



Exhibit 1 - P16-0243, Aerial

0 25 50 100 150 200 Feet



Exhibit 2 - P16-0243, Zoning



STRONG STREET

STRONG STREET

MULBERRY STREET

PROJECT INFORMATION

3261 STRONG STREET RESIDENCE
YR BUILT: 1913
ORIGINAL ARCHITECT: STANLEY G. WILSON
CITY LANDMARK #91, 1991
STYLE: MISSION REVIVAL

OWNERS: DAIN AND ROCELA MILLER
ARCHITECT: HUDSON PRUITT
APN: 206142017

BUILDING SIZES

MAIN RESIDENCE	3,500 sq.ft.
BUILDING 1	1,200 sq.ft.
BUILDING 2	1,500 sq.ft.
BUILDING 3	700 sq.ft.

SHEET LEGEND

A1.0	EXISTING SITE PLAN
A1.1	AERIAL IMAGE AND PHOTOS OF EXISTING RESIDENCE
A2.1	PROPOSED SITE PLAN
A3.1	PROPOSED FLOOR PLAN
A3.2	PROPOSED EAST (FRONT) ELEVATION
A3.2	EXISTING & PROPOSED SOUTH (STRONG STREET) ELEVATIONS
A3.2	EXISTING & PROPOSED WEST ELEVATIONS
A4.1	COLLECTOR GARAGE PROPOSED PLAN AND ELEVATIONS

TREE LEGEND



EXISTING SITE PLAN

MILLER RESIDENCE SCALE 1/4" = 1'-0"

