

CONTINUED FROM DPR 523B, B10 (SIGNIFICANCE AND CRITERIA)

This property appears eligible for landmark designation under the City of Riverside's criteria set in Title 20 of the Riverside Municipal Code as a structure that:

Primary# HRI # Trinomial

CONTINUATION SHEET

- (1) exemplifies or reflects special elements of the city's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history;
- (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;
- (4) represents the work of a notable builder, designer, or architect, or important creative individual;
- (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.

The exterior of the home and garage, terraced landscaping of the backyard, and stone walls lining the driveway all contribute to the significance of the property. Because of its limited turnover in the sixty years since construction and the care that each of the three owners has afforded the house, all of these elements remain largely intact and support the integrity of the home.

The Winder Family and 5022 Myrtle Avenue

Willard and Elizabeth Winder purchased the property at 5022 Myrtle in 1954 and hired architect Walter C. See and builder Harry Marsh to design and build a custom home for their family. They moved into the house upon its completion in 1955. The design and customization of the home are significant, as are the Winders to the history of Riverside.

Willard Winder was a Riverside attorney and son of a prominent Riverside family. His father, A. Heber Winder, was also an attorney and high profile citizen. His grandparents, Perry A. and Margaret A. (Miller) Winder, came to Riverside from Ohio in the early twentieth century and became involved with the city's burgeoning citrus industry.

A. Heber Winder was the only child of Perry and Margaret Winder. He earned his law degree from Cornell University and was admitted to the Ohio State Bar in 1908, then the California State Bar in 1910. In Riverside, he worked with the firm Purington & Adair, which became Adair & Winder upon the death of Mr. Purington, in the midst of the landmark Harada case, which tested the legality of the Alien Land Law. Jukichi Harada was represented by Purington & Adair and then by Adair & Winder. Judge Hugh Craig, hearing the Adair & Winder arguments

Primary# HRI # Trinomial

CONTINUATION SHEET

Property Name: Willard and Elizabeth Winder House
Page ______ of __12____

ruled in favor of Harada's three American born children under the Equal Protection Clause of the 14th Amendment. The Harada House is now a National Historic Landmark and one of Riverside's most significant histories. Winder became an independent attorney in 1924 and practiced in the Loring building downtown. He specialized in corporate and probate law but was involved in an array of cases and local institutions. He was also employed by the Riverside Chamber of Commerce as attorney for March Field and worked as attorney for First National Bank of Riverside and associate counsel of the Metropolitan Water District of Southern California. He was appointed municipal judge of Riverside from 1913-15 and had numerous professional and community affiliations. Winder married Helen A. Dobbs in 1912 and together they raised two children in Riverside: Beatrice Mae and Willard Heber. The Winders were active citizens in Riverside. They were members of the First Congregational Church downtown and their names appeared in the Riverside Daily Press often. The Winders lived on Arroyo, not far from where their son, Willard, and his family would build the home on Myrtle. The Winders were members of the Victoria Club, also adjacent to the home Willard would build on Myrtle. family had a longer history at the club, including a Harry Winder who was club pro at Victoria in the 1920s.

Willard Winder was born in Riverside on April 8, 1915 to A. Heber and Helen Winder. Growing up in Riverside, Winder was a boy scout, athlete, and wrote occasional columns on events at Poly High School for the Riverside Daily Press. He graduated from high school in Riverside and went on to Stanford University. He graduated in 1938 and began law school at Hastings School of Law in San Francisco. He completed law school in 1941 and returned to Riverside to practice. In 1943 he was commissioned into the U.S. Navy and served in active duty as an electronic engineer and Radio Materiel Officer station in New York and Miami from 1943 to 1946, at which time he became a Reserve Officer. After the war, he resumed his law practice in Riverside, where he focused primarily on corporate law. In the Riverside community, Winder was involved with the Red Cross, Community Chest, the Masons, Sons of the American Revolution, Soroptimist Club, American Legion, and Republican Party. He also served on the board of directors and as President of the Board for the Riverside Community Settlement Association, which sought to provide assistance in the Eastside community, adjacent to Victoria Hill. The Community Settlement Association has a rich history in Riverside which continued to this day.

Elizabeth Winder, referred to as Elizabeth, Beth, and Mary in Riverside City Directories, was born Mary Elizabeth Curnow in Nevada City, California in 1905. She hailed from a Cornish immigrant family and grew up steeped in Cornish cultural traditions, a background that

Primary# HRI # Trinomial

CONTINUATION SHEET

Property Name: Willard and Elizabeth Winder House
Page 8 of 14

may have influenced the English Cottage elements of her home. father was President of the Nevada City branch of Bank of America. Beth attended the University of California, Berkeley as an English major. While there, she met Willard Winder, who was studying at Stanford. The two married in 1940 and lived first in San Francisco while Willard attended Hastings then returned to Riverside, where their daughter, Judith, was born in 1942. During World War II, Beth lived briefly in Nevada City, San Diego, and Brooklyn while Willard served in the Navy. The Winders returned to Riverside at the end of the war, where their second child, son Bill, was born. Before moving to Myrtle Avenue, the Winder family lived at 4545 Westmoreland Court, now Rosewood Place, between Palm Avenue and Tower Road. Beth was an active member and officer in the Junior League in Riverside. Beth expressed longstanding interests in interior design, antiques, and architecture. These interests and talents came to fruition in 1954, when she began working closely with an architect for her family's new home on Victoria Hill.

Victoria Hill and Country Club Park

Myrtle Avenue is located in the Victoria Hill neighborhood of Riverside, adjacent to Victoria Avenue and the Victoria Bridge between the Eastside neighborhood and Country Club Park development near the Victoria Club. A 1927 Riverside Daily Press article described the new neighborhood as "a slightly 20-acre knoll at the head of Victoria avenue on the south side of the arroyo." From this vantage point, one can see the arroyo, Eastside neighborhood, Mt. Rubidoux, and much of the city and surrounding mountains. Judy (Winder) Saldamando, the Winders' daughter, remembers that "when the phenomenon of smog finally invaded the pristine beauty of Riverside," her family would gauge the smog by their view of the mountains from the dining room window.

This area of Riverside was 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, one of the Chase family's citrus properties in Riverside and Corona. Ethan Allen Chase and the Chase Nursery Company traced their history in Riverside to the 1890s when

² Judy Saldamando. Fmail conversation. August 31, 2015.

¹ "Nye Company Specializing in Victoria Residential Tracts." Riverside Daily Press. April 14, 1927. Accessed genealogybank.com.

Primary# HRI # Trinomial

CONTINUATION SHEET

Property Name: Willard and Elizabeth Winder House
Page _ _ of _ 14___

the accomplished horticulturist established a nursery business and became a part of Riverside's prosperous navel orange industry. The Chase family became remarkable for their pioneering of terraced planting, 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. Frank C. Nye began to develop the area for residential tracts, capitalizing on its proximity to the Victoria Club (founded in 1903), location near Victoria Avenue, and scenic view. As a 1927 ad placed in the Riverside Daily Press proclaimed, "The trend of better home development is toward the Victoria Ave. District." By 1928, the Victoria Bridge was constructed to allow for automobile access, replacing the wooden streetcar bridge connecting the city as it expanded from downtown. This growth and transition toward automobility represent an important precedent for the suburbanization and expansion of the postwar years.

Country Club Park was anchored by the Priestly Hall house, already a landmark, and grew to feature many unique homes across three subdivisions: Rockledge, Country Club Park, and Victoria Hill. neighborhood 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, clearly reflected in the transition between the Winder House and its neighbors on either side: the Best House, clearly Tudor, and the mid-century modern home on the other side. The homes on Ivy and Hallwood reflect more Spanish and Mediterranean influences as well as Victorian. Together, these homes comprise one of Riverside's most beautiful neighborhoods with both historical and architectural significances. 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.

Based on the analysis above, the property meets criteria for designation as a City Landmark under RMC Section 20.50.U (1); (6).

Mid-Century Architecture, California Ranch Style, and Riverside's Harry Marsh

³ Nye Company advertisement. Riverside Daily Press. April 14, 1927. Accessed genealogybank com-

Primary# HRI # Trinomial

CONTINUATION SHEET

The Winder house is an example of a California Ranch House with romantic elements, including English cottage, modified Tudor, and Swiss Chalet references. Its plan, use of natural materials, anonymity to the street, and orientation towards the back all reflect this style. The exterior of stucco, brick, wood, and glass reflect the range of materials characteristic of California Ranch homes. Because of its mid-century elements, the house relates to the context outlined in the City of Riverside's Modernism survey.

