



City of Arts & Innovation

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT Planning Division

CULTURAL HERITAGE BOARD LANDMARK DESIGNATION STAFF REPORT

AGENDA ITEM NO.: 3

WARD: 3

CULTURAL HERITAGE BOARD HEARING DATE: NOVEMBER 18, 2015

I. CASE NUMBER: P15-0818

II. PROJECT SUMMARY:

- 1) **Proposal:** Historic Designation request to designate the Willard and Elizabeth Winder House as a City Landmark
- 2) **Location:** 5022 Myrtle Avenue
- 3) **Applicant:** Nicolette Rohr, for Kevin Esterling and Emily Garabedian
- 4) **Case Planner:** Gaby Adame, Assistant Planner
(951) 826-5933
gadame@riversideca.gov

III. RECOMMENDATION:

That the Cultural Heritage Board Recommend that the City Council:

1. **DETERMINE** that P15-0818, City Landmark Designation, is categorically exempt from the California Environmental Quality Act (CEQA) per Sections 15061(b)(3) and 15308 of the CEQA Guidelines as it can be seen with certainty that there is no possibility that the activity will have a significant effect on the environment, said action is intended to preserve the historic character of the building and site, and to provide notice of the historic status; and,
2. **APPROVE** Planning Case P15-0818 based on the facts for findings outlined below and thereby the designation of the Willard and Elizabeth Winder House as a City Landmark.

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

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

FACTS: The Winder House meets Criterion 1 because the Winder Family were significantly involved within Riverside society that included many organizations beneficial to the Riverside community such as the Community Settlement Association.

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

FACTS: The Winder House meets Criterion 3 because the home is an excellent representative of mid-century modern homes that has maintained much of its integrity due to very little changes.

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

FACTS: The Winder House meets Criterion 6 because its location in the Victoria Hill and Country Club Park neighborhoods, area important to the city's early expansion.

IV. BACKGROUND/HISTORY:

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 the 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, born on April 8, 1915, was a Riverside attorney and son of a prominent Riverside family. His father, A. Herber Winder, also an attorney, was part of the firm Adair & Winder representing Jukichi Harada in the wining landmark Harada case, which tested the legality of the Alien Land Law. Growing up in Riverside, Willard 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 Material 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 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, that continues to this day.

Elizabeth Winder was born 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 Hasting 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. 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 close with an architect for her family's new home on Victoria Hill.

V. ARCHITECTURAL DESCRIPTION:

The 1954 Winder House is an example of a California ranch house with romantic element, including English cottage, modified Tudor, and Swiss chalet influences. The single-family residence, located in Riverside's Victoria Hill neighborhood, sits on a structural concrete stem wall foundation and is of a balloon frame construction with a below grade basement. The front elevation is anonymous to the street, characteristic of the California Ranch style emphasizing outdoor living space in the rear. The street view of the house is partially obscured by hedges and the driveway if 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 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 the interior kitchen and dining room, is clad with vertical board and batten, 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 shutter 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 steeply pitched, front facing, double step-back gable with doveote motif and modified brackets. The garage is clad in vertical board and batten. A four-sided tower with weathervane and doveote motif projects above the roofline to the rear of the garage. The original redwood garage door was replaced by the previous owner 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 roofline on the front and back elevation.

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 of the length of the residential structure. The external patio support beams utilize a modified scarf join, demonstrating the craftsmanship of the homes builder, Harry Marsh. The primary residential bay is pierced by the large 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 large fixed center pane, flanked by two narrow casement windows over a sill. Adjacent to the window and under the shed roof is four-panel wood door screen, opening onto the patio from the master bedroom.

Since 1954, the property has had three owners who have made few alterations to the original home. In addition to the installation of wood shutters, shake shingle replacement, rain gutters, and two skylights in 1970s.

VI. STATEMENT OF SIGNIFICANCE:

The site is eligible for local listing as a Landmark because it is an exceptional example of mid-century architectural design with custom elements, the place of the Winder family in Riverside history, and its location in the Victoria Hill and Country Club Park neighborhoods, area important to the city's early expansion. This property appears to be eligible for landmark designation under the City of Riverside's criteria set in Title 20 of the Riverside Municipal Code as a structure that:

- Criterion 1: Exemplifies or reflects special elements of the city's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history;
- Criterion 3: Embodies distinctive characteristics of a style, type, period, or method of construction, or is valuable example of the use of indigenous materials or craftsmanship;
- Criterion 6: Reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning, or cultural landscape.