A

Existing Site Plan

Dain and Rocela Miller
3261 Strong Street
Riverside, CA 92501

Date 4/6/16

Scale

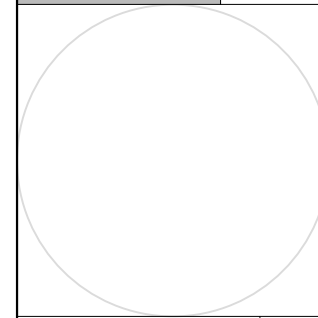
Drawn hp

Set CHB

Sheet

A1.0

REVISIONS BY



HUDSON PRUITT ARCHITECTURE
4422 Roselle Ave. Claremont, CA 91711 P 909.381.1700

VIEW OF CUL-DE-SAC



VIEW FROM CUL-DE-SAC



VIEW TO COLLECTOR GARAGE



STRONG STREET ELEVATION



NORTH ELEVATION



WEST ELEVATION



FRONT ELEVATION



FRONT ELEVATION

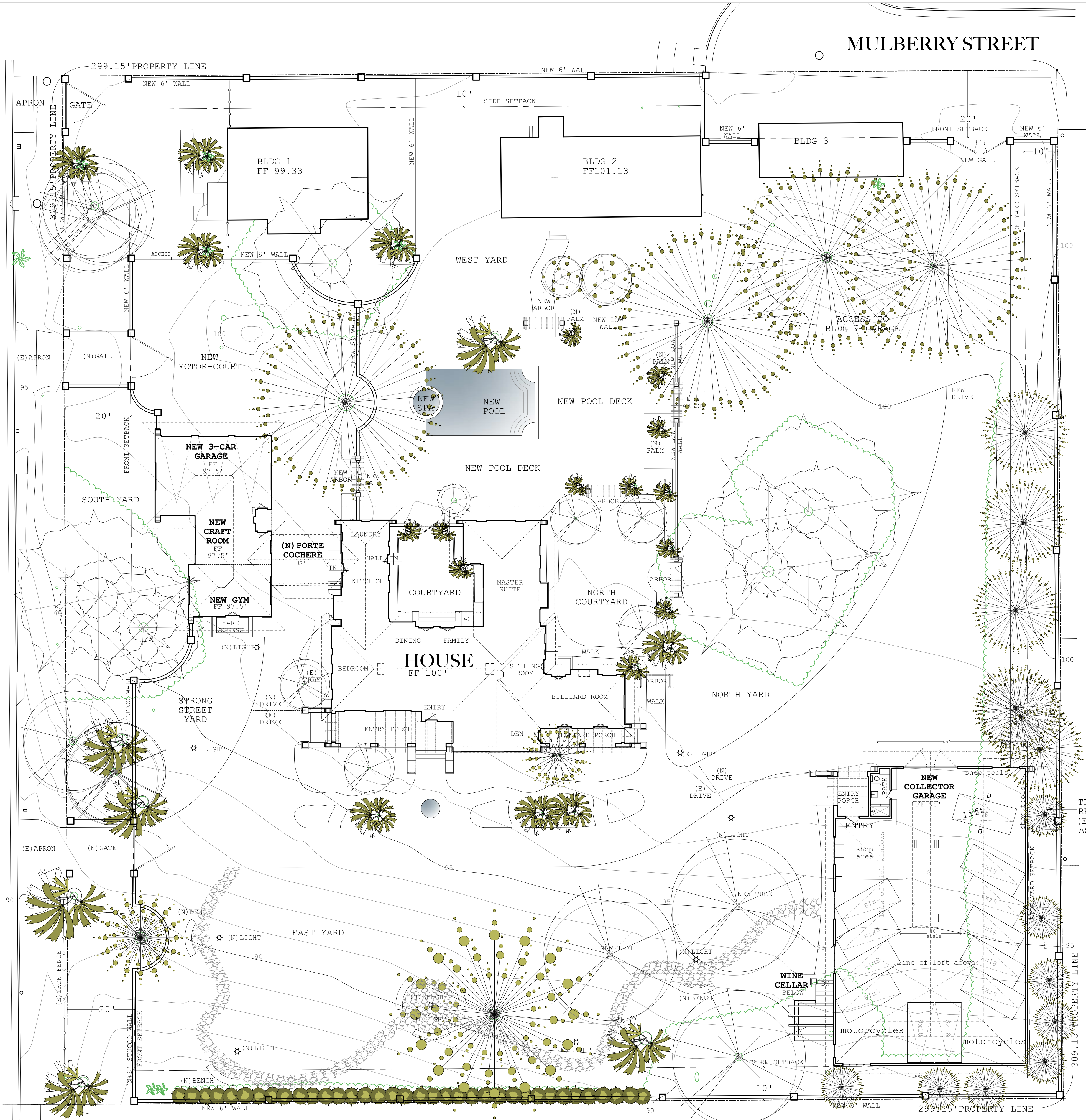


STRONG STREET LOOKING AT FRONT OF HOUSE



STRONG STREET

STRONG STREET



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CITY LANDMARK #91, 1991
STYLE: MISSION REVIVAL

OWNERS: DAIN AND ROCELA MILLER
ARCHITECT: HUDSON PRUITT
APN: 206142017

EXISTING MAIN RESIDENCE	3,500 sq.ft.
BUILDING 1	1,200 sq.ft.
BUILDING 2	1,500 sq.ft.
BUILDING 3	700 sq.ft.

PROPOSED ADDITION	
GARAGE	840 sq.ft.
CRAFT/WORKOUT	730 sq.ft.
FORTE COCHERE	460 sq.ft.
TOTAL	5,530 SQ.FT.

NEW DETACHED COLLECTOR GARAGE	
MAIN LEVEL	5,000 sq.ft.
STORAGE LOFT	600 sq.ft.
WINE CELLAR	300 sq.ft.

SCOPE OF WORK

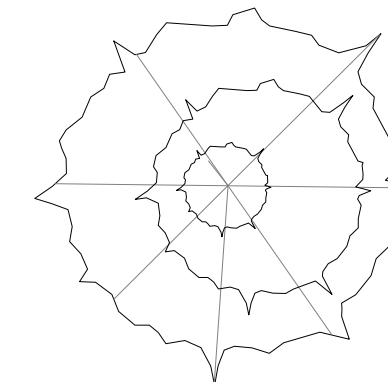
THE SCOPE OF THE PROPOSED WORK TO THE SITE AT 3261 STRONG STREET IS AS FOLLOWS: AN ADDITION OF A NEW 3-CAR GARAGE, CRAFT ROOM/LAUNDRY ROOM, AND GYM CONNECTED TO THE MAIN HOUSE VIA A NEW PORTE COCHERE. THE PROPOSED ADDITION IS LOCATED NEAR THE REAR, OF THE SECONDARY SIDE OF THE HOME, AND WILL NOT EFFECT ANY EXTERIOR OPENINGS, ORIGINAL MATERIALS, OR INTERIOR SPACES. THE ADDITION IS DESIGNED TO PRESERVE THE CHARACTER OF THE HISTORIC HOME, WHILE ADDING SOME FUNCTIONS APPROPRIATE TO MODERN LIVING.

WORK ON THE SITE WILL ALSO INCLUDE THE ADDITION OF A COLLECTOR GARAGE AND WINE CELLAR. THIS STRUCTURE WILL BE LOCATED IN THE FURTHEST, LOWEST CORNER OF THE LOT, SO AS TO BE EASILY DIFFERENTIATED FROM THE HISTORIC STRUCTURE. THE BUILDING IS DESIGNED TO BE COMPATIBLE WITH THE MASSING, SIZE, SCALE AND ARCHITECTURAL STYLE OF THE HISTORIC STRUCTURE.

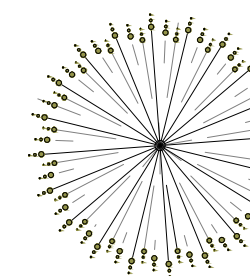
ADDITIONAL WORK ON THE SITE WILL INCLUDE ENHANCEMENTS TO THE EXISTING WALKING PATHS, A POOL, PAVED DRIVES TO ALLOW FOR ACCESS ON THE SITE, A NEW MOTOR-COURT, NEW PERIMETER STUCCO WALL, AND NEW GATES TO ENHANCED STREET APPEAL, CONTROL SITE ACCESS, AND SECURITY.

