

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT Planning Division

City of Arts & Innovation

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.

<u>FACTS FOR FINDINGS</u>: (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, 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 retuned 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 in1954, 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 pubic 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 celling 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 dinning 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 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 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 fourfifths 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 midcentury 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.

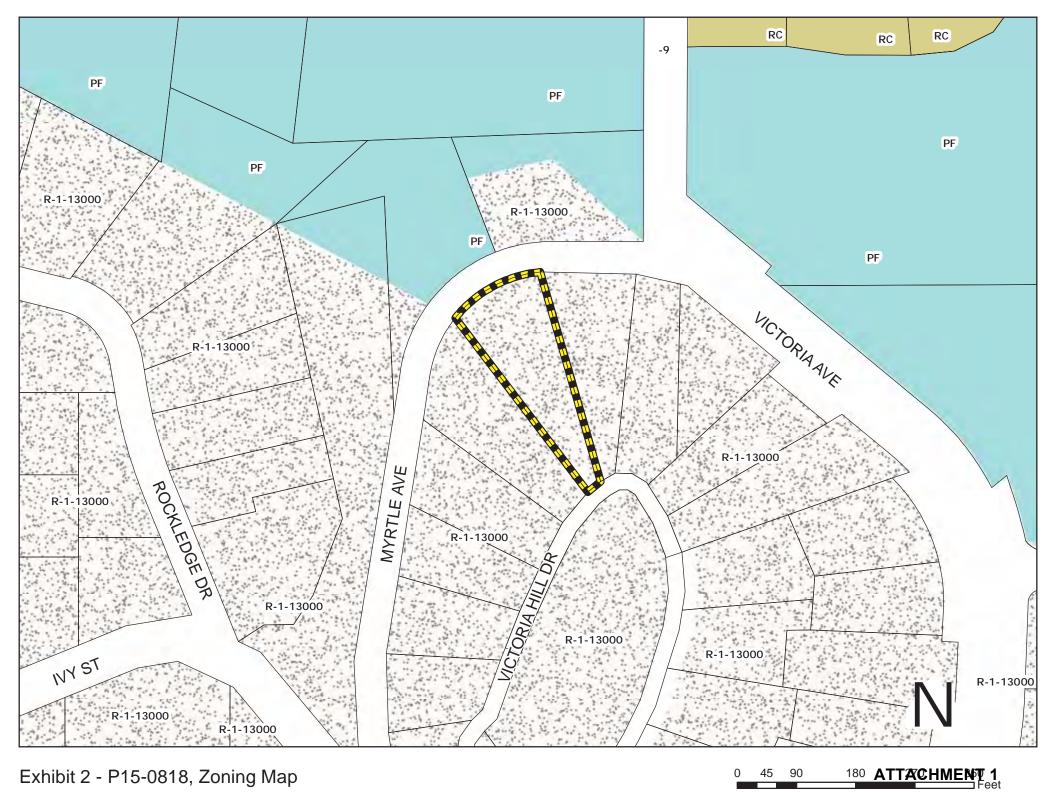
VII. PUBLIC NOTICE AND COMMENTS:

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





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Exhibit 2 - P15-0818, Zoning Map

Landmark & Structure of Merit Cultural Resources Nomination Application

	X City Landmark Please check the appropriate	designation	Structure of Merit
IDENTIFIC	ATION		
1.	Common name: Willard and Elizabeth Winde	r House	
2.	Historic Name: Willard and Elizabeth Winder	House	
3.	Street address: 5022 Myrtle Avenue		
	City Riverside	State CA	Zip <u>92506</u>
4.	Assessor Parcel number: 223102017		
5.	Legal Owner: Kevin Esterling and Emily Garabedian		
	City Riverside	State CA	Zip <u>92506</u>
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 <u>141</u> Depth <u>335</u> 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: <u>x</u> Excellent <u>Good</u> Fair <u>Deteriorated</u> No longer in existence (for site of)		
13	Alterations: <u>shingles to replace shake roof in accordiance with city code;</u> two skylights added c. 1970s; bathroom remodel (2010)		
14	X Residential Industrial Commercial Civic		
15.	Other Is the structure on its original site?		
	<u>×</u> YesNoUnknown If moved, approximate year		
16.	Related features and/or outbuildings: attached garage; backyard shed built by previous owners		
17.	attacyled		
SIGNIFIC	ANCE		
18.	Statement of Significance Attached		

Exhibit 3 - P15-0818, Application and Photos

ADDITIONAL INFORMATION

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

Architectural Description

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

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

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

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

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

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

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

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

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

⁴American 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 mean quality in Riverside." *Press-Enterprise*. March 2015.