California Ranch homes trace their roots to San Diego architect Cliff May, and to the Californian style of outdoor living, with roots in the Mexican hacienda and Rancherias of Spanish California. This style of architecture developed in California, but it was exported all over the country, becoming the norm in mid-century residential developments. Built before mid-century architecture turned to the functional, utilitarian design that would characterize the aesthetic by the mid-1960s, the Winder House represents the customization of the family and the era of mid-century design when there was more room for the romantic. The Winder house reflects both the heyday of the California Ranch style and the ascendance of mid-century architecture, as well as the family's, and particularly Beth's, tastes and ideas for her "dream home." Its custom elements recall the period of transition in architectural styles as well as in the process of buying and building custom homes.

Beth Winder's role in the design and construction of the home are part of what makes the residence an expression of her interests. She was involved in many of the details of the home, including the woodwork, the copper accents in the kitchen, the wallpaper, and the overall design. Judy (Winder) Saldamando recalls seeing her mother poring over the blueprints with the architect, Walter C. See.

Walter Chester See appears to have been based in San Diego but worked for the Martin Williamson firm located on Jurupa Avenue in Riverside while working on the Winder House. See was born in Iowa in 1903 and educated at Iowa State College and the University of Illinois. He worked as an architect in San Diego during the 1930s until 1960, and also as an engineer for the Public Works Administration in San Francisco from 1935-1940. His firm was part of the Associated Architects of San Diego, which was an association of architectural firms in San Diego engaged in large projects for San Diego County and the U.S. Navy. See was a member of the San Diego Chapter of the American Institute of Architects and served as director and president of that chapter. Listed among his primary works include commercial

Primary# HRI # Trinomial

CONTINUATION SHEET

Property Name: Willard and Elizabeth Winder House Page # of 14

buildings, churches, and community centers in San Diego and the surrounding cities of La Jolla and Chula Vista.

Harry Marsh was one of Riverside's most prolific and respected builders. Marsh came to California from Kansas in the 1920s and began working as a carpenter in Riverside with his relatives. In Riverside, he met and married Leathe Lee, whose father, Charles Lee, owned a Riverside furniture store. As Marsh began to build more homes in Riverside in the 1930s, his work became widely respected for its quality. He built several homes in Riverside's Wood Streets neighborhood, especially during the 1940s when the Maplewood-Brentwood area was subdivided into residential lots for homeowners to build on or developers to speculate. Marsh was a sought after builder during this time when many homeowners, such as the Winders, worked with architects and builders to plan and construct their homes. As other areas in Riverside became more developed and more lots were available for custom homes, often in land formerly occupied by orange groves, Marsh was hired to build new homes on Victoria Avenue, near Mount Rubidoux, and in the Victoria Hill area near Victoria Country Club, where the Winders hired Marsh to build their custom home in 1954.5

Marsh is responsible for building many of Riverside's highest quality homes and plays a central role in the architectural landscape of the city. Marsh's sons, Clyde and Buzz, joined his business following their college educations and training in architecture during the 1950s. In the early 1960s, as custom homes became less common and custom builders were often replaced by large developers building tract homes en masse, Marsh and sons turned towards more commercial development in Riverside and surrounding areas. In Riverside, their projects included the Brockton Square medical offices, First Baptist Church on Alessandro, and Magnolia Presbyterian Church. 6 His sons continued his business following his death in 1985. (Note that Marsh's son, Clyde Marsh, who worked as an architect for his father's firm, is still living in Riverside and would be a good resource for a project on Harry Marsh's work.) The Winder House is a fine example of Marsh's work and would be an ideal contributor to a survey of his residential work.

⁴ American Architects Directory, "Walter C. See," 1965. Accessed aia.org, Pacific Coast Architecture Database. Entry on Walter C. See, pead.lib.washington.edu

⁵ Leeh, Steve. "Back in the Day: Home builder Marsh meant quality in Riverside." *Press-Enterprise*. March 26, 2015.

⁶ Leeh, Steve. "Back in the Day Home builder Marsh meant quality in Riverside." *Press-Enterprise* March 26, 2015.

Landmark & Structure of Merit Cultural Resources Nomination Application

-	City Landmark	lease check the appropriate	e designation	_ Structure of Merit	
IDENTIFIC	CATION				
1.	Common name: Willard and Elizabeth Winder House				
2.	Historic Name: Willard and Elizabeth Winder House				
3.	Street address: 5022				
	City Riverside		State CA	Zip <u>92506</u>	
4.	Assessor Parcel num	nber: 223102017			
5.	Legal Owner: Kevin	Esterling and Emily Gar	abedian		
	City Riverside		State CA	Zip 92506	
6.	Present Use: sir	ngle family residential			
7.	Original Use: sir	ngle family residential			
Date form pi	repared:	September 18, 2015			
Preparer:		Nicolette Rohr			
Sponsoring Organization (1f any):		Kevin Esterling and Emily Garabedian, property owners			
Address:		5022 Myrtle Avenue			
City, State and Zip		Riverside, CA. 92506			
Phone		510-858-9500			

DESCRIPTION

8.	Legal property description: Lot 18 MB 011/064 COUNTRY CLUB PARK			
0	Include approximate property size (in feet): Street Frontage 141 Depth 335 Acreage: 0.7			
9,	Architectural Style: California Ranch style with romantic elements			
10	Construction Date: Estimated Factual_1955 Source of Information: Assessor's Records			
11	Architect's Name: Walter C. See Builder's Name: Harry Marsh			
12	Condition: x Excellent Good Fair Deteriorated No longer in existence (for site of)			
13	Alterations: shingles to replace shake roof in accordiance with city code; two skylights added c. 1970s; bathroom remodel (2010)			
14	Use type: X Residential Industrial Commercial Civic Other			
15.				
	Yes No Unknown If moved, approximate year			
16.	Related features and/or outbuildings: attached garage; backyard shed built by previous owners			
_				
17.	MACNED			
SIGNIFIC	ANCE			
18.	Statement of Significance attached			

ADDITIONAL INFORMATION

- 19. References used attached
- 20. Photographs digital copies provided to Teri Delcamp
- 21. Letter from property owner (if other than applicant) attached

Architectural Description

The 1954 single-family residence at 5022 Myrtle Avenue, located in the Victoria Hill neighborhood of Riverside, is a single story California Ranch home with English cottage, modified Tudor, and Swiss Chalet references. The house sits on a structural concrete stem wall foundation and is of balloon frame construction with a below grade basement. The property is a pie-shaped lot with a curved, inclined driveway off Myrtle Avenue. The house faces northwest. The front elevation of the house is anonymous to the street, characteristic of the California Ranch style emphasizing outdoor living space to the rear. The street view of the house is partially obscured by hedges and the driveway is framed by a rock retaining wall and driveway curb. The structure's asymmetrical ground plan reflects the long, horizontal orientation and rambling style characteristic of California Ranch homes.

The primary (front) elevation features the most ornamentation, including four irregular bays and six windows visible from the front. The central bay, which contains the primary public interior spaces, stands out and above the bay on each side, all with steeply pitched side gable roofs. The attached garage creates a fourth bay. The central bay features a deeply recessed entrance supported by a simple wooden corner post which frames the diamond pattern wood door, original to the house. The ceiling of the entrance enclosure is board and batten. The cladding of the central bay is of recycled brick punctuated by one square wood double hung oriel bay window with brackets including eight over eight under square panes. A second, double hung window is located on the south elevation of the central bay. The cladding of the south side gable of the central bay from the lower edge of the roofline to the apex of the gable is clapboard with a small louvered attic vent under the peak of the gable. The north elevation of the central bay mirrors the south above the lower edge of the roofline.

The south bay, containing the interior bedrooms and baths, features an asymmetrical modified oriel bay with brackets and one pair of wood casement windows frame and sill with diamond pane lights. The bay is offset by horizontal clapboard cladding and punctuated by the roofline extending over the south edge of the oriel bay with a shed dormer over the casement window. The cladding left of the oriel bay is vertical board and batten, pierced by a similar pair of casement windows. The northerly front facing bay, containing interior kitchen and dining room, is clad with vertical board and batten, and features a large window assembly, composed of a central fixed twelve fixed pane picture window, flanked by two three-pane casement windows. The current owner has added wooden shutters on either side of the picture window. The north bay also features an English cottage style ornamental faux chimney, clad in stucco with two ceramic chimney pots.

The attached garage, the fourth bay, exhibits Swiss Chalet style elements, with a steeply pitched, front facing, double step-back gable with dovecote motif and modified brackets. The garage is clad in vertical board and batten. A four-sided tower with weathervane and dovecote motif projects above the roofline to the rear of the garage. The original redwood garage door was replaced by the previous owners due to disrepair. The garage is attached to the residence by a transition storage space clad in vertical board and batten. There is one visible window into the garage. There are visible rafter tails under the upper section of the step back gable on the garage, as well as under the roof line on the front and back elevation.