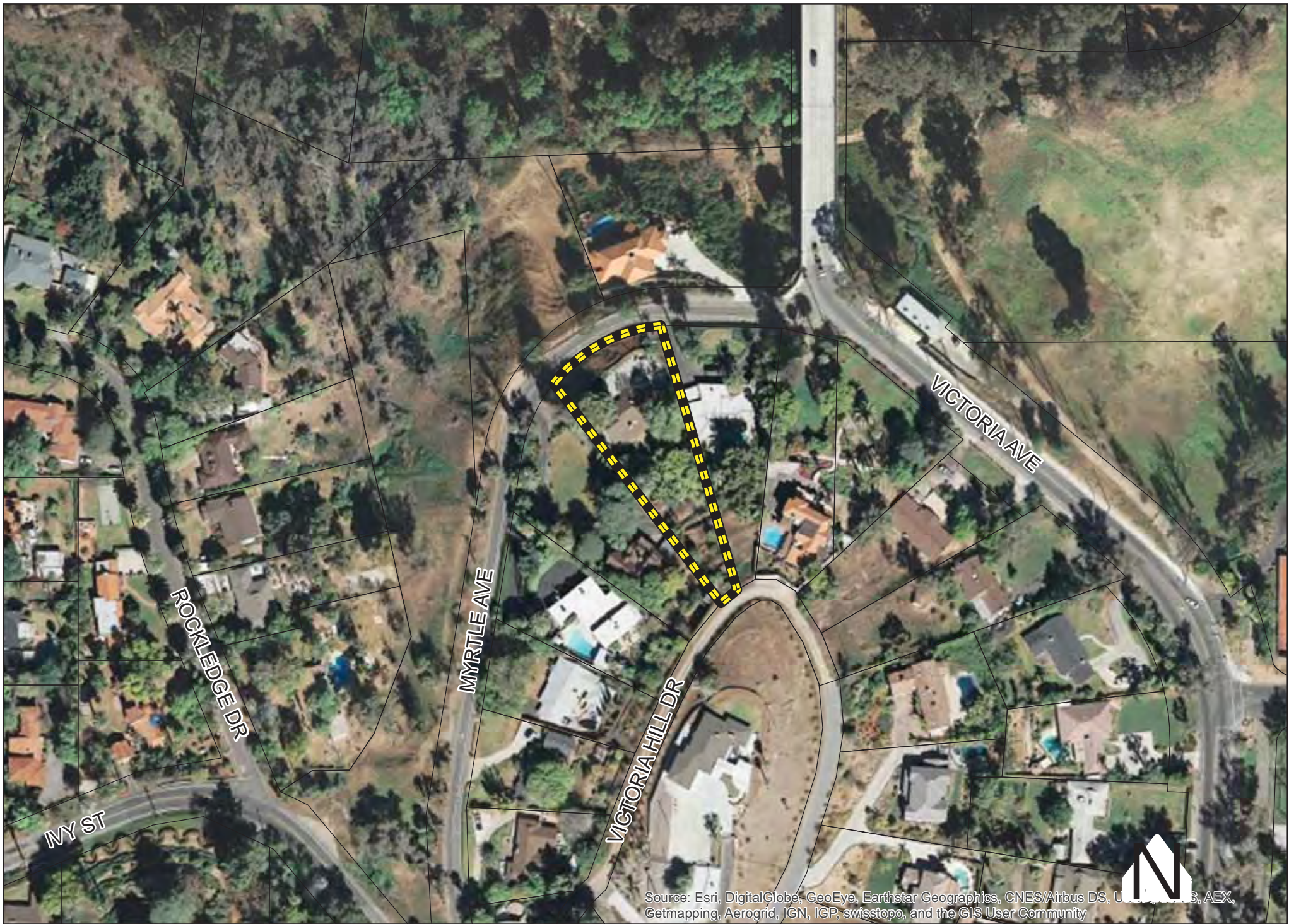
The exterior of the home and garage, terraced landscaping of the backyard, and stone walls lining the driveway all contribute to the significance of the property. Because of its limited turnover in the sixty years since construction and the care that each of the three owners has afforded the house all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

VII. PUBLIC NOTICE AND COMMENTS:

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

VIII. EXHIBITS:

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



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, AeroGRID, IGN, S, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