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

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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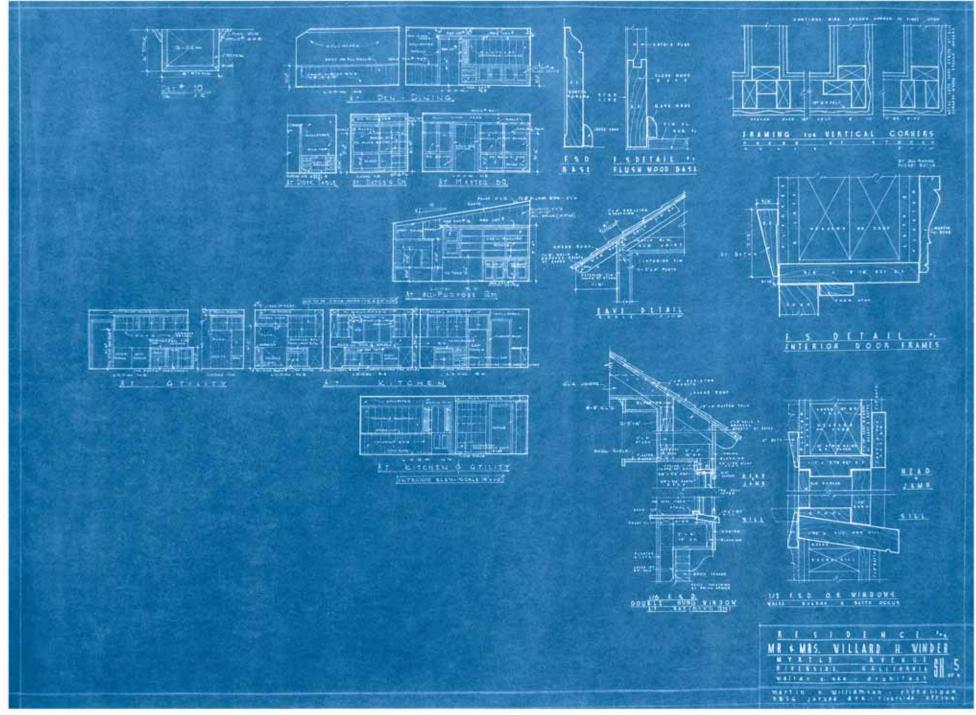


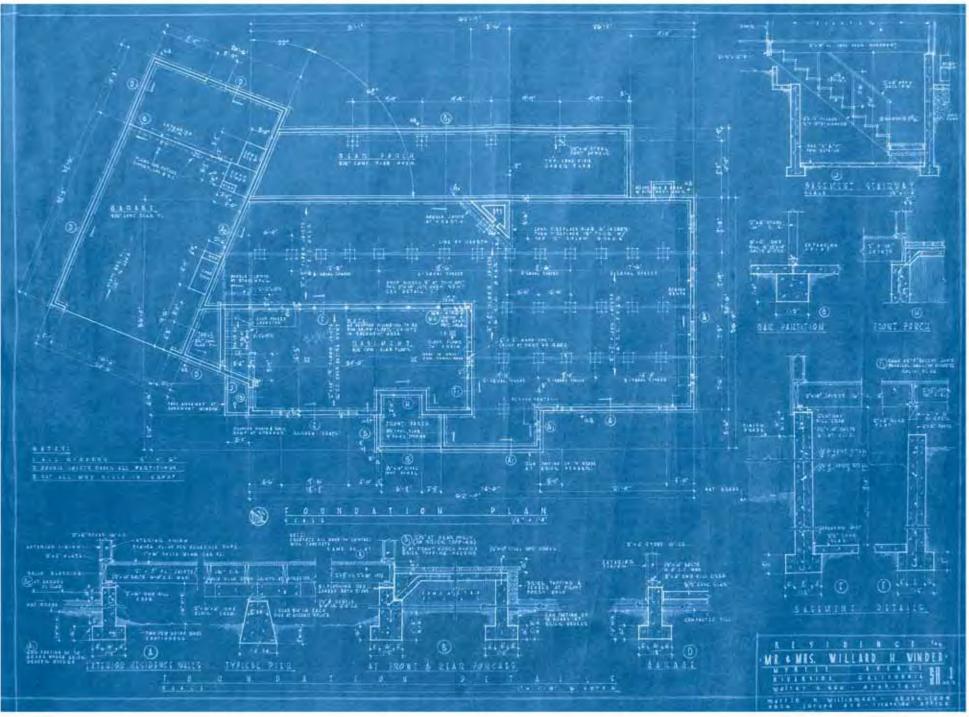
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Persons Consulted:

- 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





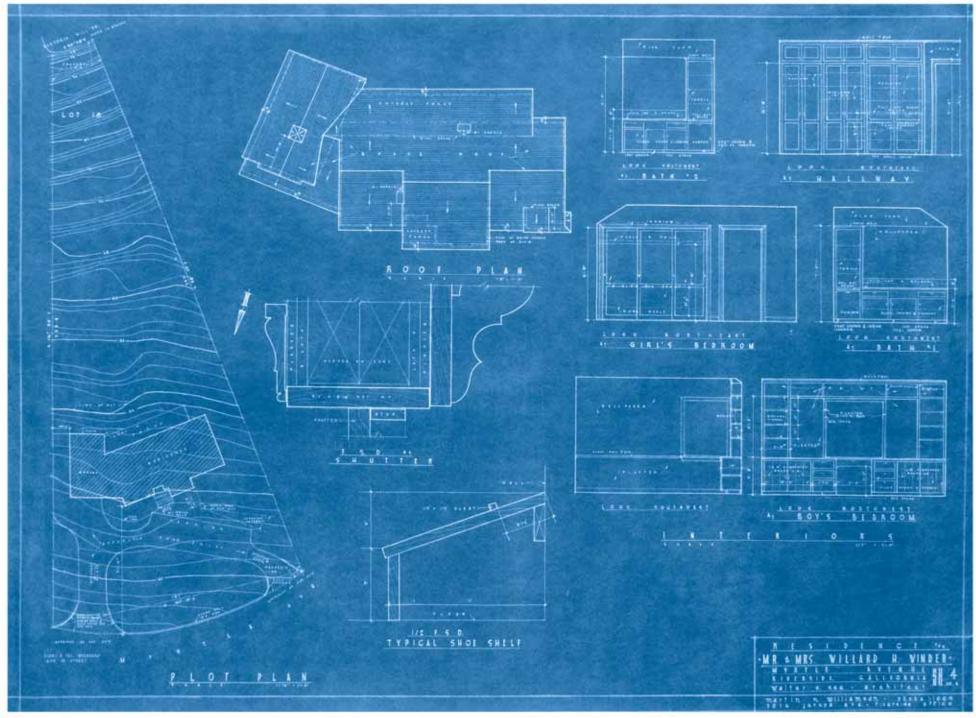
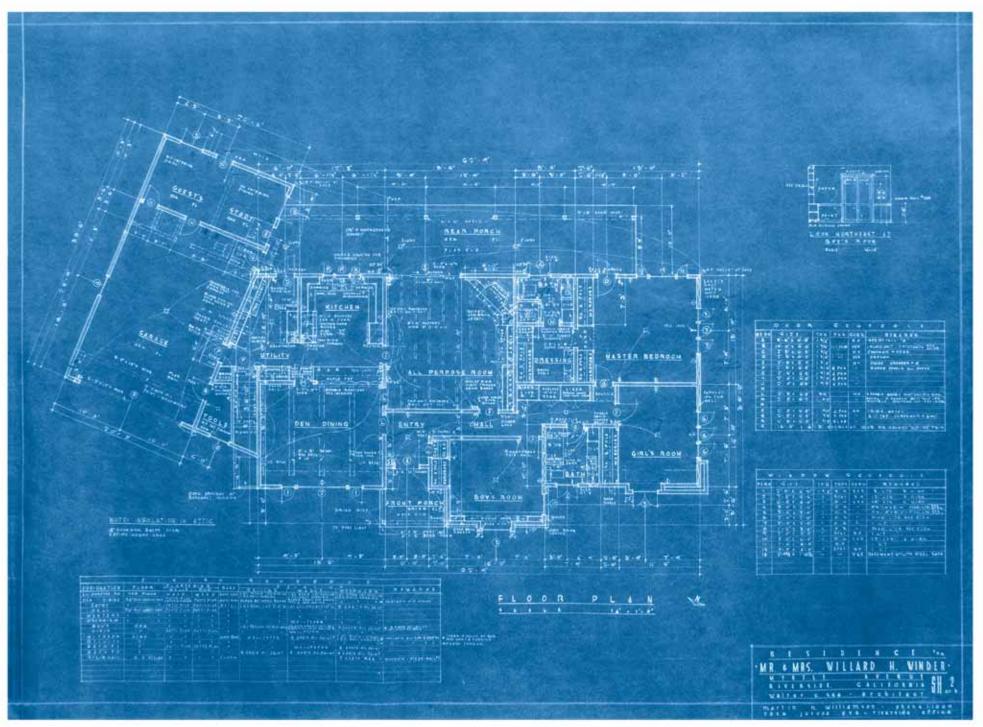
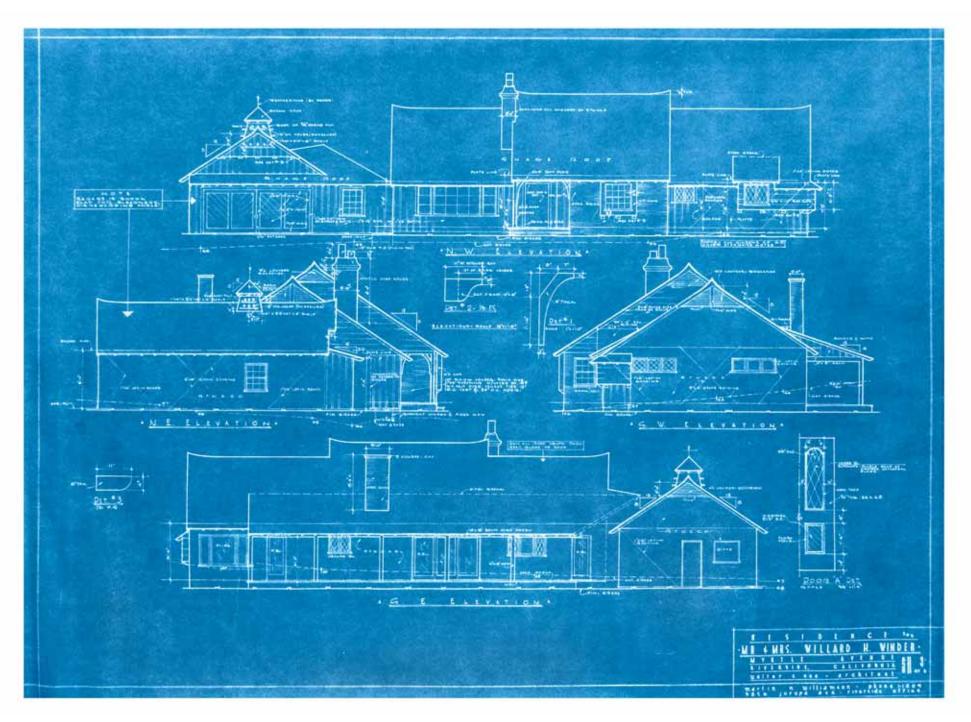