The home's steeply pitched roof with flared end side gables references the English Cottage style, departing from the low, horizontal lines of many ranch style homes and simulating an English thatched roof with flared ends. The roof reaches three steep peaks with the central bay roof standing out from the other two, each with flared ends above the side gables. The garage roofline also flares at the front facing gable. The original shake roof has been replaced with asphalt composition shingles.

The structure's ornamentation is largely restricted to the front elevation, while the north, south and rear elevations are simply clad in stucco. The north side of the property, adjacent to the garage, includes an eight-foot iron gate leading to the backyard and revealing the stucco siding along the northeast elevation. A fence separates the property from the immediate northeast of the Winder house. The right side, southwest elevation is also stucco, pierced with two assemblies of three single-paned casement windows over sill, and a small louvered attic event. A wall runs alongside the southwest elevation separating the property from the adjacent house. There is also a small structure for the water softener on this elevation, designed to match the house.

The rear of the property exhibits the house's orientation to the back and the focus on outdoor living spaces typical of California Ranch style homes. The rear elevation consists of two bays: the long horizontal left, or southerly bay, containing the primary living quarters; and the right, or northerly bay, holding guest quarters and the garage. The back yard features a concrete patio with three wood posts supporting an extended shed roof reaching several feet over the patio. The patio and the extended roof run continuously from the garage southerly to approximately fourfifths the length of the residential structure. The external patio support beams utilize a modified scarf joint, demonstrating the craftsmanship of the home's builder, Harry Marsh. The primary residential bay is pierced by the centrally located large sliding glass door which opens onto the concrete patio connecting the indoor and outdoor spaces—another characteristic of California Ranch style. The south end of the primary residential bay contains the master bedroom, which is pierced by a window assembly composed of a large fixed center pane, flanked by two narrow casement windows over a sill. Adjacent to the window and under the shed roof is a four panel wood door with screen, opening onto the patio from the master bedroom. To the north of the door is a small casement window assembly over sill with diamond panes. North of the sliding door is a window assembly composed of a fixed center pane flanked by two narrow casement windows with diamond panes over a sill. The window assembly illuminates the kitchen. North of the kitchen window assembly, on the primary residential bay, is a glass door with screen, leading into the utility/laundry room.

The garage bay is attached to the primary residential bay and sits at an approximately 35-degree angle to the main residence. This bay features a steeply pitched back gable with flared ends matching the front, with a small louvered attic vent at the peak of the gable, with stucco cladding. The south elevation of the garage bay is pierced by two doors and a casement window assembly. The garage door sits nearest the adjoining residence on the northwest side of this elevation, with a two panel wood door with four over panes. At the center of the south elevation is a Dutch double hung door leading to the guest quarters, featuring a cross-buck paneled lower

assembly over still containing twin casement windows with diamond panes. door, and a nine square pane upper door. To the southwest of the Dutch doors is a window

and rain gutters, two skylights were added in the 1970s: one in the kitchen and one in the living to the original home. In addition to the installation of wood shutters shake shingle replacement, shed, added by the previous owners and converted to office space by the present owner. Since its construction in 1954, the property has had three total owners who have made few alterations of stepped terraces which may have originated in the property's history as part of the Chase family citrus grove, pioneers in terraced citrus planting The paved patio extends from the house to a small lawn space before the yard rises into a series The property now includes one small

property appears eligible for landmark designation under the City of Riverside's criteria set in Hill and Country Club Park neighborhoods, areas important to the city's early expansion. This Harry Marsh, the place of the Winder family in Riverside history, and its location in the Victoria architectural design with custom elements, the craftsmanship of renowned Riverside builder referred to as "The Winder House") in 1954. The residence is significant for its mid-century Title 20 of the Riverside Municipal Code as a structure that: Cottage, and Swiss Chalet references built for Willard and Elizabeth Winder (subsequently The residence at 5022 Myrtle Avenue is a California Ranch style home with Tudor, English

- political, aesthetic, engineering, architectural, or natural history (1) exemplifies or reflects special elements of the city's cultural, social, economic
- craftsmanship; construction, or is a valuable example of the use of indigenous materials or (3) embodies distinctive characteristics of a style, type, period, or method of
- (4) represents the work of a notable builder, designer, or architect, or important creative
- park or community planning, or cultural landscape. eras of settlement and growth, particular transportation modes, or distinctive examples of (6) reflects significant geographical patterns, including those associated with different

afforded the house, all of these elements remain largely intact and support the integrity of the turnover in the sixty years since construction and the care that each of the three owners has lining the driveway all contribute to the significance of the property. Because of its limited The exterior of the home and garage, terraced landscaping of the backyard, and stone walls

The Winder Family and 5022 Myrtle Avenue

home are significant, as are the Winders to the history of Riverside. Walter C. See and builder Harry Marsh to design and build a custom home for their family. Willard and Elizabeth Winder purchased the property at 5022 Myrtle in 1954 and hired architect They moved into the house upon its completion in 1955. The design and customization of the

became involved with the city's burgeoning citrus industry. Margaret A. (Miller) Winder, came to Riverside from Ohio in the early twentieth century and A. Heber Winder was also an attorney and high profile citizen. His grandparents, Perry A. and Willard Winder was a Riverside attorney and son of a prominent Riverside family. His father

State Bar in 1910. In Riverside, he worked with the firm Purington & Adair, which became from Cornell University and was admitted to the Ohio State Bar in 1908, then the California A. Heber Winder was the only child of Perry and Margaret Winder. He earned his law degree

Victoria in the 1920s. The family had a longer history at the club, including a Harry Winder who was club pro at were members of the Victoria Club, also adjacent to the home Willard would build on Myrtle and their names appeared in the Riverside Daily Press often. The Winders lived on Arroyo, not active citizens in Riverside. They were members of the First Congregational Church downtown far from where their son, Willard, and his family would build the home on Myrtle. The Winders they raised two children in Riverside: Beatrice Mae and Willard Heber. The Winders were professional and community affiliations. Winder married Helen A. Dobbs in 1912 and together California. He was appointed municipal judge of Riverside from 1913-15 and had numerous involved in an array of cases and local institutions. He was also employed by the Riverside Bank of Riverside and associate counsel of the Metropolitan Water District of Southern Chamber of Commerce as attorney for March Field and worked as attorney for First National practiced in the Loring building downtown. He specialized in corporate and probate law but was of Riverside's most significant histories. Winder became an independent attorney in 1924 and arguments ruled in favor of Harada's three American born children under the Equal Protection Clause of the 14th Amendment. The Harada House is now a National Historic Landmark and one & Adair and then by Adair & Winder. Judge Hugh Craig, hearing the Adair & Winder which tested the legality of the Alien Land Law. Jukichi Harada was represented by Purington Adair & Winder upon the death of Mr. Purington, in the midst of the landmark Harada case

Hill. The Community Settlement Association has a rich history in Riverside which continued to board of directors and as President of the Board for the Riverside Community Settlement Revolution, Soroptimist Club. American Legion, and Republican Party. He also served on the was involved with the Red Cross, Community Chest, the Masons, Sons of the American Association, which sought to provide assistance in the Eastside community, adjacent to Victoria Riverside, where he focused primarily on corporate law. In the Riverside community, Winder 1946, at which time he became a Reserve Officer. After the war, he resumed his law practice in electronic engineer and Radio Materiel Officer station in New York and Miami from 1943 to practice. In 1943 he was commissioned into the U.S. Navy and served in active duty as an of Law in San Francisco He completed law school in 1941 and returned to Riverside to went on to Stanford University. He graduated in 1938 and began law school at Hastings School Poly High School for the Riverside Daily Press. He graduated from high school in Riverside and up in Riverside, Winder was a boy scout, athlete, and wrote occasional columns on events at Willard Winder was born in Riverside on April 8, 1915 to A. Heber and Helen Winder. Growing

Beth lived briefly in Nevada City, San Diego, and Brooklyn while Willard served in the Navy. returned to Riverside, where their daughter, Judith, was born in 1942. During World War II, two married in 1940 and lived first in San Francisco while Willard attended Hastings then The Winders returned to Riverside at the end of the war, where their second child, son Bill, was as an English major. While there, she met Willard Winder, who was studying at Stanford. The Nevada City branch of Bank of America. Beth attended the University of California, Berkeley have influenced the English Cottage elements of her home. Her lather was President of the immigrant family and grew up steeped in Cornish cultural traditions, a background that may born Mary Elizabeth Curnow in Nevada City, California in 1905. She hailed from a Cornish Elizabeth Winder, referred to as Elizabeth, Beth, and Mary in Riverside City Directories, was

officer in the Junior League in Riverside. Beth expressed longstanding interests in interior began working closely with an architect for her family's new home on Victoria Hill. design, antiques, and architecture. These interests and talents came to fruition in 1954, when she now Rosewood Place, between Palm Avenue and Tower Road. Beth was an active member and Before moving to Myrtle Avenue, the Winder family lived at 4545 Westmoreland Court,