TREE LEGEND

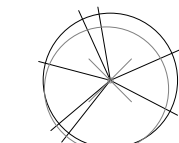
ALL TREES ARE EXISTING UNLESS NOTED AS NEW



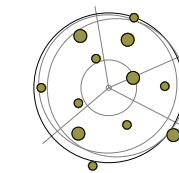
OAK TREE



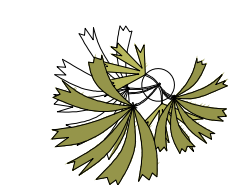
PEPPER TREE



SMALL TREE



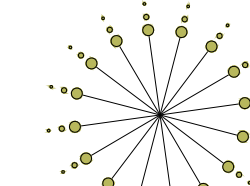
FRUIT TREE



TALL PALM



QUEEN PALM



EVERGREEN (PINE)



CYPRUS

THIN OUT OR
REMOVE
(E) PEPPER TREES
AS NECESSARY

PROPOSED SITE PLAN

MILLER RESIDENCE

SCALE $\frac{1}{16}" = 1'-0"$

A

Proposed Site Plan

Dain and Rocela Miller
3261 Strong Street
Riverside, CA 92501

Date 4/6/16

Scale

Drawn hp

Set CHB

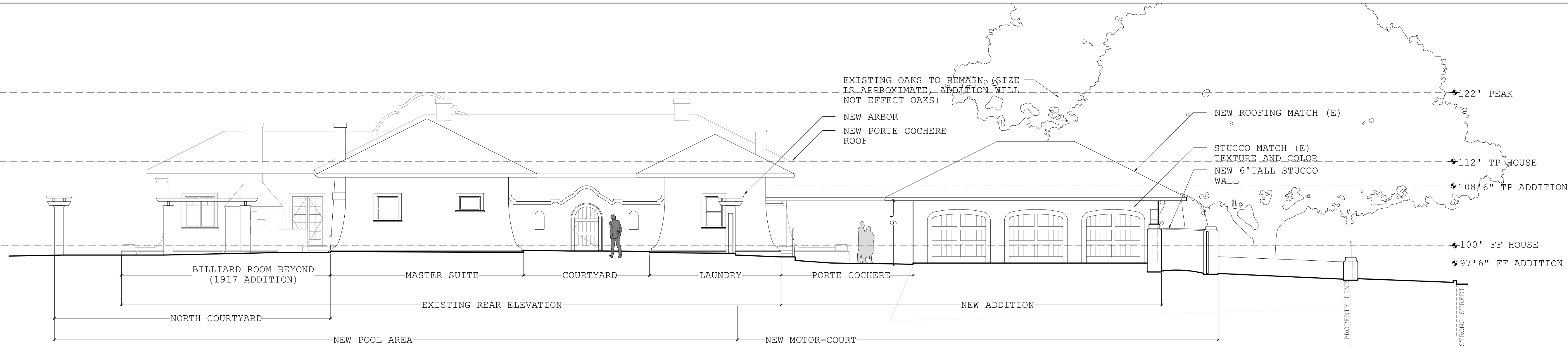
Sheet

A2.1

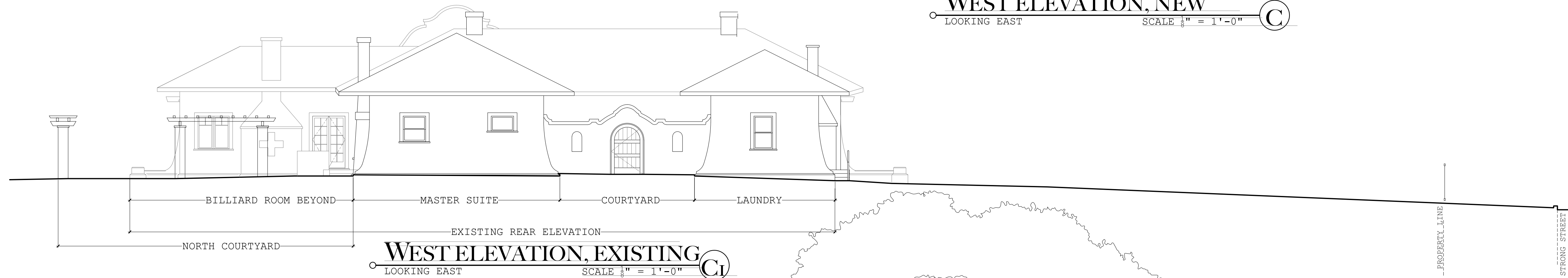
REVISIONS BY



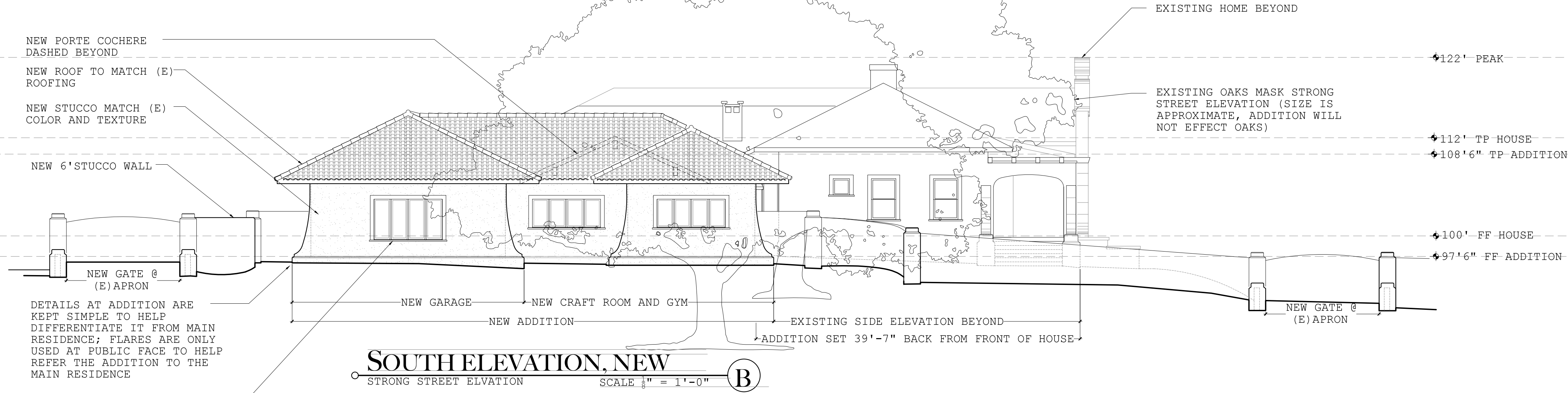
HUDSON PRUITT ARCHITECTURE
4422 Roselle Ave Claremont, CA 91711 P 909.381.1700