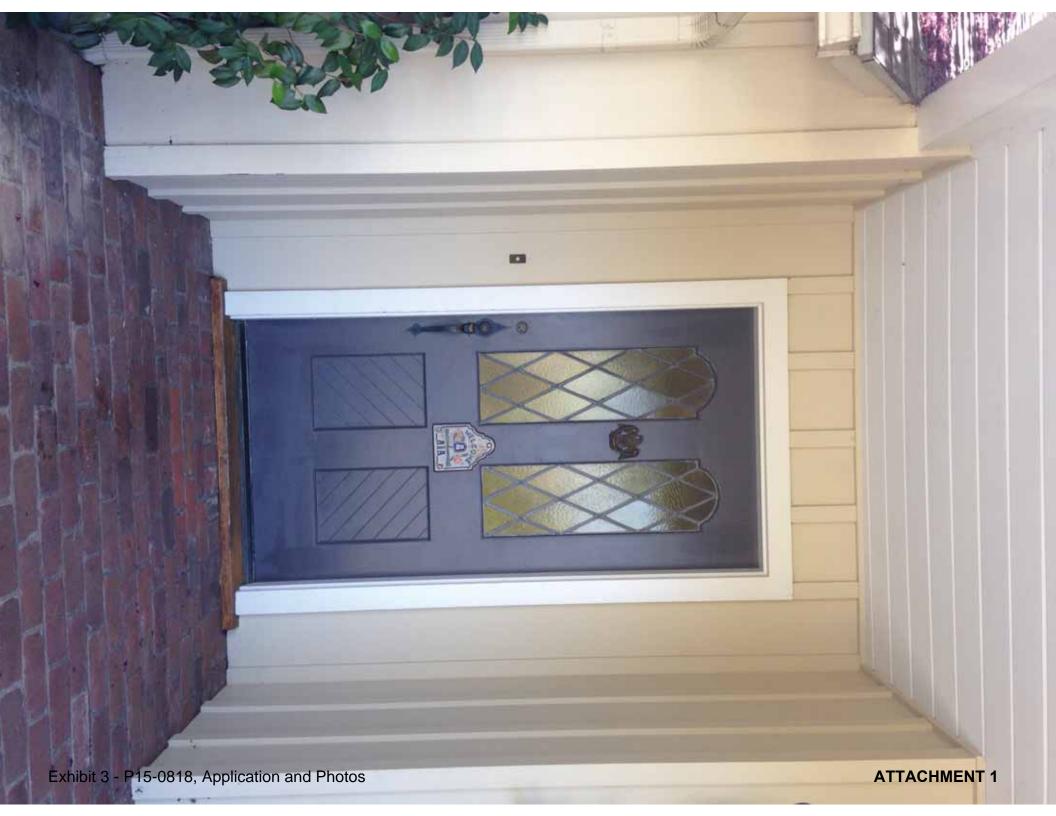
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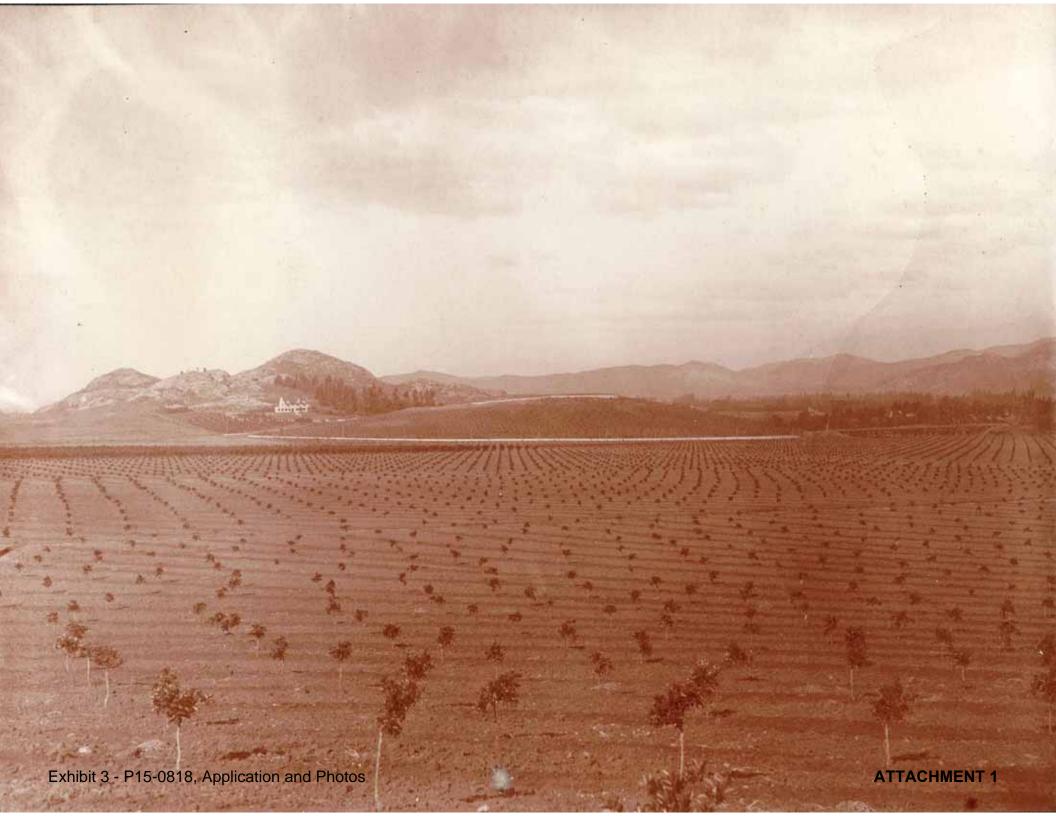