Victoria Hill and Country Club Park

Winders' daughter, remembers that "when the phenomenon of smog finally invaded the pristine beauty of Riverside," her family would gauge the smog by their view of the mountains from the dining room window.² arroyo." From this vantage point, one can see the arroyo, Eastside neighborhood, Mt. development near the Victoria Club. A 1927 Riverside Daily Press article described the new Rubidoux, and much of the city and surrounding mountains. Judy (Winder) Saldamando, the neighborhood as "a slightly 20-acre knoll at the head of Victoria avenue on the south side of the Myrtle Avenue is located in the Victoria Hill neighborhood of Riverside, adjacent to Victoria Avenue and the Victoria Bridge between the Eastside neighborhood and Country Club Park

of the original Mile Square area in the late nineteenth century. Priestly Hall subdivided Hall's residence is City of Riverside Cultural Heritage Landmark 29, located at 2812 Ivy Street. Addition and arranged for water, streets, landscaping, and even a mule-drawn streetcar line. His This area of Riverside was part of "Hall's Addition" as developments were pursued outside out

accomplished horticulturist established a nursery business and became a part of Riverside's terraced planting, as seen on Victoria Hill, and the formation of the National Orange Company. prosperous navel orange industry. The Chase family became remarkable for their pioneering of and the Chase Nursery Company traced their history in Riverside to the 1890s when the Ranch, one of the Chase family's citrus properties in Riverside and Corona. Ethan Allen Chase Victoria Hill, as well as Pachappa Hill and Highgrove, were also developed as part of the Chase

important precedent for the suburbanization and expansion of the postwar years. city as it expanded from downtown. This growth and transition toward automobility represent an constructed to allow for automobile access, replacing the wooden streetcar bridge connecting the development is toward the Victoria Ave District." By 1928, the Victoria Bridge was century. Frank C. Nye began to develop the area for residential tracts, capitalizing on its view. As a 1927 ad placed in the Riverside Daily Press proclaimed, "The trend of better home proximity to the Victoria Club (founded in 1903), location near Victoria Avenue, and scenic These former groves transitioned to residential properties beginning in the early twentieth

feature many unique homes across three subdivisions: Rockledge, Country Club Park, and Country Club Park was anchored by the Priestly Hall house, already a landmark, and grew to

genealogybank.com. 1 "Nye Company Specializing in Victoria Residential Tracts." Riverside Daily Press. April 14, 1927 Accessed

² Judy Saldamando. Email conversation. August 31, 2015

³ Nyc Company advertisement. Riverside Daily Press. April 14, 1927. Accessed genealogybank com

culture and the prosperity brought to Riverside by the citrus industry and winter tourism. developments, enhanced by its proximity to Victoria Club and enabled by the rise of automobile Riverside's most beautiful neighborhoods with both historical and architectural significances modern home on the other side. The homes on Ivy and Hallwood reflect more Spanish and on Victoria Hill reflect a range of styles, clearly reflected in the transition between the Winder developed gradually and lots were sold to individual buyers for personal development, the homes From its inception, the neighborhood has been one of Riverside's higher end residential Mediterranean influences as well as Victorian. Together, these homes comprise one of House and its neighbors on either side: the Best House, clearly Tudor, and the mid-century architectural styles and achievements represented within it. Because the neighborhood Victoria Hill This neighborhood is significant for its place in the city and for the range of

Based on the analysis above, the property meets criteria for designation as a City Landmark under RMC Section 20.50.U (1); (6).

Mid-Century Architecture, California Ranch Style, and Riverside's Harry Marsh

of Riverside's Modernism survey. homes. Because of its mid-century elements, the house relates to the context outlined in the City stucco, brick, wood, and glass reflect the range of materials characteristic of California Ranch anonymity to the street, and orientation towards the back all reflect this style. The exterior of English cottage, modified Tudor, and Swiss Chalet references. Its plan, use of natural materials, The Winder house is an example of a California Ranch House with romantic elements, including

building custom homes. recall the period of transition in architectural styles as well as in the process of buying and the family's, and particularly Beth's, tastes and ideas for her "dream home." Its custom elements heyday of the California Ranch style and the ascendance of mid-century architecture, as well as century design when there was more room for the romantic. The Winder house reflects both the the mid-1960s, the Winder House represents the customization of the family and the era of midarchitecture turned to the functional, utilitarian design that would characterize the aesthetic by becoming the norm in mid-century residential developments. Built before mid-century style of outdoor living, with roots in the Mexican hacienda and Rancherias of Spanish California. This style of architecture developed in California, but it was exported all over the country, California Ranch homes trace their roots to San Diego architect Cliff May, and to the Californian

Judy (Winder) Saldamando recalls seeing her mother poring over the blueprints with the including the woodwork, the copper accents in the kitchen, the wallpaper, and the overall design architect, Walter C. See. residence an expression of her interests. She was involved in many of the details of the home, Beth Winder's role in the design and construction of the home are part of what makes the

He worked as an architect in San Diego during the 1930s until 1960, and also as an engineer for See was born in Iowa in 1903 and educated at Iowa State College and the University of Illinois. Williamson firm located on Jurupa Avenue in Riverside while working on the Winder House Walter Chester See appears to have been based in San Diego but worked for the Martin

churches, and community centers in San Diego and the surrounding cities of La Jolla and Chula president of that chapter. Listed among his primary works include commercial buildings the San Diego Chapter of the American Institute of Architects and served as director and the Public Works Administration in San Francisco from 1935-1940. His firm was part of the Diego engaged in large projects for San Diego County and the U.S. Navy. See was a member of Associated Architects of San Diego, which was an association of architectural firms in San

near Mount Rubidoux, and in the Victoria Hill area near Victoria Country Club, where the Winders hired Marsh to build their custom home in 1954.5 formerly occupied by orange groves, Marsh was hired to build new homes on Victoria Avenue, Riverside became more developed and more lots were available for custom homes, often in land worked with architects and builders to plan and construct their homes. As other areas in subdivided into residential lots for homeowners to build on or developers to speculate. Marsh was a sought after builder during this time when many homeowners, such as the Winders, Streets neighborhood, especially during the 1940s when the Maplewood-Brentwood area was work became widely respected for its quality. He built several homes in Riverside's Wood relatives. In Riverside, he met and married Leathe Lee, whose father, Charles Lee, owned a Riverside furniture store. As Marsh began to build more homes in Riverside in the 1930s, his California from Kansas in the 1920s and began working as a carpenter in Riverside with his Harry Marsh was one of Riverside's most prolific and respected builders. Marsh came to

House is a fine example of Marsh's work and would be an ideal contributor to a survey of his Riverside and would be a good resource for a project on Harry Marsh's work.) The Winder residential work. Marsh's son, Clyde Marsh, who worked as an architect for his father's firm, is still living in Presbyterian Church. His sons continued his business following his death in 1985. (Note that Brockton Square medical offices, First Baptist Church on Alessandro, and Magnolia development in Riverside and surrounding areas. In Riverside, their projects included the developers building tract homes en masse, Marsh and sons turned towards more commercial following their college educations and training in architecture during the 1950s. In the early role in the architectural landscape of the city. Marsh's sons, Clyde and Buzz, joined his business Marsh is responsible for building many of Riverside's highest quality homes and plays a central 1960s, as custom homes became less common and custom builders were often replaced by large

home until 2009, when it was purchased by the current owners, Kevin Esterling and Emily 1965. Willard Winder died in 1997 in Riverside and Beth (later Beth Bruce) died in Carlsbad, California on March 4, 2015. The home was then bought by the Farley family, who lived in the The Winder family left 5022 Myrtle Avenue following the divorce of Mr. and Mrs. Winder in

Entry on Walter C. See, pead.lib.washington.edu

SLeeh, Steve, "Back in the Day: Home builder Marsh mean! quality in Riverside," Press-Enterprise, March 20 ⁴ American Architects Directory. "Walter C. See." 1965. Accessed aia.org, Pacillic Coast Architecture Database

⁶ I ech, Steve. "Back in the Day: Flome builder Marsh meant quality in Riverside." Press-Enterprise, March 26

home remarkable for its location, custom architecture, and craftsmanship. maintaining the integrity of the property designed by the Winders, who helped design and build a Garabedian. The current owners have taken great interest in the history of the home and in

under RMC Section 20.50.U (3); (4). Based on the analysis above, the property meets criteria for designation as a City Landmark

Bibliography

American Architects Directory. "Walter C. See," 1965. Accessed aia.org

"Beth Curnow, Riverside Man Are Betrothed." Sacramento Bee. March 9, 1940. Accessed genealogybank.com.