WEST ELEVATION, NEW
LOOKING EAST SCALE $\frac{1}{8}" = 1'-0"$ C



WEST ELEVATION, EXISTING
LOOKING EAST SCALE $\frac{1}{8}" = 1'-0"$ C1

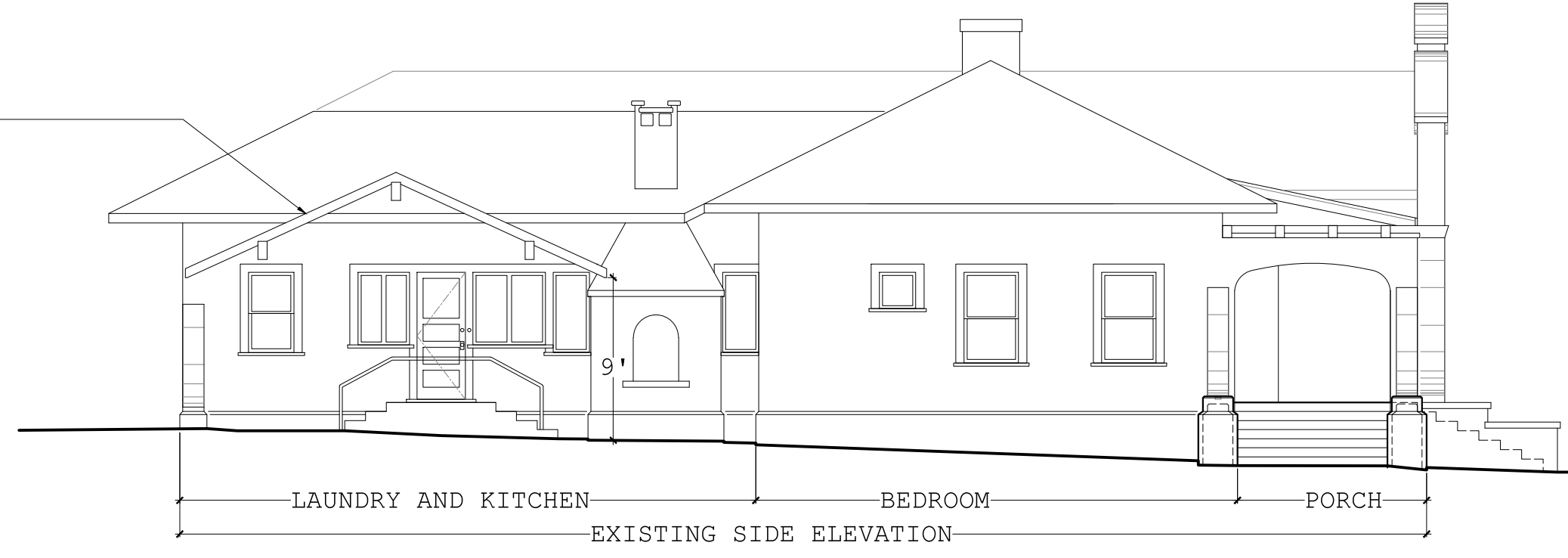


SOUTH ELEVATION, NEW
STRONG STREET ELVATION SCALE $\frac{1}{8}" = 1'-0"$ B