Exhibit 1 - P15-0818, Aerial Photograph

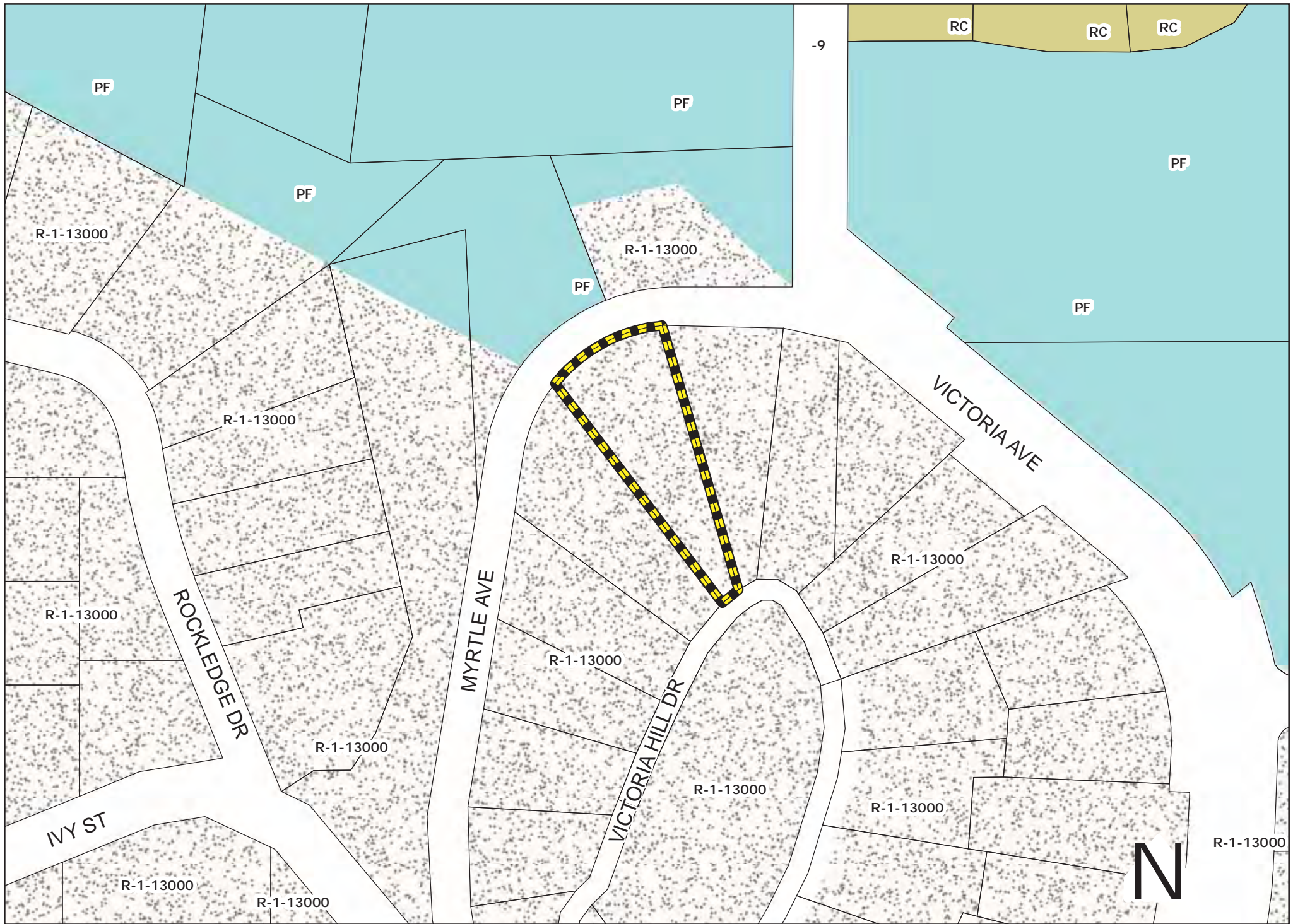


Exhibit 2 - P15-0818, Zoning Map

Landmark & Structure of Merit Cultural Resources Nomination Application

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

IDENTIFICATION

1. Common name: Willard and Elizabeth Winder House
2. Historic Name: Willard and Elizabeth Winder House
3. Street address: 5022 Myrtle Avenue
City Riverside State CA Zip 92506
4. Assessor Parcel number: 223102017
5. Legal Owner: Kevin Esterling and Emily Garabedian
City Riverside State CA Zip 92506
6. Present Use: single family residential
7. Original Use: single family residential

Date form prepared: September 18, 2015

Preparer: Nicolette Rohr

Sponsoring Organization (if 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

- 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 ☒ Building Permit _____ Sanborn Map
_____ Publications ☒ Oral Interviews
11. Architect's Name: Walter C. See Builder's Name: Harry Marsh
12. Condition: ☒ Excellent _____ Good _____ Fair _____ Deteriorated
_____ No longer in existence (for site of)
13. Alterations: shingles to replace shake roof in accordance with city code;
two skylights added c. 1970s;
bathroom remodel (2010)

14. Use type:
☒ Residential _____ Industrial _____ Commercial _____ Civic
_____ Other
15. Is the structure on its original site?
☒ Yes _____ No _____ Unknown
If moved, approximate year _____
16. Related features and/or outbuildings: attached garage; backyard shed built by previous owners

17. Architectural Description attached

SIGNIFICANCE

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 dovetail motif and modified brackets. The garage is clad in vertical board and batten. A four-sided tower with weathervane and dovetail 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 vent. 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 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."¹ 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 genealogybank.com.

² 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 1954.⁵

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.

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. pcad.lib.washington.edu

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

⁶ Lech, 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).

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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