City of Riverside, "Citywide Modernism Intensive Survey," 2013. Historic Resources Group

"Curnow Window Betrothal Told." Riverside Daily Press. March 9, 1940. Accessed genealogybank.com

Ethan Allen Chase finding aid. Riverside Public Library. Accessed riversideca.gov

Gabbert, John Raymond. History of Riverside City and County. Phoenix: Record Publishing Co., 1935

"Grandfather and Father Confer Masonic Degree Upon Stanford Student." Riverside Daily Press. December 31, 1936. Accessed genealogybank.com

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

"Home Building Program Starts." Riverside Daily Press. August 4, 1926. Accessed genealogybank.com.

Lech, Steve. "Back in the Day: Home builder Marsh meant quality in Riverside." Press-Enterprise. March 26, 2015.

Mary Elizabeth Bruce obituary. The Union. June 9, 2015. Accessed theunion.com

McAlester, Virginia and Lee. A Field Guide to American Houses New York: Alfred A. Knopf, 1984; 2009 ed

"Miss Curnow, Willard Winder Exchange Vows In Grass Valley" Sacramento Bee. June 8, 1940. Accessed genealogybank.com.

Moses, H. Vincent and Catherine E. Whitmore-Moses, Victoria Club: Centennial Edution 1903-2003. Virginia Beach: Donning, 2003.

- Nye Company advertisement. Riverside Daily Press. April 14, 1927. Accessed genealogybank.com.
- "Nye Company Specializing in Victoria Residential Tracts." Riverside Daily Press. April 14, 1927. Accessed genealogybank.com.
- Pacific Coast Architecture Database. Entry on Walter C. See. pcad.lib.washington edu
- Paul, Arthur G. Riverside Community Book. Riverside: Arthur H. Cawston, 1954
- "Plight Troth in St. Francis Chapel." Riverside Daily Press. January 14, 1936. Accessed genealogybank.com
- Poppeliers, John C., S. Allen Chambers, Jr., and Nancy B. Schwartz. What Style Is It? A Guide to American Architecture. Washington, D.C.: The Preservation Press, 1983
- Ryan. "Home on the California Range: Ranch Housing in Postwar America." December 5, 2013. KCET Departures/kcet.org.
- Riverside City Directories. Local History Section. Riverside Public Library
- Riverside City Planning Department. Permit History. www.riversideca.gov.
- "Rockledge." Historic Resources Inventory. Prepared by Alan Curl and John Flippen, 1980.
- Walter C. and Martin Williamson. Blueprints for Winder Residence. Provided by Kevin
- "Settlement Hopes To Add Bathing, Washing Facilities." Riverside Daily Press. January 18, 1949. Accessed genealogybank.com
- "Striking New Home Under Construction in Rockledge." Riverside Daily Press. February 12. 1930. Accessed genealogybank.com.
- "Swim Champions Held at Fairmount: Winder, Collins Families Capture Six of Eight First Places." Riverside Daily Press. August 16, 1935. Accessed genealogybank.com.
- "Two Riverside County Jamboree Boy Scouts Return From Hungary." Riverside Daily Press. August 16, 1935. Accessed genealogybank.com
- Wilkman, Bill. Designation application for 5175 Myrtle Avenue
- Willard Winder obituary. Press-Enterprise. October 23, 1997. Accessed: genealogybank.com

Winder, A Heber obituary genealogybank.com Riverside Daily Press. September 11, 1933. Accessed:

Winder, Willard "Poly High Activities." Riverside Daily Press. December 9, 1932 Accessed genealogybank com

Persons Consulted:

Teri Delcamp, Historic Preservation Senior Planner, City of Riverside

Kevin Esterling and Emily Garabedian, homeowners

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

Judy Saldamando, former resident and daughter of Willard and Elizabeth Winder Vince Moses, VinCate & Associates Museum and Historic Preservation Consultants

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

State of California DEPARTMENT OF	State of California X The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary #
PRIMARY RECORD	ECORD	Trinomial
	Other Listings	NRHP Status Code 552
ZD.	Review Code Reviewer	Date
Page of of P1. Other Identifier:	14 *Resource Name or #: (Assigne	Page 1 of 14 *Resource Name or #: (Assigned by recorder) Willard and Elizabeth Winder House
*P2. Location:	Location: Not for Publication Unrestricted	ricted and (P2c, P2e, and P2b or P2d. Attach a Location Man as necessary)
*b. USGS 7.5' Quad	5' Quad Date	T R Of Of Sec B.M.

መ ρ Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate) UTM: (Give more than one for large and/or linear resources) мутеле Avenue Zone City 픮 Zip 92506

concrete stem wall foundation and is of balloon frame cottage, modified Tudor, and Swiss Chalet references. neighborhood The 1954 single-family residence at 5022 Myrtle Description: (Describe resource and its major elements. Avenue. The Of property SEE Riverside, CONTINUATION SHEET. L'S D pie-shaped ы single include design, materials, condition, alterations, size, setting, and boundaries) story California lot with a curved, inclined driveway Avenue, located in the construction with a below grade The house sits on a structural Ranch home with Victoria Hill English

P3b. Resource Attributes: (List attributes and codes)_HP2

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

P5b. Description of Photo: (view, date, accession #) NW elev., 9-8-15

*P6. Date Constructed/Age and Source: X[] Historic [] Prehistoric [] Both 1955 (building permit)

*P7. Owner and Address:

Riverside, UC Riverside address) *P8. Recorded by: (Name, affiliation, and 900 University Riverside 5022 Myrtle Garabedian Owner and Address: Esterling and Emlly C_P CA. Avenue 92506 Avenue, 92521

900 University Avenue,
Riverside, CA. 92521
*P9. Date Recorded:
18 September 2015
*P10. Survey Type: (Describe)
Historic Building
Evaluation
*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Photograph or Drawing (Photograph required for buildings, structures and objects

|Archaeological Record | Pho
|Artifact Record | Pho
| Pho
| Property | Pho
| Property | *Attachments: [NONE □Photograph Record [District Record □Location Map X□Continuation Sheet Other (List): Unear Feature Record XLBuilding, Structure, and Object Record ■Milling Station Record □Rock Art Record

State of California X The Resources Agency DEPARTMENT OF PARKS AND RECREATION **BUILDING, STRUCTURE, AND** OBJECT 工刀;#

Primary # RECORD

7	200	מט
		3
. 1	9	2
	1	7

Historic Name: Willard and Elizabeth Winder House

Common Name: Winder House

83 Original Use: single family residential B4. Present Use:

.B5 Architectural Style: California Ranch style with English cottage, Tudor, and Swiss Chalet single family residential

references

Building Construction History: (Construction date, alterations, and date of atterations) ling Permit no. 20803: granted 6/23/54, final inst

final inspection 3/3/55; Permit 09-3016:

electrical upgrade 12/14/2009; Permit 10-1499: bathroom extension 05/18/2010

Date:

Original Location:

Related Features: Moved? No □Yes ∐Unknown

stonewall lining driveway

B9a.

Architect:

B10. Period of Significance Significance: Walter C. Theme See 1954-65 Modernism Property Type

Applicable Criteria

Area Victoria

b. Builder:

single family residential

RMC Section 20. 50. U(1); (3); (4); (6) (Discuss importance in terms of historical or architectural

Victoria Hill and Country Club Park Harry Marsh, architectural design with custom elements, the craftsmanship of renowned Riverside builder expansion. to as context as defined by theme, period, and geographic scope. Also address integrity.)
residence at 5022 Myrtle Avenue is a California Ranch style home with Tudor, English Cottage, Swiss Chalet references built for Willard and "The Winder SEE CONTINUATION SHEET the place of the Winder family in House") in 1954. The residence is significant for its mid-century neighborhoods, areas important to the city's early Riverside Elizabeth Winder (subsequently referred history, and its location in the

Additional Resource Attributes: (List attributes and codes)

References:

Architects Directory. "Walter 0 See," 1965. Accessed aia.org

"Beth Curnow, Riverside Man Are genealogybank.com. Betrothed." Sacramento Bee. March 9, 1940. Accessed

Group. City of Riverside, "Citywide Modernism Intensive Survey," 2013. Historic Resources

CONTINUATION SHEET

Remarks:

*B14. Evaluator: Nicolette Rohr

*Date of Evaluation: 18 September

(This space reserved for official comments.)