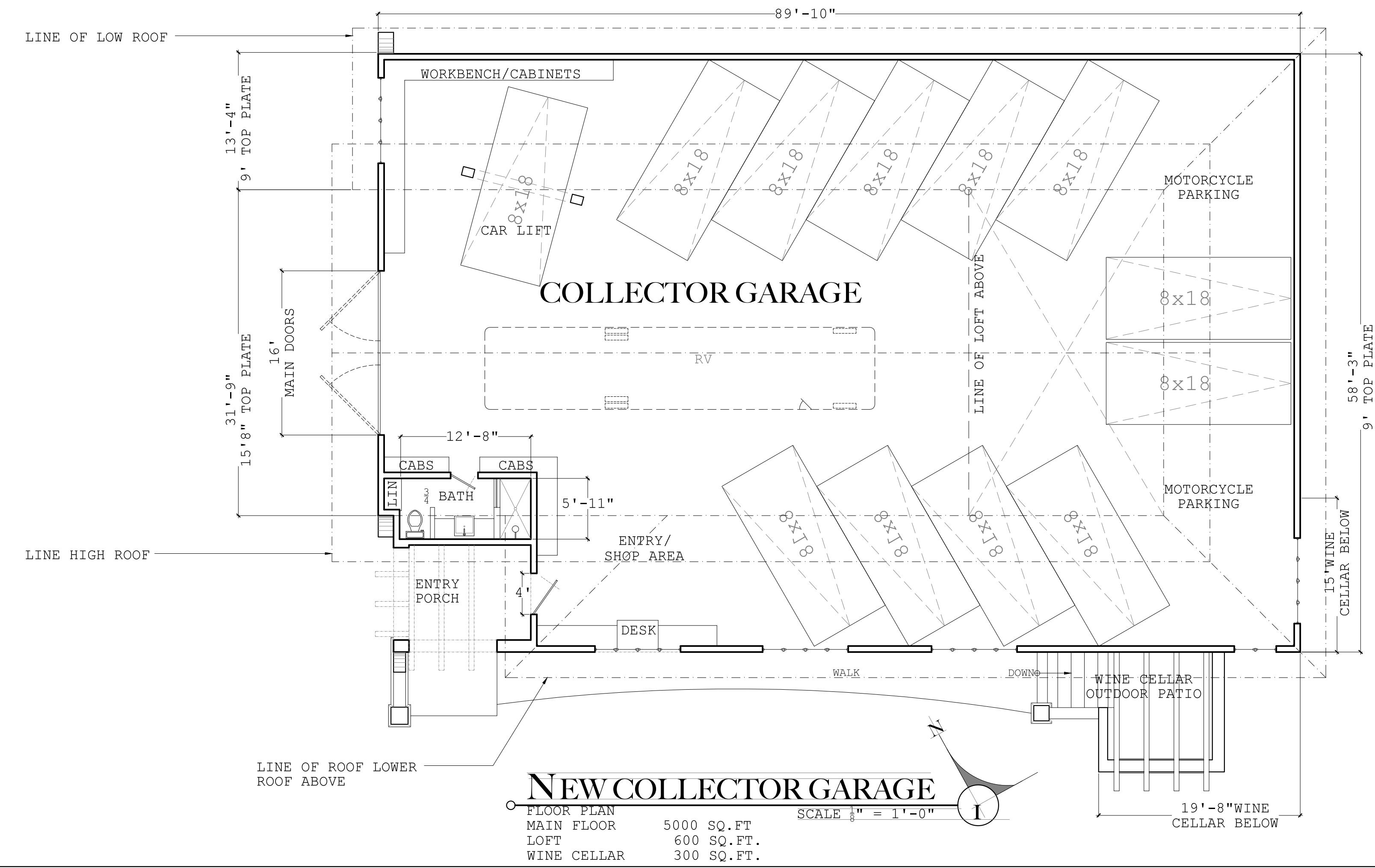
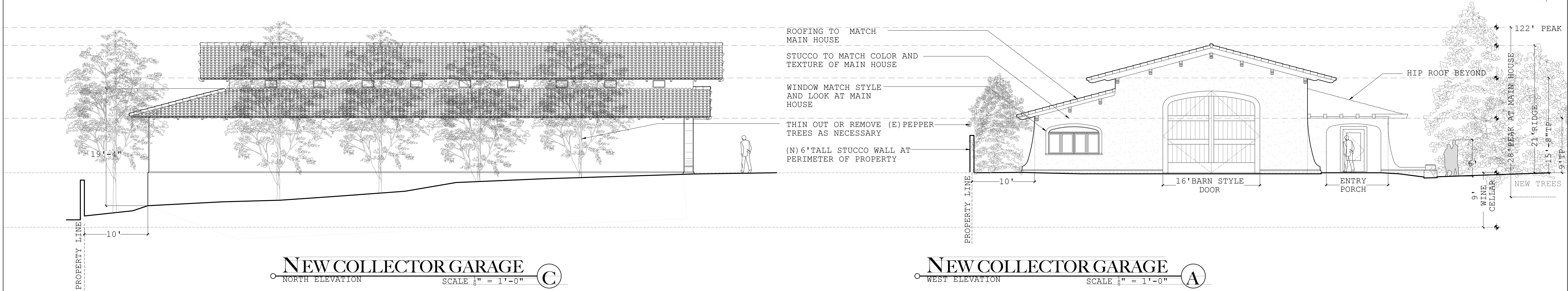
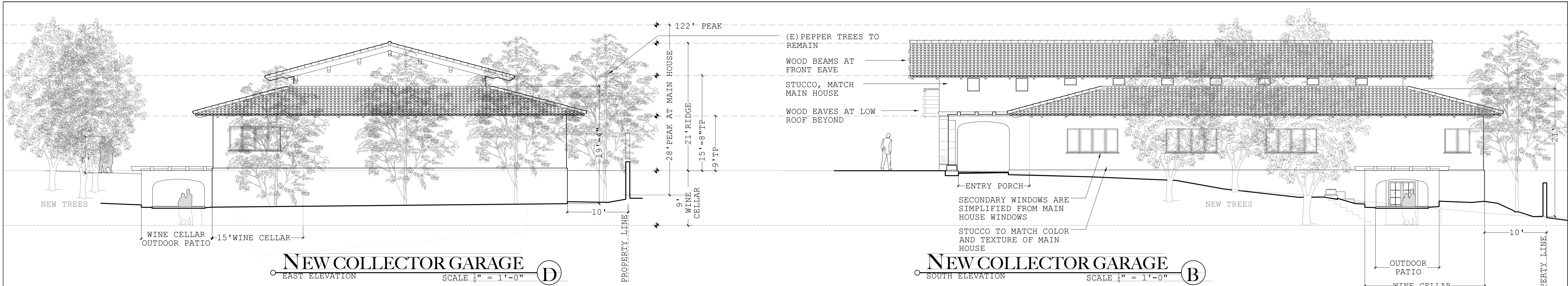
DETAILS AT ADDITION ARE KEPT SIMPLE TO HELP DIFFERENTIATE IT FROM MAIN RESIDENCE; FLARES ARE ONLY USED AT PUBLIC FACE TO HELP REFER THE ADDITION TO THE MAIN RESIDENCE