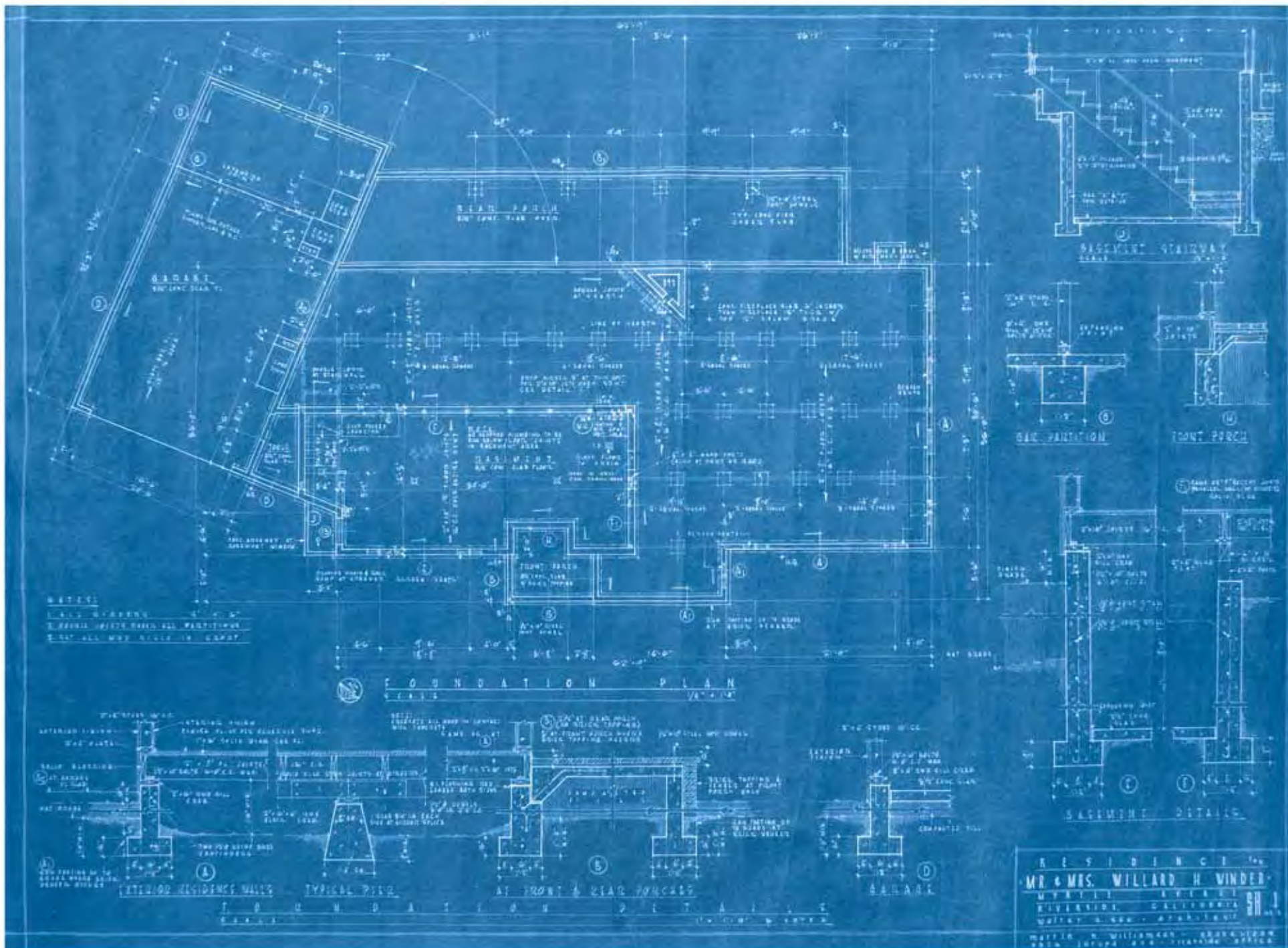


Exhibit 3 - P15-0818, Application and Photos

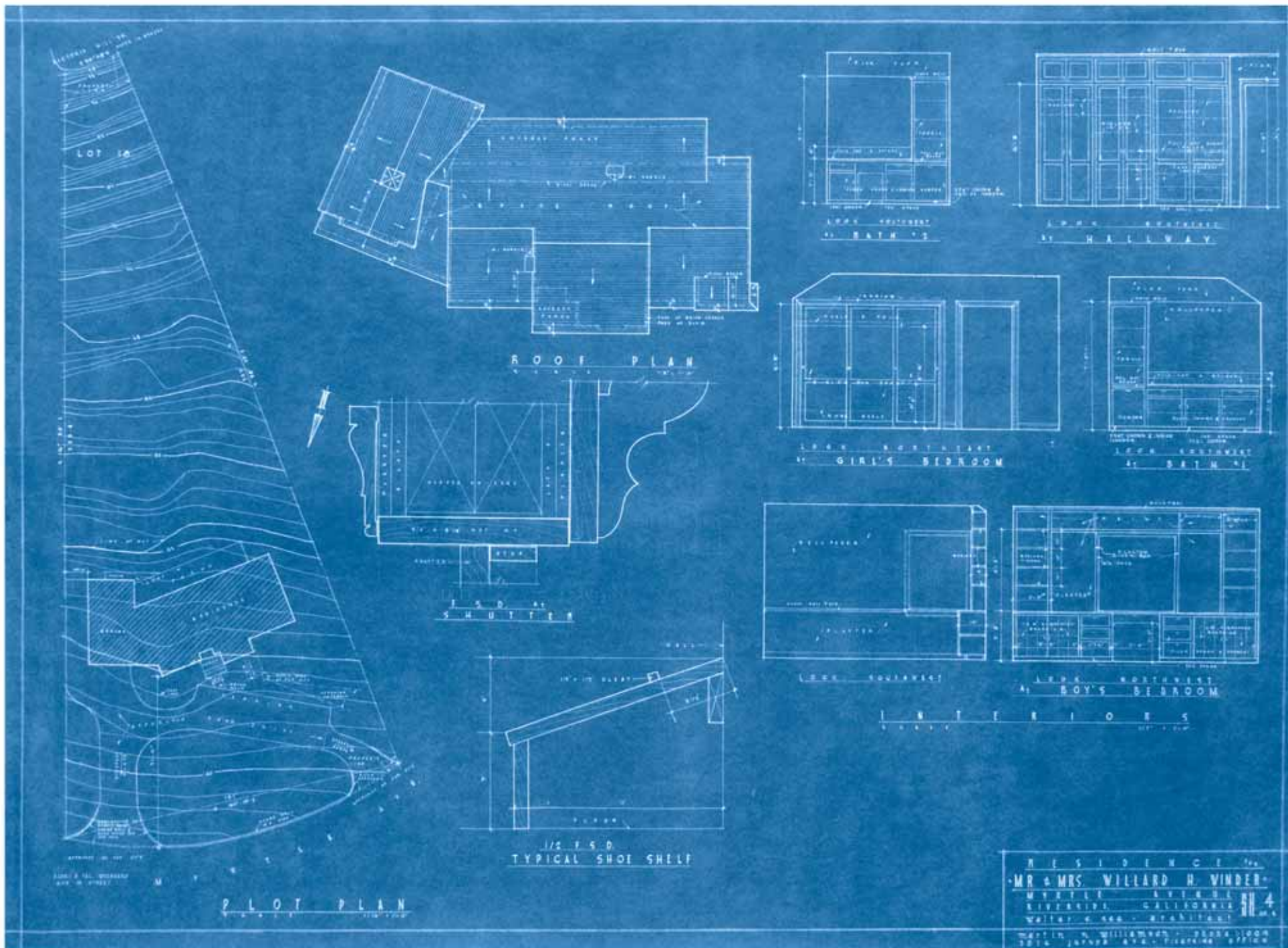


Exhibit 3 - P15-0818, Application and Photos

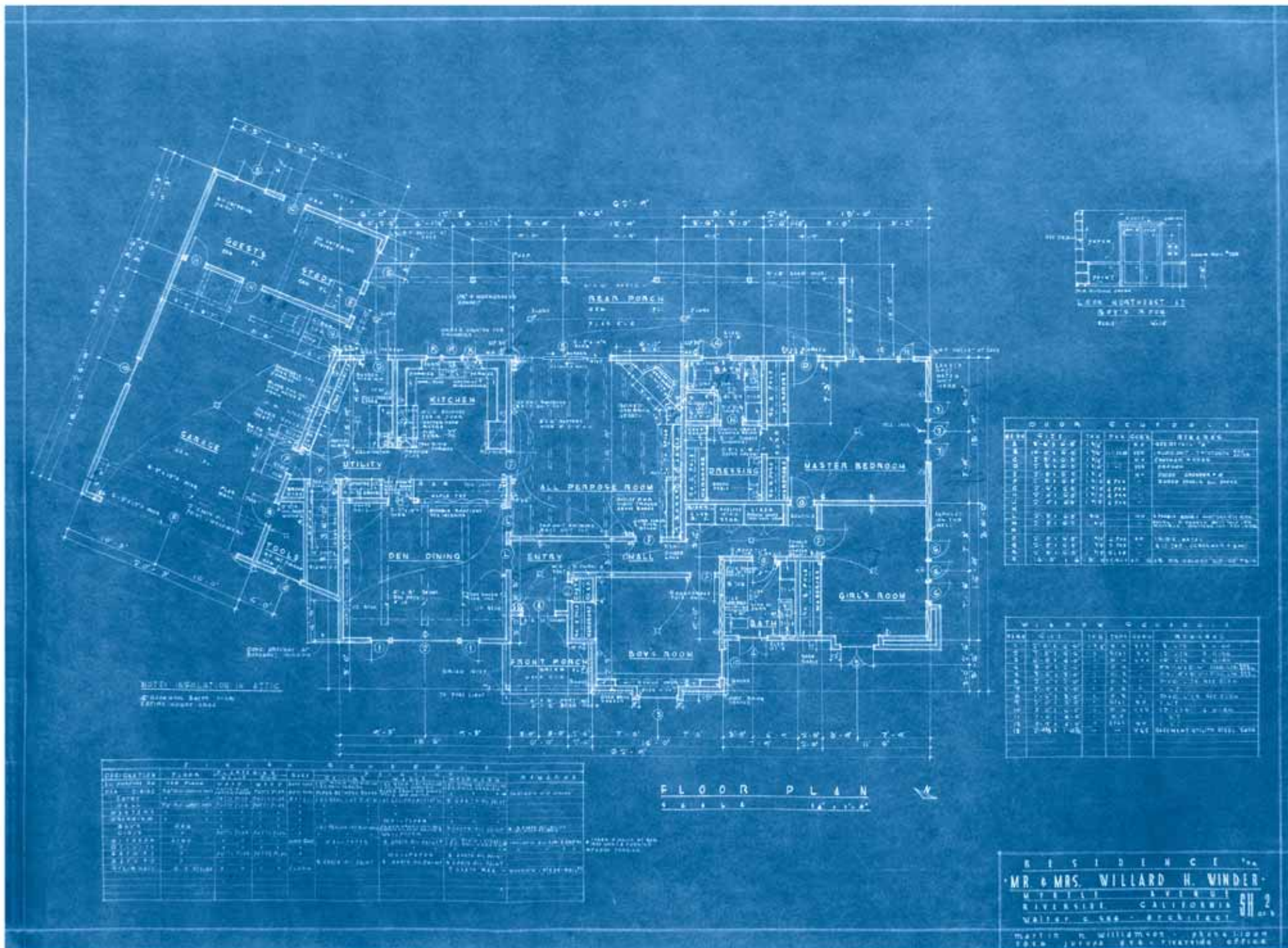


Exhibit 3 - P15-0818, Application and Photos





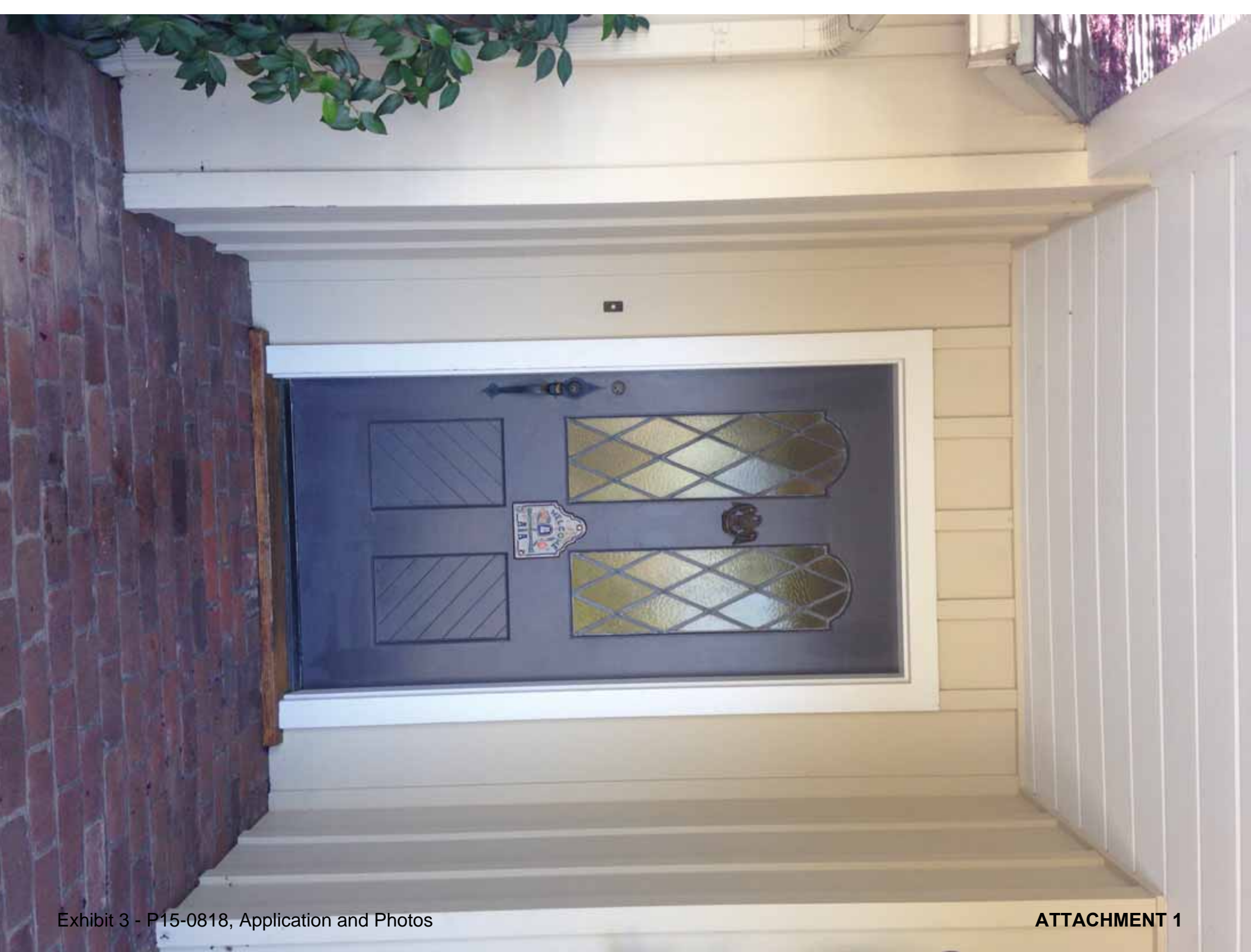




Exhibit 3 - P15-0818, Application and Photos



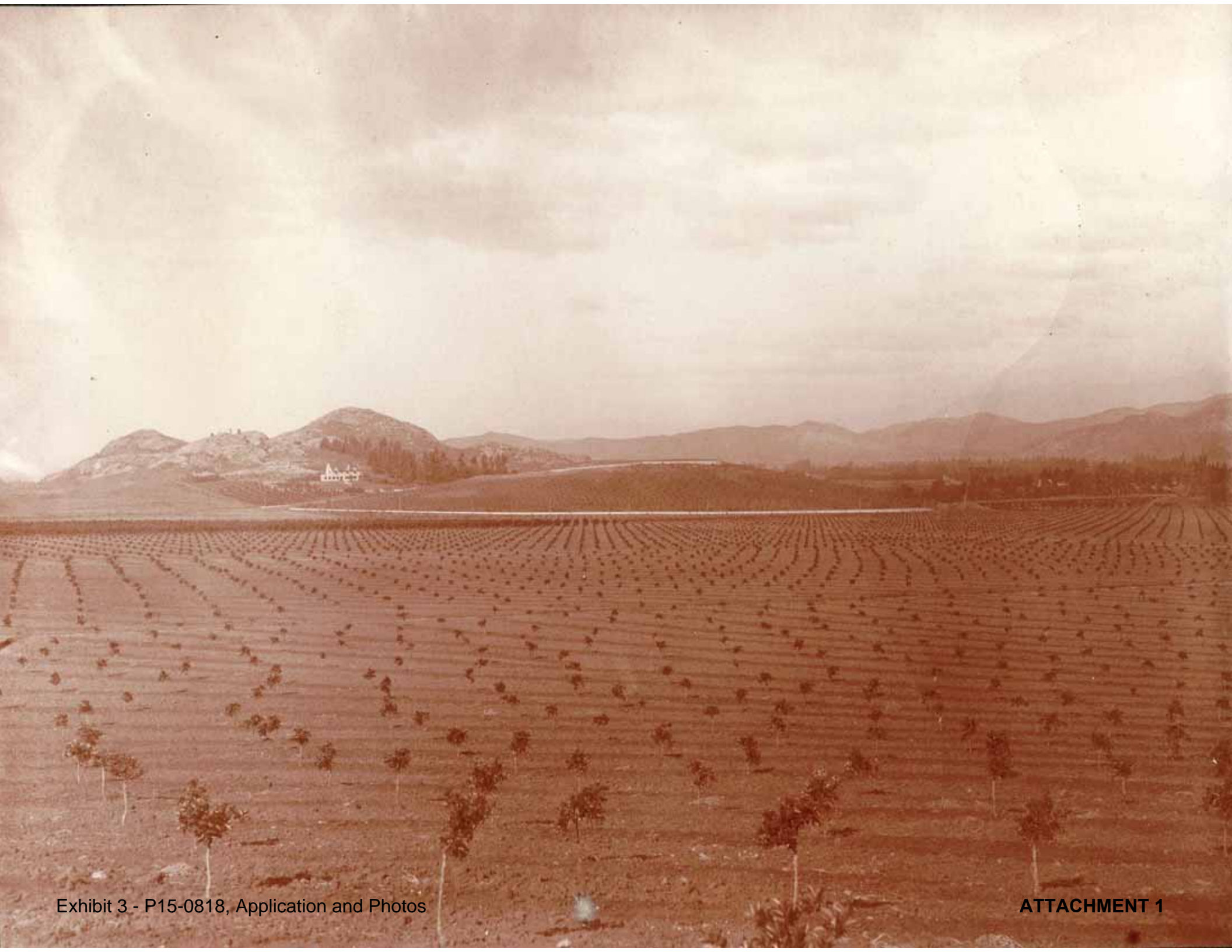












State of California X The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 592

Review Code Other Listings Date
 Reviewer

Page 1 of 14 *Resource Name or #: (Assigned by recorder) Willard and Elizabeth Winder House