Exhibit 4 - P15-0818, DPR Form

TRI# Primary#

Trinomial

CONTINUATION SHEET

Property Name: Willard and Elizabeth Winder House

of 18

CONTINUED FROM DPR 523A, P3A (DESCRIPTION)

ground plan reflects rock retaining wall and driveway curb. emphasizing outdoor living space to the rear. anonymous is partially obscured by hedges and the driveway is characteristic to the street, characteristic of the faces northwest. of California Ranch homes. the long, The front horizontal orientation and rambling elevation The structure's asymmetrical The street California of the house is framed by a view of the Ranch style

elevation of the central bay mirrors the south above the lower lower edge of the double hung window brackets including eight over punctuated by one square wood double hung oriel bay window with original to the house. wooden corner post which frames the diamond pattern central bay features a deeply recessed entrance supported by a The central bay, which contains the primary public including four irregular bays and six windows visible from the The primary (front) elevation features the most ornamentation, ower edge of the roofline to the apex of the small louvered attic vent under the peak of roofline. batten. gable roofs. The cladding of the south side gable of and The cladding of the central bay is above The attached garage creates a fourth bay. Ŗ. the bay on located The ceiling of the entrance enclosure eight under square panes. on the south elevation of each side, all with steeply pitched gable the central bay the gable. of interior recycled brick is clapboard with wood door, the central D The north spaces, is board edge of simple the

chimney, clad north bay also features window assembly, composed of a central fixed twelve window, flanked by two three-pane casement windows. offset by horizontal clapboard cladding and punctuated by the roofline northerly board and batten, extending over The south bay, containing the interior bedrooms and baths, casement asymmetrical added wooden shutters on either side of the picture window. casement window. clad with vertical windows frame and sill with diamond pane lights. front modified oriel bay with brackets and in stucco with two ceramic chimney pots. the south edge of the oriel bay with a shed dormer indow. The cladding left of the oriel bay is verticent facing bay, containing interior in the vertical board and batten, pierced by a similar an English cottage style pair of casement windows. interior kitchen and dining and features a large oriel bay is vertical ornamental faux one pair fixed pane picture The current of wood The bay features over an

elements, with a steeply pitched, front facing, attached garage, the fourth bay, exhibits Swiss Chalet style double step-back gable

Primary# HRI # Trinomial

CONTINUATION SHEET

Property Name: Willard and Elizabeth Winder House

tr of she

as under the under the upper section of the step back gable on the garage, one visible window into dovecote motif projects above the roofline to the with dovecote motif and modified brackets. transition storage to disrepair. original redwood garage door board roof line on the front and batten. The garage is space clad in vertical board and batten. the garage. Þ four-sided tower with weathervane and Was attached to the residence by a and back elevation. There are visible rafter tails replaced by the The garage is rear of the previous as well owners

composition shingles. flared ends. many ranch style homes English Cottage style, home's gables. standing out The steeply pitched original shake roof has been replaced with asphalt The garage roofline also flares at the front The roof from the other two, and simulating an English thatched reaches three departing from the low, horizontal roof with steep peaks with the central each with flared ends above flared end side with the gables roof with

also a small structure for the water softener elevation separating the property from the adjacent house. assemblies of three single-paned casement windows over sill, designed small louvered attic includes an eight-foot iron gate leading to elevation, while the north, south, and rear elevations are property from the immediate northeast of the Winder stucco siding along the northeast elevation. structure's to match the house. The north side of the property, southwest ornamentation is largely restricted to event. elevation is also stucco, pierced with two A wall runs alongside adjacent to the the backyard and revealing on this elevation, Þ the southwest fence separates the house. simply front clad

concrete patio connecting the indoor and outdoor spaces-another centrally located large sliding glass door which opens onto the garage southerly to approximately four-fifths the length patio. and builder, Harry Marsh. residential structure. posts supporting an extended shed roof reaching several feet over quarters; and the right, or northerly bay, holding guest horizontal left, or southerly bay, style homes. the focus on outdoor living spaces typical of California garage. The patio and the extended roof scarf of the property exhibits the house's The back yard features a concrete patio with three wood The rear elevation consists of two bays: the long joint, demonstrating the craftsmanship of the home's The primary The external residential bay is containing patio support run continuously from the the primary orientation to beams pierced by utilize of the quarters Ranch the

五2# Trinomial Primary#

CONTINUATION SHEET

Property Name: Willard and Elizabeth Winder House

screen, leading into the utility/laundry room. window assembly, The window assembly illuminates the sliding door is a window assembly composed of a onto the patio primary residential bay contains by a window assembly composed of characteristic of California Ranch style. narrow casement casement window assembly over sill with diamond the shed roof two narrow casement windows with diamond from the master bedroom. on the primary residential bay, is is a four panel wood door with screen, windows over a the kitchen. the master bedroom, which is pierced a large fixed center sill. To the north of the door is Adjacent The south end of the North to the window and a glass door with of the kitchen fixed panes panes. pane, center over opening North of pane

diamond panes. window assembly over still containing twin casement windows with elevation, nearest the adjoining residence on the northwest side of this stucco cladding. front, with a small louvered attic vent at the peak of the features a an approximately 35-degree guest quarters, featuring garage bay is square pane upper door. the south elevation is a Dutch double hung door leading to and a with a two steeply pitched back gable with flared ends matching the casement window assembly. The south elevation of attached to the primary residential bay and panel wood door with four angle to the main residence. To the southwest of the Dutch doors is a cross-buck paneled lower the garage bay is The garage door sits over panes. door, and a This pierced by gable, with bay ω

shutters, shake to the original citrus grove, includes originated in property has had three total owners who have made few alterations yard rises into a series paved patio extends added in the 1970s: one space one by the small shed, pioneers in terraced citrus planting. the property's history as part of shingle replacement, home. present owner. In addition to the installation of wood from added by the previous owners and converted to in the the house to a small lawn space before of stepped terraces which may have Since its construction in 1954, kitchen and one and rain gutters, the Chase T T The property the two family skylights

CONTINUED FROM DPR 523B, B10 (SIGNIFICANCE AND CRITERIA)

of Riverside's as property appears eligible ω structure criteria that: set 'n for landmark designation under Title 20 Of the Riverside Municipal City

工四 # Primary#

Trinomial

CONTINUATION SHEET

Property Name: Willard and Elizabeth Winder House 으 E

- architectural, or natural history; cultural, social, (1) exemplifies or reflects economic, special elements of the city's political, aesthetic, engineering,
- period, use of indigenous materials or craftsmanship; embodies distinctive characteristics or method of construction, or is a valuable 0 a style, example
- architect, or (4) represents the work of a notable builder, designer, or important creative individual;
- park or community planning, or cultural landscape. particular transportation modes, or distinctive examples of associated reflects significant geographical patterns, with different eras of settlement and growth, including those

significance of the property. Because of its limited turnover in the intact and support the integrity of the home. sixty years since construction and the care that each of backyard, exterior of the home and garage, terraced landscaping of cyard, and stone walls lining the driveway all contribute has afforded the house, all of these elements remain largely all contribute the to the

The Winder Family and 5022 Myrtle Avenue

Riverside. house upon its completion design and build a custom home for their family. Willard and Elizabeth Winder purchased the home and hired architect Walter C. are significant, as are the Winders in 1955. 0 0 0 The design and customization of and builder Harry Marsh to property at to the history of They moved into the 5022 Myrtle

and high century and became involved with the Riverside family. Willard Winder Winder, came to Riverside from Ohio in the early twentieth profile SPM His father, A. Heber Winder, was also an attoricitizen. His grandparents, Perry A. and Margaret ש Riverside attorney city's burgeoning citrus and son of a prominent an attorney

Adair & Winder upon the death of Mr. Purington, in the midst of the landmark Harada case, which tested the legality of the Alien Land Γ Jukichi Harada was represented by Riverside, Ohio State Winder. Heber Winder was the only child Judge Hugh Craig, hearing the Adair & Winder arguments law degree from Cornell University and was Bar in 1908, then the California State Bar he worked with the firm Purington & Adair, Purington & of Perry and Margaret Winder. Adair and then by Adair admitted to the which became in 1910. Land Law.