THE DETAILS OF THE WINDOWS AT ADDITION ARE SIMILAR, BUT SIMPLER IN STYLE THAN MAIN RESIDENCE

NOTE: THE ONLY MODIFICATION TO THE EXISTING RESIDENCE, IS THE PORTE COCHERE INTERSECTION WITH THE EXISTING HOUSE



SOUTH ELEVATION, EXISTING
STRONG STREET ELVATION SCALE $\frac{1}{8}" = 1'-0"$ B1





Existing Residence

View Along Strong Street



View Looking Northwest



View Looking Northeast Toward Existing Residence

Location of Proposed Addition



View Looking Northwest



View from Strong Street, Looking Northeast



South Elevation, View Looking East



South Elevation, View Looking Northeast



Proposed Location of Collectors Garage, View Looking Southeast
Exhibit 4 – Photos

CULTURAL HERITAGE BOARD ITEM

Historic Resources Department

Meeting Date: 8/21/91

Subject: NOMINATION OF RIDGECOURT, 3261 STRONG STREET AS A
LANDMARK OF THE CITY OF RIVERSIDE

Owner: Mr. and Mrs. Richard Bowers

Sponsor: Cultural Heritage Board

Inclusion on Other Inventories: Structure of Merit of the City
of Riverside

ARCHITECTURAL DESCRIPTION: This single-story Mission Revival house rests on a U-shaped groundplan, the three house wings and a garden wall enclosing a central patio. The roof is a series of intersecting hips and gables and was originally covered with cedar shake. A re-roofing job, currently underway, employs a stylistically complementary pressed fiber Mission tile look-alike. Four chimneys break the roofline, three exterior and one interior.

Original round-ended eaves extend some four feet beyond the house wall and support a tongue-and-groove underlay for the roofing material. Rain gutters are fitted into a cut on the upper side of the original eaves. Responding to deterioration, the property owner has sawn off rounded eave ends at the southern, eastern, and partially, northern elevations and begun fashioning boxed eaves. CHB staff has encouraged a return to the original appearance and the property owner is considering that recommendation.

House walls are of hollow clay tile and covered with a heavily textured stucco.

The eastern, facade, elevation is composed of three bays. The southernmost of these bays is dominated by a three-arch porch arcade. The southern and middle arch spring from a solid balustrade with a concrete cap with beveled corners. The third arch is accessed by six concrete steps and frames the front door of the house. This porch is also accessed through an arch at the house's southern elevation, again approached by six concrete steps. Each set of steps is flanked by solid balustrades which complement the arcade balustrade.

Except for a shed roof, extending from the house wall to the arcade, over the front door, this porch is open to the sky. Thirteen 8" x 6" rough-cut vegas, each set some 30" apart, connect the house with the arcade. These beams extend some two feet past the arcade and feature an angled end. Due to deterioration of the original vegas, the property owner is currently undertaking in-kind replacement.

The corredor is approximately 10' deep with a concrete floor scored in 30" x 30" squares.

The house wall at this bay is punctuated by two sets of banded windows south of the front door. The southern band is composed of three hinged wooden-frame windows, the northern is composed of four such windows. Fixed vertically mullioned top lights run atop the hinged sashes.

The front door is set some 5' from the northern end of the southernmost bay. The oak door with its central beveled light is original, as is, apparently, the associated hardware and screen door.

The central bay of the facade elevation features a one-and-a-half story espadaña parapet wall with a formed sheet-metal cap. Centered beneath the apex of this parapet is an arched attic vent with wooden louvers and a wooden surround approximately 4" wide. At the groundfloor are two sets of symmetrically placed banded windows, with four hinged sashes in each band. These banded windows originally, and through 1985, featured flower boxes, now removed.

Approximately 7' from the ground, the ends of this bay, which projects some 18" from the plane of the bays on either side, begins to flare to some 30" either side by the time they reach the ground.