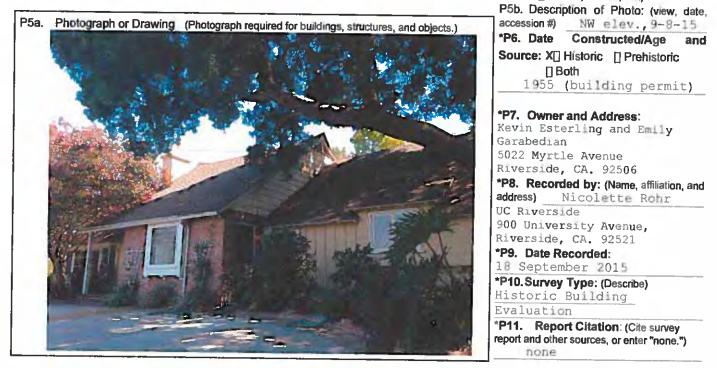
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Page <u>1</u> of P1. Other Identifi P2. Location *a. County	ier: n: [] Not for Pu	blication [] Unrestri	

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

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

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



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

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DEPARTMENT	TOF PARKS AND RECREATION G, STRUCTURE, AND		D
Page 2 of B1. Historic N 82. B2. Common 83. Original L	Mame: Willard and Elizat Name: Winder House Jse: single family resi	oeth Winder House dential B4. P r	esent Use: single family residential ish cottage, Tudor, and Swiss Chalet
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_	of Significance 1954-65	Property Type	Area Victoria Hill single family residential
victoria Hi expansion. B11. Additiona	II and Country Club Par SEE CONTINUATION SHEET al Resource Attributes: (List attribute	k neighborhoods, are	de history, and its location in the eas important to the city's early
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 OONTINUATION 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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Property Name: Willard and Elizabeth Winder House Page _____ of __14____

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

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

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

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

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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 Page _____ of __14___

> 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. 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.

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

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

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

Primary# HRI # Trinomial

CONTINUATION SHEET

Property Name: Willard and Elizabeth Winder House Page 1 of 14

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

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

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

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

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

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

Landmark & Structure of Merit Cultural Resources Nomination Application

-	City Landmark <i>Please check the appropriate</i>	designation	Structure of Merit
DENTIFIC	CATION		
1.	Common name: Willard and Elizabeth Winde	r House	
2.	Historic Name: Willard and Elizabeth Winder	House	
3.	Street address: 5022 Myrtle Avenue		
	City Riverside	State CA	Zip <u>92506</u>
4.	Assessor Parcel number: 223102017		
5.	Legal Owner: Kevin Esterling and Emily Gara	abedian	
	City Riverside	State CA	Zip <u>92506</u>
6.	Present Use: single family residential		
7.	Original Use:single family residential		

Date form prepared:	September 18, 2015
Preparer:	Nicolette Rohr
Sponsoring Organization (1f any):	Kevin Esterling and Emily Garabedian, property owners
Address:	5022 Myrtle Avenue
City, State and Zip	Riverside, CA. 92506
Phone	510-858-9500

DESCRIPTION

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

ADDITIONAL INFORMATION

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

Architectural Description

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

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

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

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

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

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

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

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

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

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

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

political, aesthetic, engineering, architectural, or natural history; (1) exemplifies or reflects special elements of the city's cultural, social, economic

craftsmanship, construction, or is a valuable example of the use of indigenous materials or (3) embodies distinctive characteristics of a style, type period, or method of

(4) represents the work of a notable builder, designer, or architect, or important creative individual:

park or community planning, or cultural landscape. eras of settlement and growth, particular transportation modes, or distinctive examples of (6) reflects significant geographical patterns, including those associated with different

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

The Winder Family and 5022 Myrtle Avenue

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

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

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

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

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

Victoria in the 1920s.