TRI# Primary#

Trinomia

CONTINUATION SHEET

Property Name: Willard and Elizabeth Winder House

was club pro at family had a longer history at the club, Club, also adjacent build the home on Myrtle. on Arroyo, were members of the First Congregational Church downtown and their Willard Heber. together community affiliations. National Bank of Riverside and associate counsel of the Metropolitan Commerce local institutions. corporate and probate law but was involved in an array of National Historic Landmark and one of Riverside's most significant appeared 0 District of Southern California. Protection Clause of in favor of Harada's they raised two children in Riverside: Beatrice Mae and Riverside as attorney for March Field and worked as attorney for First not Winder became an in the Riverside far from where their son, Willard, and his family would Victoria in The Winders were active citizens in Riverside. Loring building downtown. from 1913-15 yrtle. The Winders were members of the Victor to the home Willard would build on Myrtle. He was also employed by the Riverside Chamber Winder married Helen A. the 14th Amendment. three American born children under the the 1920s. independent attorney in 1924 Daily Press often. and had numerous professional He was appointed municipal including a Harry Winder who He specialized in The Dobbs in 1912 Harada House The Winders lived Victoria Of

Eastside community, adjacent Settlement Association has a American Legion, and Republican Party. Riverside community, Winder was involved with the Riverside, where he focused Settlement Association, which sought to Chest, the Masons, Sons of duty as an electronic engineer and Radio Materiel Officer station and began law school at Hastings School of Law in San Francisco. completed law school in 1941 and returned to Riverside to practi Helen Winder. Willard Winder was born in Riverside on April 8, 1915 In 1943 he was Riverside this day. York and Miami Officer. Riverside Daily Press. and wrote occasional columns on events at and as and went on to school in 1941 and returned to Riverside to practice. commissioned into the U.S. Navy and served in active Growing up in Riverside, President of After the war, he resumed his law practice : Stanford University. the American Revolution, Soroptimist Club, primarily on corporate law. rich history in Riverside which continued to Victoria Hill. the He graduated from high school Board resumed his law practice in Winder was provide assistance in the for the He also He graduated in 1938 The Community Riverside Community served on Red Cross, Poly High School a boy to A. Heber In the scout, the board Community and

Riverside City Directories, City, California in Elizabeth Winder, grew up steeped in Cornish cultural traditions, a referred 1905. She to was born Mary Elizabeth Curnow in Nevada as hailed from a Elizabeth, Beth, Cornish immigrant family and Mary background that

T72|# Primary#

Trinomial

CONTINUATION SHEET

Property Name: Willard and Elizabeth Winder House

home on Victoria Hill. architecture. expressed longstanding interests in interior design, now Rosewood Place, between Palm Avenue and Tower active member and officer in the Junior League in lived briefly major. may have influenced the served in the Navy. while Beth attended Myrtle Avenue, the Winder she began working closely with an architect for her family's new daughter, Judith, was born in interest the end of briefly in Nevada City, San Diego, and Brooklyn while Willard Willard attended Hastings then returned to Riverside, where While there, where their second child, son Bill, was born. Before moving e Avenue, the Winder family lived at 4545 Westmoreland Court, President of The the University of California, Berkeley as an English two married in 1940 and lived first in San Francisco These interests she met Willard Winder, who was The Winders returned to Riverside at the end of the Nevada City branch of Bank of America. English Cottage elements and talents came to fruition in League in Riverside. of her home. Road. antiques, studying at Beth moving

Victoria Hill and Country Club Park

invaded Winders' neighborhood as "a slightly 20-acre knoll at the head of Victoria avenue on the south side of the arroyo." From this vantage point Victoria Club. the Eastside neighborhood and Country Club Park development near the Myrtle Avenue is located in the Victoria Hill neighborhood of city and surrounding mountains. Judy (Winder) Saldamando, the ders' daughter, remembers that "when the phenomenon of smog finally by their view of the mountains the pristine beauty of Riverside," her family would gauge the arroyo, adjacent to Victoria Avenue and the Victoria Bridge between A 1927 Riverside Daily Press article described the Eastside neighborhood, Mt. Rubidoux, and much of from the dining room window. From this vantage point, new

streetcar line. His arranged for water, nineteenth century. pursued outside out of the original Mile Square area of 29, located Riverside was streets, landscaping, c a residence is City of Riverside Priestly Hall subdivided 2812 Ivy Street. part of "Hall's and even a mule-drawn Addition" Hall's Cultural as developments Addition and area in the late

developed as part of the Nursery Company traced their properties in Riverside and Corona. Victoria Hill, as well as Pachappa Hill and Highgrove, Chase Ranch, one of history i i Ethan Allen Chase Riverside the Chase to the 1890s when and the Were family's citrus Chase

genealogybank com 1 "Nye Company Specializing in Victoria Residential Tracts." Riverside Daily Press. April 14, 1927. Accessed

Judy Saldamando. Email conversation. August 31, 2015

Primary#

Trinomial

CONTINUATION SHEET

Property Name: Willard and Elizabeth Winder House 으

Orange Company. planting, as the accomplished horticulturist family became remarkable a part seen on Victoria Hill, 0f Riverside's prosperous navel orange for established a their and the formation of the National pioneering nursery business O.fi industry. terraced and The

connecting to allow for automobile access, transition toward automobility represent an important precedent proclaimed, scenic view. area for residential tracts, the suburbanization and expansion of the Victoria in the early former ed, "The trend of better home development is toward the Ave. District." By 1928, the Victoria Bridge was constructed Club (founded in 1903), location near Victoria Avenue, the city as it groves transitioned to residential properties beginning As twentieth century. a 1927 ad placed in the Riverside Daily Press expanded from downtown. capitalizing replacing Frank C. postwar years. the wooden streetcar on its proximity to Nye began This growth and to develop for

architectural significances. ______been one of Riverside's higher end residential developments, automobile culture of Riverside's most beautiful neighborhoods with both influences as well clearly Tudor, and the mid-century modern home on the other side. reflect a individual buyers Because the neighborhood developed gradually and lots were sold to range of architectural styles neighborhood is significant for its place in the city and subdivisions: landmark, Country Club Park was anchored by the Priestly Hall house, Winder House and its neighbors on Ivy and Hallwood reflect more Spanish and Mediterranean industry and winter range and grew to Rockledge, of styles, for personal development, as Victorian. and the feature many unique Country Club Park, and Victoria Hill. tourism. prosperity brought to Riverside by clearly and achievements represented Together, its inception, the neighborhood has on either side: the Best House, reflected homes across these homes the homes in the by the rise transition between historical on Victoria three comprise for within already enhanced This The

designation as Based on the analysis a City Landmark under above, the property meets criteria RMC Section 20.50.U for (1);

Mid-Century Harry Marsh Architecture, California Ranch Style, and Riverside's

³ Nye Company advortisement. Riverside Daily Press. April 14, 1927. Accessed genealogybank com.

Primary# HRI # Trinomial

CONTINUATION SHEET

Property Name: Willard and Elizabeth Winder House

age 10 of 12

Because of its mid-century elements, the house relate outlined in the City of Riverside's Modernism survey. the range of materials characteristic of California Ranch anonymity to Swiss Chalet references. Its plan, use of romantic elements, including English cottage, modified Tudor, The Winder house is an example of a style. the The exterior of stucco, street, and orientation California Ranch House with brick, wood, towards the back all natural materials relates to the context and glass reflect homes

custom homes. architectural styles as well as in the process Ranch style and the ascendance of mid-century architecture, romantic. the era of 1960s, the Winder House utilitarian design that would characterize the aesthetic by the mid-Built before mid-century architecture turned to the country, becoming the norm in mid-century residential developments architecture developed in California, but Mexican hacienda and Rancherias of Spanish California. California Ranch homes trace family's, and particularly Beth's, and to Its custom elements recall the period of transition in The Winder house reflects both the heyday of the California mid-century design when there was more room for the the Californian style of outdoor living, with roots in represents the customization of the family and their roots tastes to San Diego architect it was exported all over and ideas of buying and building functional, for This style her "dream as well a the 0f

design. the copper accents in the kitchen, of what makes the residence an expression of her interests. She was involved in many of the details of the home, including the woodwork, Beth Winder's the blueprints with the architect, Walter Judy (Winder) Saldamando recalls seeing her mother poring blueprints with the architect, Walter C. See. role in the design and construction of the home the wallpaper, and the overall She was part

Architects of San Diego, which was while working on the Winder House. American Institute firms in Francisco from 1935-1940. His firm was part of the Associated worked as educated at Iowa State College and the University of Illinois. Walter Chester that chapter. the Martin Williamson firm located on Jurupa as an San Diego engaged in large projects Navy. See was a member of the San 1 an architect in San Diego during the 1930s until engineer See Listed among his primary works include commercial of Architects appears for the to have been based in San Diego but worked Public Works Administration in and served as director an association of architectural See was born in Iowa in 1903 Diego Chapter for San Diego County Avenue in Riverside and president 1960,