The northern facade bay is a smaller interpretation of that at the southern end. The corredor is only 5' deep, the arcade features only two arches, and nine vegas connect the house and the arcade. Access to this porch is through an arch at the northern elevation, itself approached by four concrete steps.

Centered behind each arch is a pair of mullioned glass (two-over-two-over-two-over-two-over-two) doors which access the house's billiard room. A similar, single, door accesses the espadaña bay.

The northern elevation is comprised of three bays. The first of these, already described, is the arched access to the corredor. It and the central bay, which is the billiard room, extend some 24' beyond the bay to the west. The northern face of this central bay features a banded pair of hinged wood-frame windows. The western face, beginning at the north, features an identical pair of windows, a centrally positioned stuccoed exterior chimney with an inset cross just below eye level, and then a pair of mullioned doors as at the facade.

The third bay, beginning at its easternmost end, features a pair of mullioned doors like those which access the billiard room, a single hinged window, a double-hung window with pebble glass, and then an 18" return to a new wall plane. Continuing along this new plane, one sees a banded pair of hinged windows, a centrally positioned stuccoed exterior chimney with an arched niche just below eye level, another pair of banded hinged windows, and another double-hung window.

The house's U-shaped groundplan becomes evident at the western, rear, elevation, where northern and southern bays flank a central patio. Each of these flanking bays terminates, at the western elevation, in a house wall which, beginning at about 7' above groundlevel, begins to flare to some 30" either side by the time they reach the ground. The northern is the wider of the two flanking bays and features two double-hung windows. The southern bay features one central double-hung window.

The central patio is enclosed by an espadaña garden wall, set some 11" from the face of the flanking bays. A centrally located arched wooden door with original hardware opens onto the patio. South of the door is an arched niche. Within the patio, all three house walls feature a combined thirteen windows and two pairs of French doors, including fenestration which lights a built-in hutch in the dining room. The concrete patio pad features 12" x 12" squares in the shape of a grand piano.

The southern elevation is composed of three bays. The westernmost of these features, beginning at its western edge, is a double-hung window followed by a banded kitchen door ensemble, followed by an exterior chimney with an arched niche at its base and a single-sash hinged window on either side. The chimney extends some 18" to 24" from the plane of the house wall. The kitchen door is approached by a three-step concrete stoop.

The central bay projects to the plane of the exterior chimney and features one altered window (a narrow aluminum-frame slider), a single-sash hinged window, and two unbanded double-hung windows.

The easternmost bay is the previously described access to the facade corredor.

Behind the house is the original rectangular groundplan garage/gardner's apartment. With heavily textured stucco walls, a hipped roof with 30" overhang and rain-gutter, and complementary fenestration, this structure is a definite architectural companion to the main house. The bottoms of exterior walls of both buildings terminate, at groundlevel, in a beveled smooth plaster base. On the main house, this base ranges in height from 1" at the rear to 3' at the facade, depending upon the fall of the land.

Principal access to this ancillary building is at the eastern elevation. At the northern end is the garage with its sliding barn doors featuring mullioned light uppers and original hardware. The interior walls and ceiling of the garage is covered with tongue-and-groove boarding. The gardner's cottage is at the southern end of this building. It features original doors and door hardware.

There is also a second, less distinctive 1917, servant's cottage on the grounds.

Especially notable features on the interior of the main house include the massive cobblestone living room fireplace with its flanking built-in bookcase, wainscoting in the dining room, beamed ceilings in the dining room and living room, mullioned glass pocket doors separating the living room and dining room, tile fireplace in the dining room, cobblestone fireplace in the billiard room, oak wall paneling in the billiard room, and three built-in hutches in the dining room.

The two-and-a-half acres of grounds are complementary to the period and style of the house, featuring gravel walks and drives, fruit trees, palms, pepper trees, cypress, oaks, roses, and cannas.

HISTORY: This house was built in 1913 for Clinton Hickok and his wife, Grace, who came to Riverside from Toledo, Ohio. Mr. Hickok had been a piano dealer in Ohio, explaining the grand piano silhouette in the patio floor. Designed by architect G. Stanley Wilson, the house was built for \$10,000 by the Cresmer Manufacturing Company. Its hollow clay tile construction was to be repeated by Wilson on the Mission Inn's 1927 Spanish Wing.

Mr. Wilson, a prominent Riverside architect, began his practice at the turn of the century. His local work includes the northwest corner facade, Rotunda, Spanish Art Gallery, and dining patio of the Mission Inn (a National Historic Landmark), the Orange Street addition of the Riverside County Courthouse (California Historic Resources Inventory), and the 1918 remodelling of the Loring Building and Opera House (California Historic Resources Inventory). Elsewhere in Southern California, Mr. Wilson was responsible for the Presbyterian Church in Anaheim, Fullerton City Hall, the Redlands Post Office, as well as two elementary schools and the high school in Redlands. Mr. Wilson was a member of the American Institute of Architects and president of the California State Board of Architectural Examiners.