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

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

Victoria Hill and Country Club Park

Winders' daughter, remembers that "when the phenomenon of smog finally invaded the pristine beauty of Riverside," her family would gauge the smog by their view of the mountains from the dining room window.² arroyo."¹ From this vantage point, one can see the arroyo, Eastside neighborhood, Mt. development near the Victoria Club. A 1927 Riverside Daily Press article described the new Rubidoux, and much of the city and surrounding mountains. Judy (Winder) Saldamando, the neighborhood as "a slightly 20-acre knoll at the head of Victoria avenue on the south side of the Avenue and the Victoria Bridge between the Eastside neighborhood and Country Club Park Myrtle Avenue is located in the Victoria Hill neighborhood of Riverside, adjacent to Victoria

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

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

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

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

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

² Judy Saldamando. Email conversation. August 31, 2015

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

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

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

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

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

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

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

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

Entry on Walter C. See. pead.lib.washington.edu ⁵Loch, Steve. "Back in the Day: Home builder Marsh mean! quality in Riverside." *Press-Enterprise*. March 20 ⁴ American Architects Directory. "Walter C. Sec," 1905 Accessed aia.org, Pacific Coast Architecture Database

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

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

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

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ATTACHMEN	Г
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Persons Consulted:

Teri Delcamp, Historic Preservation Senior Planner, City of Riverside

Kevin Esterling and Emily Garabedian, homeowners

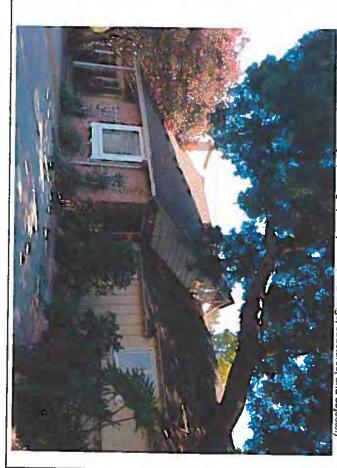
Catherine Gudis, Associate Professor and Director, Public History Program, University of California, Riverside

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

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State of California X The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary # HRI #	JT 1
PRIMARY RECORD	Trinomial NRHP Status Code 552	IME
Other Listings Review Code Reviewer		TACI
Page 1 of 14 *Resource Name or #: (Assigned by recorder) P1. Other Identifier:	Willard and Elizabeth Winder House	Ā
*P2. Location: [] Not for Publication [] Unrestricted *a. County Riverside *b. USGS 7.5' Quad Date] c. Address 5022 Myrtle Avenue	and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.) T;R; [] of [] of Sec; B.M. 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. Inc The 1954 single-family residence at 5022 ; neighborhood of Riverside, is a single cottage, modified Tudor, and Swiss Chalet concrete stem wall foundation and is of ba pasement. The property is a pie-shaped dyrtle Avenue. SEE CONTINUATION SHEET.	scription: (Describe resource and its major elements. Include design, materials, condition, atterations, size, setting, and boundaries) single-family residence at 5022 Myrtle Avenue, located in the Victoria Hill thood of Riverside, is a single story California Ranch home with English modified Tudor, and Swiss Chalet references. The house sits on a structural estem wall foundation and is of balloon frame construction with a below grade . The property is a pie-shaped lot with a curved, inclined driveway off wenue. SEE CONTINUATION SHEET.	
P3b. Resource Attributes: (List attributes and codes)_HP2 P4. Resources Present: X[]Building [] Structure [] Object [].	nbutes and codes)_HP2	
P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.		
	*P7. Owner and Address: Kevin Esterling and Emily Garabedian 5022 Myrtle Avenue Riverside, CA. 92506	



*Attachments: UNONE DArchaeological Record DArtifact Record DPhoto Photograph Record District Record District Record []Linear Feature Record [] Other (List): XUBuilding, Structure, and Object Record Milling Station Record Rock Art Record

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

none

*P10.Survey Type: (Describe) Historic Building

Evaluation

***P9. Date Recorded:** 18 September 2015

900 University Avenue, Riverside, CA. 92521

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State of California X The Resources Agency Primary # DEPARTMENT OF PARKS AND RECREATION HRI# BUILDING, STRUCTURE, AND OBJECT RECORD	IENT 1	
Page 2 of 14 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: *B5. Architectural Style: California Ranch style with English control	Cottage Tudor and Suice Chalat	
,alterations, and date of ed 6/23/54, ir ermit 10-1499;	3/3/55; Permit 09-301 nsion 05/18/2010	
*B7. Moved? X[No]Yes]Unknown Date: (*B8. Related Features: stonewall lining driveway	Original Location:	
lter C. See	b. Builder Harry Marsh	
Applicable Criteria RMC Section 20. context as defined by theme, period, and geograph	Hill idential of historical c	
NS E	and Elizabeth Winder (subsequently referred nce is significant for its mid-century craftsmanship of renowned Riverside builder Riverside history, and its location in the pods, areas important to the city's early	
B11. Additional Resource Attributes: (List attributes and codes) "B12. References: American Architects Directory. "Walter C. See," 1965. Ac "Beth Curnow, Riverside Man Are Betrothed." Sacramento Bee. Genealogybank.com.	b. Accessed ala.org. Bee. March 9, 1940. Accessed	
City of Riverside, "Citywide Modernism Intensive Survey, Group. SEE CONTINUATION SHEET B13. Remarks:	y," 2013. Historic Resources	
*B14. Evaluator: Nicolette Rohr *Date of Evaluation: 18 September 2015	Sketch Map with north arrow required.)	
	DPR Form	
(This space reserved for official comments.)	chibit 4 - P15-0818,	
		-/