TR! # Primary#

Trinomial

CONTINUATION SHEET

Property Name: Willard and Elizabeth Winder House

೦್ಗ

The Esterling and Emily Garabedian. Beth (later Beth Bruce) died in home was Mrs. Winder Winder remarkable property in the family left 5 inder in 1965. when it was purchased by then designed by the Winders, for its location, custom history of bought by 5022 Myrtle location, Willard Winder died in 1997 in Riverside and the home the Carlsbad, Farley family, The current owners have taken custom Avenue and in maintaining the the current owners, architecture, and who helped design California following who lived in the the on March divorce Kevin and build integrity home 2015.

designation as on the analysis a City Landmark under above, the property RMC Section 20.50.U meets criteria (3); for

CONTINUED FROM DPR 523B, **B**12 (REFERENCES)

- "Curnow Window Accessed genealogybank.com Betrothal Told." Riverside Daily Press. March 9, 1940
- riversideca.gov. Allen Chase finding aid. Riverside Public Library. Accessed
- Gabbert, John Raymond. History of Record Publishing Co., 1935. Riverside City and County. Phoenix:
- "Grandfather genealogybank.com. Riverside Daily Press. and Father Confer Masonic December 31, Degree Upon 1936. Accessed Stanford Student
- "Historic 2012 Preservation Element." City of Riverside, 2025 General Plan,
- "Home Accessed Building genealogybank.com. Program Starts." Riverside DailyPress. August 4,
- Riverside." Steve. "Back in the Press-Enterprise. Day: Home March 26, builder Marsh 2015 meant quality
- Elizabeth Bruce theunion.com. obituary. The Union. June 9, 2015 Accessed
- York: Virginia Alfred A. and Knopf, Lee. 1984; 2009 ed. Ы Field Guide 40 American Houses.

TRI# Primary#

Trinomial

CONTINUATION SHEET

Property Name: Willard and Elizabeth Winder House 읔

- Curnow, Willard Winder Sacramento Bee. June 8, 1940. Accessed genealogybank.com. Exchange Vows In Grass Valley."
- Centennial Edition 1903-2003. Ξ. Vincent and Catherine E. Whitmore-Moses, Virginia Beach: Donning, Victoria 2003.
- Company advertisement. Accessed genealogybank.com. Riverside Daily Press. April 14, 1927.
- Company Daily Press. April 14, 1927. Accessed genealogybank.com. Specializing in Victoria Residential Tracts."
- Pacific Coast Architecture pcad.lib.washington.edu Database. Entry on Walter C. See.
- Cawston, 1954. Arthur G. Riverside Community Book. Riverside: Arthur
- Plight Troth in St. Francis Chapel." Riverside 14, 1936. Accessed genealogybank.com. Daily Press. January
- Poppeliers, What Style D.C.: The Preservation Press, 1983. John C., Is It? A Guide Allen Chambers, ťο American Jr., Architecture. and Nancy B. Schwartz Washington,
- America." Ryan. "Home on the December California 5, 2013. KCET Departures/kcet.org. Range: Ranch Housing in Postwar
- Riverside City Library. Directories. Local History Section. Riverside Public
- Riverside www.riversideca.gov. City Planning Department. Permit History.
- "Rockledge." Historic Resources John Flippen, 1980. Inventory. Prepared by Alan Curl and
- See, Walter C. Residence. and Martin Williamson. Provided by Kevin Esterling. Blueprints for Winder
- "Settlement Press. Hopes To Add Bathing, Washing Facilities." January 18, 1949. Accessed genealogybank.com. Riverside Daily
- "Striking New Press. February 12, Home Under Construction in Rockledge." 1930. Accessed genealogybank.com Riverside Daily

TR! # Primary#

Trinomial

CONTINUATION SHEET

Property Name: Willard and Elizabeth Winder House

೦್ಗ

The Esterling and Emily Garabedian. Beth (later Beth Bruce) died in home was Mrs. Winder Winder remarkable property in the family left 5 inder in 1965. when it was purchased by then designed by the Winders, for its location, custom history of bought by 5022 Myrtle location, Willard Winder died in 1997 in Riverside and the home the Carlsbad, Farley family, The current owners have taken custom Avenue and in maintaining the the current owners, architecture, and who helped design California following who lived in the the on March divorce Kevin and build integrity home 2015.

designation as on the analysis a City Landmark under above, the property RMC Section 20.50.U meets criteria (3); for

CONTINUED FROM DPR 523B, **B**12 (REFERENCES)

- "Curnow Window Accessed genealogybank.com Betrothal Told." Riverside Daily Press. March 9, 1940
- riversideca.gov. Allen Chase finding aid. Riverside Public Library. Accessed
- Gabbert, John Raymond. History of Record Publishing Co., 1935. Riverside City and County. Phoenix:
- "Grandfather genealogybank.com. Riverside Daily Press. and Father Confer Masonic December 31, Degree Upon 1936. Accessed Stanford Student
- "Historic 2012 Preservation Element." City of Riverside, 2025 General Plan,
- "Home Accessed Building genealogybank.com. Program Starts." Riverside DailyPress. August 4,
- Riverside." Steve. "Back in the Press-Enterprise. Day: Home March 26, builder Marsh 2015 meant quality
- Elizabeth Bruce theunion.com. obituary. The Union. June 9, 2015 Accessed
- York: Virginia Alfred A. and Knopf, Lee. 1984; 2009 ed. Ы Field Guide 40 American Houses.

TRI# Primary#

Trinomial

CONTINUATION SHEET

Property Name: Willard and Elizabeth Winder House 읔

- Curnow, Willard Winder Sacramento Bee. June 8, 1940. Accessed genealogybank.com. Exchange Vows In Grass Valley."
- Centennial Edition 1903-2003. Ξ. Vincent and Catherine E. Whitmore-Moses, Virginia Beach: Donning, Victoria 2003.
- Company advertisement. Accessed genealogybank.com. Riverside Daily Press. April 14, 1927.
- Company Daily Press. April 14, 1927. Accessed genealogybank.com. Specializing in Victoria Residential Tracts."
- Pacific Coast Architecture pcad.lib.washington.edu Database. Entry on Walter C. See.
- Cawston, 1954. Arthur G. Riverside Community Book. Riverside: Arthur
- Plight Troth in St. Francis Chapel." Riverside 14, 1936. Accessed genealogybank.com. Daily Press. January
- Poppeliers, What Style D.C.: The Preservation Press, 1983. John C., Is It? A Guide Allen Chambers, ťο American Jr., Architecture. and Nancy B. Schwartz Washington,
- America." Ryan. "Home on the December California 5, 2013. KCET Departures/kcet.org. Range: Ranch Housing in Postwar
- Riverside City Library. Directories. Local History Section. Riverside Public
- Riverside www.riversideca.gov. City Planning Department. Permit History.
- "Rockledge." Historic Resources John Flippen, 1980. Inventory. Prepared by Alan Curl and
- See, Walter C. Residence. and Martin Williamson. Provided by Kevin Esterling. Blueprints for Winder
- "Settlement Press. Hopes To Add Bathing, Washing Facilities." January 18, 1949. Accessed genealogybank.com. Riverside Daily
- "Striking New Press. February 12, Home Under Construction in Rockledge." 1930. Accessed genealogybank.com Riverside Daily

五21# Primary#

Trinomial

CONTINUATION SHEET

Property Name Willard and Elizabeth Winder House

- "Swim Champions Held at 1935. Accessed genealogybank.com Ofi Eight First Fairmount: Winder, Places." Riverside Collins Daily Press. Families Capture August
- Riverside genealogybank.com. Riverside County Daily Press. Jamboree Boy Scouts August 16, 1935. Accessed Return From Hungary."
- Wilkman, Bill. Designation application for 5175 Myrtle Avenue
- Willard Winder Accessed: obituary. genealogybank.com Press-Enterprise. October 23,
- Winder, Accessed: A. Heber obituary. geneal ogybank.com. Riverside Daily Press. September 11,
- Winder, December 9, Willard. 1932. Accessed: genealogybank.com. "Poly High Activities." Riverside Daily Press

Persons Consulted:

- Terl Delcamp, Historic Preservation Senior Planner, City O.f.
- Kevin Esterling and Emily Garabedian, homeowners
- Catherine Gudis, Program, University of Associate Professor California, Riverside and Director, Public History
- Vince Consultants VinCate Associates Museum and Historic Preservation
- Judy Saldamando, Winder former resident and daughter Off. Willard and Elizabeth
- Cate Whitmore-Moses, Preservation Consultants VinCate Associates Museum and Historic