Originally part of fifteen acres, Ridgescourt was sold, in 1917, with ten acres, for \$27,000 to William L. and Laura Boyd. The Riverside Daily Press identified the Boyds as "a young couple of wealth and culture" who had come to Riverside from Boston. They commissioned architect Welmar P. Lamar to add \$10,000 in improvements to the house, including construction of the billiard room and the second servants' cottage.

William Boyd was twenty-two years old when he and his wife purchased Ridgescourt. Their tenancy was short (their names do not appear in any city directories) but notable because of Mr. Boyd's later career as cowboy hero Hopalong Cassidy in motion pictures and on radio and television.

William Boyd was born in Cambridge, Ohio on June 5, 1895 and came to Hollywood in 1919, apparently having left Riverside and Ridgescourt for good. His hair had turned white in his teens and his striking appearance soon won him parts in silent motion

pictures by producer-director Cecil B. De Mille. Among his starring features was "King of Kings" in 1927.

In 1935, Paramount Studios initiated a new series of Western films based on Clarence E. Mulford's "Hopalong Cassidy" books and with William Boyd in the starring role. These films developed into one of Hollywood's most popular Western series. There were sixty-six Hopalong Cassidy theatrical features produced between 1935 and 1948. The first forty-one were released by Paramount and the balance through United Artists. In the last four years of the series, Mr. Boyd acted as his own producer.

In addition to a popular radio program, Hopalong Cassidy -- as portrayed by William Boyd -- was also featured in a National Broadcasting Company television series from 1949 through 1951. His theatrical features had been shown on New York television at least as early as 1945. William Boyd had been wise enough to purchase the television rights to his theatrical films and it was television that made him a millionaire. He died in 1972.

Since the Boyds ownership, Ridgely has had many owners and has had its associated land further subdivided, leaving only 2.13 acres. It has, however, substantially retained its original character and is an excellent expression of the Mission Revival style in a residential structure.

DOCUMENTATION

Tim Brooks and Earle Marsh. The Complete Directory to Prime Time Network TV Shows 1946 - Present. Ballantine Books: New York 1981

William K. Everson. A Pictorial History of the Western Film. The Citadel Press: Secaucus, New Jersey 1969

Esther H. Klotz. The Mission Inn: Its History and Artifacts. Rubidoux Printing: Riverside, California 1981

Esther H. Klotz and Joan H. Hall. Adobes, Bungalows, and Mansions of Riverside, California. Riverside Museum Press: Riverside, California 1985

Arthur F. McClure and Ken D. Jones. Western Films: Heroes, Heavies, and Sagebrush of the "B" Genre. A.S. Barnes and Co., Inc.: Cranbury, New Jersey 1972

Arthur G. Paul. Riverside Community Book. Arthur H. Cawston, Pub: Riverside, California 1954

Riverside City Directories, 1917 -1923 passim.

RECOMMENDATION: That the Cultural Heritage Board adopt staff's suggested resolution designating Ridgely, 3261 Strong Street, as a Landmark of the City of Riverside.

RESOLUTION # OF THE CULTURAL HERITAGE BOARD
OF THE CITY OF RIVERSIDE, CALIFORNIA, DESIGNATING
RIDGECOURT, 3261 STRONG STREET, AS CITY LANDMARK #

WHEREAS the Cultural Heritage Board of the City of Riverside, California, has considered the history and architecture of that house, known as RidgECourt, at 3261 Strong Street, Riverside County Assessor's parcel #206-142-017; and

WHEREAS the Cultural Heritage Board has considered the importance of RidgECourt within the body of work of influential local architect G. Stanley Wilson; and

WHEREAS the Cultural Heritage Board has found RidgECourt to be a rare, and fine, application of the Mission Revival style of architecture to a residential structure; and

WHEREAS the Cultural Heritage Board has considered RidgECourt's historical association with William L. Boyd, who from 1935 through 1951 portrayed the fictional cowboy hero Hopalong Cassidy in motion pictures, on radio, and on television; and

WHEREAS the Cultural Heritage Board has found RidgECourt to be a historical and architectural focal point for both its neighborhood and for the city in general;

THEREFORE BE IT RESOLVED by the Cultural Heritage Board of the City of Riverside, California, that RidgECourt, 3261 Strong Street, be designated as City Landmark # .

BE IT FURTHER RESOLVED that this designation specifically includes all exterior surfaces of the main house and of the original garage/gardner's cottage;

BE IT FURTHER RESOLVED that this designation also specifically includes the property's full 2.13 acres, especially relative to its general landscape pattern of trees, flowers, grass, and shrubs, as well as to any future development on the property that would be visible from Strong Street;

BE IT FURTHER RESOLVED that this designation specifically includes the following features on the interior of the main house: the living room cobblestone fireplace with its flanking built-in bookcases, the wainscoting in the dining room, beamed ceilings in the dining room and the living room, mullioned glass pocket doors separating the living room and the dining room, the tile fireplace in the dining room, the cobblestone fireplace in the billiard room, the oak wall paneling in the billiard room, and the three built-in hutches in the dining room.

BE IT FURTHER RESOLVED that the Cultural Heritage Board encourage the restoration of rounded eave tails and of facade window boxes to their original appearance. ADOPTED by the Cultural Heritage Board of the City of Riverside, California, and signed by its Chairman and attested by its Secretary this day of