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CONTINUED FROM DER 523A, P3A (DESCRIPTION)

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

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

has chimney, clad north bay also features window assembly, composed of a central fixed twelve window, flanked by two three-pane casement windows. the offset by horizontal clapboard cladding and punctuated by the roofline room, is northerly board and batten, extending over casement asymmetrical The south bay, containing the interior bedrooms and baths, added wooden shutters on either side of the picture window. casement window. clad with vertical windows frame front modified oriel bay with brackets and in stucco with two ceramic chimney pots. the south edge facing bay, pierced by a similar The and sill with diamond pane lights. an English edge of the oriel bay with a shed dormer cladding left of the oriel bay is vertic containing interior board and batten, cottage style pair of casement interior kitchen and features a large oriel bay is vertical kitchen and dining ornamental faux one pair fixed pane picture The current windows. 0f The bay features wood The owner over The ן. מיך an

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

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

gable roof The the composition shingles. side flared ends. many ranch style homes English Cottage style, home's gables. standing out The steeply pitched original shake roof has been replaced with asphalt The garage roofline also flares at the front The roof from the other two, and simulating an English thatched reaches three departing from the low, horizontal roof with steep peaks each with 1 flared end side flared ends above with the gables central roof with facing references lines the bay 0f

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

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

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Property Name: Willard and Elizabeth Winder House

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

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

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

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

This Code of Riverside's ខ្លួ property ω structure appears eligible criteria that: set j'n for landmark designation under Title 20 0 H the Riverside Municipal the City

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<pre>(1) exemplifies or reflects specia cultural, social, economic, politi architectural, or natural history;</pre>	special elements of the city's political, aesthetic, engineering, istory;
(3) embodies distinctive characteristics period, or method of construction, or in the use of indigenous materials or craft	racteristics of a style, type, uction, or is a valuable example of als or craftsmanship;
(4) represents the work of a architect, or important crea	of a notable builder, designer, or creative individual;
(6) reflects significant geo associated with different of particular transportation mo park or community planning,	reflects significant geographical patterns, including those clated with different eras of settlement and growth, icular transportation modes, or distinctive examples of or community planning, or cultural landscape.
The exterior of the home and garage, to backyard, and stone walls lining the disignificance of the property. Because sixty years since construction and the owners has afforded the house, all of intact and support the integrity of the	e and garage, terraced landscaping of the ls lining the driveway all contribute to the perty. Because of its limited turnover in the ruction and the care that each of the three house, all of these elements remain largely integrity of the home.
The Winder Family and 5022 Myrtle	Avenue
Willard and Elizabeth Winder purchased 1954 and hired architect Walter C. See design and build a custom home for the house upon its completion in 1955. The the home are significant, as are the W Riverside.	purchased the property at 5022 Myrtle in ter C. See and builder Harry Marsh to ne for their family. They moved into the 1955. The design and customization of are the Winders to the history of
Willard Winder was a Riverside attorney and son of a prom: Riverside family. His father, A. Heber Winder, was also a and high profile citizen. His grandparents, Perry A. and M (Miller) Winder, came to Riverside from Ohio in the early century and became involved with the city's burgeoning cit industry.	attorney and son of a prominent A. Heber Winder, was also an attorney grandparents, Perry A. and Margaret A. side from Ohio in the early twentieth th the city's burgeoning citrus
A. Heber Winder was the only child of Perry and Marga earned his law degree from Cornell University and was Ohio State Bar in 1908, then the California State Bar Riverside, he worked with the firm Purington & Adair, Adair & Winder upon the death of Mr. Purington, in the landmark Harada case, which tested the legality of the Jukichi Harada was represented by Purington & Adair and & Winder. Judge Hugh Craig, hearing the Adair & Wind	child of Perry and Margaret Winder. He rnell University and was admitted to the the California State Bar in 1910. In firm Purington & Adair, which became of Mr. Purington, in the midst of the sted the legality of the Alien Land Law. I by Purington & Adair and then by Adair learing the Adair & Winder arguments

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

New CT O Eastside community, adjacent Settlement Association has a directors American Legion, and Republican Party. Riverside community, Winder was involved with the Settlement Association, which sought to Chest, the Masons, Sons of Riverside, where he focused Reserve duty as an electronic engineer and Radio Materiel Officer station completed law school in 1941 and and began athlete, Helen Winder. Willard Winder was born in Riverside on April 8, In 1943 he was Riverside for the this day. York and Miami Officer. Riverside Daily Press. and wrote occasional columns on events at and as and law school at Hastings School of Law in San Francisco. went on to commissioned into the U.S. Navy and served in active Growing up in Riverside, President of After the war, he from 1943 to Stanford University. the American Revolution, Soroptimist Club, primarily on corporate law. rich history in Riverside which continued to Victoria Hill. the 1946, at which time he became He graduated from high school Board resumed his law practice in Winder was provide for the He also He assistance in the The Community served on Riverside Community 1915Red Cross, graduated in 1938 Poly High School a boy to A. Heber In the scout, the board Community Q μ̈́ μ'n He and 0 Hh

and Riverside City Directories, City, California in Elizabeth Winder, grew up steeped in Cornish cultural traditions, a referred 1905. She t 0 was born Mary Elizabeth Curnow in Nevada as hailed from a Elizabeth, Beth, Cornish immigrant family and Mary background מז that