P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☐ Unrestricted

*a. County Riverside and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; _____ of _____ of Sec _____ B.M.
c. Address 5022 Myrtle Avenue City Riverside Zip 92506
d. UTM: (Give more than one for large and/or linear resources) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

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

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



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

*P6. Date Constructed/Age and Source: ☒ Historic ☐ Prehistoric
☐ Both
1955 (building permit)

*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.")
none

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

BUILDING, STRUCTURE, AND OBJECT RECORD

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B1. Historic Name: Willard and Elizabeth Winder House

B2. Common Name: Winder House

B3. Original Use: single family residential

B4. Present Use: single family residential

*B5. Architectural Style: California Ranch style with English cottage, Tudor, and Swiss Chalet references

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

Building Permit no. 20803: granted 6/23/54, final inspection 3/3/55; Permit 09-3016: electrical upgrade 12/14/2009; Permit 10-1499: bathroom extension 05/18/2010

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

*B8. Related Features:
stonewall lining driveway

B9a. Architect: Walter C. See

b. Builder: Harry Marsh

*B10. Significance: Theme Modernism

Area Victoria Hill

Period of Significance 1954-65

Property Type single family residential

Applicable Criteria RMC Section 20.50.U (1); (3); (4); (6) (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

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. SEE CONTINUATION SHEET

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

*B12. References:

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.