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when home on Victoria Hill. architecture. expressed longstanding interests in interior design, now Rosewood Place, between Palm Avenue and Tower active member and officer in the Junior League in major. may have influenced the 0 served in the Navy. lived briefly while the war, their Stanford. Beth attended father was Myrtle Avenue, the Winder she began working closely with an architect daughter, Judith, when herefly in Nevada City, San Diego, Willard attended Hastings then returned to Riverside, While there, where their President of The the University of California, Berkeley as an English two married in 1940 and lived first in San Francisco These interests second child, she met Willard Winder, The Winders returned to Riverside was born in 1942. the Nevada City branch of Bank of America. English Cottage elements family lived at and talents came son Bill, League in Riverside. and During World War 4545 Westmoreland Court, was who was Brooklyn while Willard t 0 for her family's new born. of her home. Road. fruition in antiques, studying at at the end of Before Beth where ΗI, Beth was an and moving 1954, Her Beth

Victoria Hill and Country Club Park

Smog the can invaded Winders' avenue on the south side of the neighborhood as Victoria Club. Myrtle Avenue is located in the Victoria Hill neighborhood of the Eastside neighborhood and Country Club Park development near the Riverside, city see by their view of the mountains the pristine beauty of Riverside," her family would gauge the and surrounding mountains. Judy (Winder) Saldamando, the daughter, remembers that "when the phenomenon of smog finally adjacent to Victoria Avenue and the Victoria Bridge between arroyo, "a slightly 20-acre knoll at the head of Victoria outh side of the arroyo."¹ From this vantage point A 1927 Riverside Daily Press article described the Eastside neighborhood, from the dining room window. Mt. Rubidoux, and much of point, the new one

This streetcar line. arranged nineteenth century. were Landmark pursued outside out of the original Mile Square area of for water, 29, located Riverside was His streets, landscaping, а t residence is City of Riverside Priestly Hall subdivided 2812 Ivy Street. part of "Hall's and even a mule-drawn Addition" Hall's Cultural as developments Addition and area in Heritage the late

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

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

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Property Name: Willard and Elizabeth Winder House Page ________ of ___14

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

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

by its proximity to Victoria Club and the citrus automobile culture been one of Riverside's higher end residential developments, architectural of Riverside's most beautiful influences as well homes clearly Tudor, and the mid-century modern home on the other side. reflect a individual buyers Because the neighborhood developed gradually and lots were sold to range of architectural styles neighborhood is significant for its place in the city and subdivisions: landmark, Country Club Park was anchored by the Priestly Hall house, Winder House and its neighbors on Ivy and Hallwood reflect more Spanish and Mediterranean industry and winter range and grew to significances. Rockledge, of styles, for personal development, as Victorian. and the feature many unique Country Club Park, and Victoria Hill. tourism. prosperity brought to Riverside by clearly From neighborhoods with both and achievements represented Together, its inception, the neighborhood has on either side: the Best House reflected enabled homes these homes the homes 1n by the rise the across transition between on historical three comprise Victoria of for within already enhanced the the This and one ц. t. Hi 11 D The

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

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

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

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

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

the design. involved in many of the details of the home, including the woodwork, 0 Hi over Beth Winder's what copper accents in the kitchen, the blueprints with the architect, Walter makes Judy (Winder) Saldamando recalls seeing her mother poring the role in the design and construction of the home residence an expression of her interests. the wallpaper, Ω and the overall 2002 -She was are part

the for Architects of San Diego, which while working on the Winder House. American Institute firms in Francisco from 1935-1940. also worked as educated at Iowa State College and the University of Illinois. Walter Chester that chapter. U.S. the Martin Williamson firm located on Jurupa ល ស an Navy. San Diego engaged in large an architect in San Diego during the 1930s until engineer 20 0 0 0 See was Listed among his primary works include commercial of Architects appears for a member of the His firm was part of the Associated to have been based in Public Works Administration in was and served as an association of the projects See was born in Iowa in 1903 San Diego Chapter for San Diego County director San Diego but worked Avenue in architectural and president 0fi San 1960, Riverside the He and and and

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Property Name: willard and Elizabeth Winder House Page 12 of 14	Ø
e Winder family left 5022 Myrt d Mrs. Winder in 1965. Willau th (later Beth Bruce) died in e home was then bought by the til 2009, when it was purchase terling and Emily Garabedian. terest in the history of the P	e following the divorce died in 1997 in Rivers , California on March 4 amily, who lived in the current owners, Kevin rent owners have taken in maintaining the inte
roperty designed by the wi arkable for its location, nship.	in maintaining the integrit who helped design and buil architecture, and
Based on the analysis above, the pro designation as a City Landmark under	property meets criteria for der RMC Section 20.50.U (3); (4).
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McAlester, Virginia and Lee. A Fie. York: Alfred A. Knopf, 1984;	ld Guide to American Houses. New 2009 ed.

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Exhibit 4 - P15-0818, DPR Form

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CONTINUATION SHEET	Innomia
Property Name: willard and Elizabeth Winder House Page 12 of 14	Ø
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Persons Consulted:	
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Kevin Esterling and Emily Garabedian,	n, homeowners
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