SEE CONTINUATION SHEET

B13. Remarks:

*B14. Evaluator: Nicolette Rohr

*Date of Evaluation: 18 September 2015

(Sketch Map with north arrow required.)



(This space reserved for official comments.)

CONTINUATION SHEET

Property Name: Willard and Elizabeth Winder House

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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

CONTINUATION SHEET

Property Name: Willard and Elizabeth Winder House

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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

CONTINUATION SHEET

Property Name: Willard and Elizabeth Winder House

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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:

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Property Name: Willard and Elizabeth Winder House

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(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

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Property Name: Willard and Elizabeth Winder House

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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

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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."¹ 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

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

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

CONTINUATION SHEET

Property Name: Willard and Elizabeth Winder House

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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. 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

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

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Property Name: Willard and Elizabeth Winder House

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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.

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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

CONTINUATION SHEET

Property Name: Willard and Elizabeth Winder House

Page 11 of 14

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 1954.⁵

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.

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

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Landmark & Structure of Merit Cultural Resources Nomination Application

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

IDENTIFICATION

1. Common name: Willard and Elizabeth Winder House
2. Historic Name: Willard and Elizabeth Winder House
3. Street address: 5022 Myrtle Avenue
City Riverside State CA Zip 92506
4. Assessor Parcel number: 223102017
5. Legal Owner: Kevin Esterling and Emily Garabedian
City Riverside State CA Zip 92506
6. Present Use: single family residential
7. Original Use: single family residential

Date form prepared: September 18, 2015

Preparer: Nicolette Rohr

Sponsoring Organization (if 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

- 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 ☒ Building Permit _____ Sanborn Map
_____ Publications ☒ Oral Interviews
11. Architect's Name: Walter C. See Builder's Name: Harry Marsh
12. Condition: ☒ Excellent _____ Good _____ Fair _____ Deteriorated
_____ No longer in existence (for site of)
13. Alterations: shingles to replace shake roof in accordance with city code;
two skylights added c. 1970s;
bathroom remodel (2010)

14. Use type:
☒ Residential _____ Industrial _____ Commercial _____ Civic
_____ Other
15. Is the structure on its original site?
☒ Yes _____ No _____ Unknown
If moved, approximate year _____
16. Related features and/or outbuildings: attached garage; backyard shed built by previous owners

17. Architectural Description attached

SIGNIFICANCE

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 dovetail motif and modified brackets. The garage is clad in vertical board and batten. A four-sided tower with weathervane and dovetail 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 vent. 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 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."¹ 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 automobile 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 genealogybank.com.

² 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.

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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. pcad.lib.washington.edu

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

⁶ Leach, 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).

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Persons Consulted:

Teri Delcamp, Historic Preservation Senior Planner, City of Riverside

Kevin Esterling and Emily Garabedian, homeowners

Catherine Gудis, 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

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 1 of 14 *Resource Name or #: (Assigned by recorder) Willard and Elizabeth Winder House
P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☐ Unrestricted

*a. County Riverside

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

*b. USGS 7.5' Quad

Date

T ; R

of

of Sec

B.M.

c. Address

5022 Myrtle Avenue

City

Riverside

Zip

92506

d. UTM: (Give more than one for large and/or linear resources) Zone , mE/ mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

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

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



P5b. Description of Photo: (view, date, accession #) NW elev., 9-8-15
*P6. Date Constructed/Age and Source: ☒ Historic ☐ Prehistoric
☐ Both
1955 (building permit)

*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.")
none

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

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

Page 2 of 14

B1. Historic Name: Willard and Elizabeth Winder House

B2. Common Name: Winder House

B3. Original Use: single family residential

B4. Present Use: single family residential

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

B6. Construction History: (Construction date, alterations, and date of alterations)
 Building Permit no. 20803: granted 6/23/54, final inspection 3/3/55; Permit 09-3016:
 electrical upgrade 12/14/2009; Permit 10-1499: bathroom extension 05/18/2010

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

B8. Related Features:
 stonewall lining driveway

B9a. Architect: Walter C. See

b. Builder: Harry Marsh

B10. Significance: Theme Modernism

Area Victoria Hill

Period of Significance 1954-65

Property Type single family residential

Applicable Criteria RMC Section 20.50.0 (1) ; (3) ; (4) ; (6) (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

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. SEE CONTINUATION SHEET

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

B12. References:
 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.

SEE CONTINUATION SHEET

B13. Remarks:

B14. Evaluator: Nicolette Rohr

Date of Evaluation: 18 September 2015

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



CONTINUATION SHEET

Property Name: Willard and Elizabeth Winder House

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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

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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

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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:

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Property Name: Willard and Elizabeth Winder House

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- (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

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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. Dobbis 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

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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."¹ 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

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

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

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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 automobile 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. 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

³ Nye Company advertisement *Riverside Daily Press*, April 14, 1927 Accessed [newspaperbank.com](http://www.newspaperbank.com).

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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 Rancherías 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 ascendancy 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

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Property Name: Willard and Elizabeth Winder House
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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 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).

CONTINUED FROM DPR 523B, B12 (REFERENCES)

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"Miss Curnow, Willard Winder Exchange Vows In Grass Valley."
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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