



**Community & Economic Development Department**

**Planning Division**

3900 Main Street, Riverside, CA 92522 | Phone: (951) 826-5371 | [RiversideCA.gov](http://RiversideCA.gov)

**CULTURAL HERITAGE BOARD MEETING DATE: JULY 20, 2016**

**AGENDA ITEM NO.: 3**

**STRUCTURE OF MERIT DESIGNATION**

**I. CASE NUMBER: P16-0383**

**II. PROJECT SUMMARY:**

- 1) **Proposal:** Historic Designation request to designate the American Legion Post No. 79 Clubhouse as a City Structure of Merit
- 2) **Location:** 2979 Dexter Drive
- 3) **Ward:** 1
- 4) **Applicant:** G.M. Enriquez, American Legion Post No. 79 Finance Officer
- 5) **Case Planner:** Jen Mermilliod, Contract Historic Preservation Senior Planner  
(951) 233-6897  
[jennifer@jmrc.biz](mailto:jennifer@jmrc.biz)

**III. RECOMMENDATION:**

**That the Cultural Heritage Board Recommend that the City Council:**

1. **DETERMINE** that P16-0383, City Structure of Merit 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, and said action is intended to preserve the historic character of the building and site as well as provide notice of the historic status; and,
2. **APPROVE** Planning Case P16-0383 based on the facts for findings outlined below, thereby designating the American Legion Post No. 79 Clubhouse as a City Structure of Merit.

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

**FINDINGS:** Criterion 1: Has a unique location or singular physical characteristics or is a view or vista representing an established and familiar visual feature of a neighborhood community or of the City.

**FACTS:** The clubhouse has a unique location within Fairmount Park, where the view from the building overlooks scenic Evans Lake, with its shoreline planted in rare Montezuma Bald Cypress Trees (City Landmark #61), the World War II Water Buffalo tank poised to enter the lake in front of the clubhouse, and the bridges and boathouse along the distant shoreline. The view to the eclectic, stucco clad Tudor clubhouse is an established, familiar visual feature associated with the park.

**FINDINGS:** Criterion 3: Is connected with a business or use which was once common but is now rare.

**FACTS:** The clubhouse remains at the original location where not many communities still have physical and active posts. This American Legion Riverside Post No. 79 remains active today, 91 years after construction.

**FINDINGS:** Criterion 4: A Cultural Resource that could be eligible under Landmark Criteria no longer exhibiting a high level of integrity, however, retaining sufficient integrity to convey significance under one or more of the Landmark Criteria.

**FACTS:** The clubhouse retains sufficient integrity to convey significance under Landmark Criterion 1: Exemplifies or reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history. The American Legion Post No. 79 is a reminder of the role Riverside has played militarily and its relationship with its veteran community from World War I until today. As a hub for veterans' social and charitable events, where they acted in support of the disabled, widows, and orphans, the organization figured prominently in the community. Further, legionnaires contributed to the physical aesthetic fabric of the City through the development of plans and donation of land for the construction of the Riverside Municipal Auditorium and Soldiers Memorial.

#### **IV. BACKGROUND/HISTORY:**

The property owner is requesting to designate the American Legion Post No. 79 Clubhouse at 2979 Dexter Drive as a City Structure of Merit in fulfillment of a Condition of Approval for the award of a Historic Preservation Fund Grant (HPFG) to reroof the clubhouse in April 2016 (P16-0133).

Constructed and dedicated in 1925 in the Tudor Revival style, the period of significance is 1925-1963, which includes the original construction, the planting of the palms trees, and additions made in the post-World War II period, which reflect the growth of the veteran population and related use of the clubhouse as World War II and the Korean War dramatically increased the numbers of military personnel in Riverside.

The American Legion Post No. 79 Clubhouse was built and dedicated in 1925 on land donated by Mayor S.C. Evans. The land was a portion of Lot 3 of Map Book (MB) 10/3, filed by S.C. Evans in March 1916, with said map being an amended map of the Indian Hill Trace, MB 8/11, recorded by the Riverside Land and Irrigating Company in March 1911. Legion Way was deeded to the City for street purposes by Mary S. Evans, a widow, for \$1 in 1939. The City Council accepted Deed 1302 for Legion Way by Resolution No. 3340 in the same year.

The building has a unique location within Fairmount Park, where it remains active 91 years after construction. The view from the building overlooks scenic Evans Lake, with its shoreline planted in rare Montezuma Bald Cypress Trees (City Landmark #61), the Water Buffalo tank manufactured by the Food Manufacturing Company in Riverside during World War II, which was presented to the City of Riverside by the American Legion Auxiliary Unit 79 and is poised to enter the lake in front of the clubhouse, and the bridges and boathouse along the distant shoreline. The view to the American Legion Riverside Post 79 Clubhouse is an established visual feature of the park, where the eclectic stucco wall clad Tudor building is a familiar feature associated with the park.

The American Legion Post No. 79 is a reminder of the role Riverside has played militarily and of its relationship with the local veteran community from World War I until today. The clubhouse was the hub for veterans' social and charitable events, where they acted in support of the disabled, widows, and orphans. The organization figured prominently in the community, with a membership of 500 or more ex-service men and women. In the immediate post-WWII era. Legionnaires also contributed to physical aesthetic fabric of the City through the development of plans and the donation of land for the City's construction of the Riverside Municipal Auditorium and Soldiers Memorial on the corner of 7th Street (Mission Inn Avenue) and Orange Street between 1921-29, when Riverside had no convention hall or patriotic and civic building. The members called for the new edifice "in design, embellishment and setting, [to] embody and convey impressively the sacred purpose it serves," to "provide suitable headquarters for the Riverside post, No. 79 of the American Legion; and for similar patriotic organizations growing out of the Spanish-American war and the Civil war, adequate housing for war relics, memorabilia and records; an auditorium commensurate to the needs of the community..." (Riverside Daily Press, April 19, 1921).

The American Legion Post No. 79 Clubhouse at 2979 Dexter Drive was identified in an Intensive-Level survey by historic preservation planning staff in 2013 and was given the California Historic Resource Code 5S2 – individual property that is eligible for local listing or designation. The designation includes clubhouse, related caretaker's residence, and palm trees surrounding the clubhouse. Although integrity has been somewhat compromised by later additions and the alteration of windows, the clubhouse still conveys its time, place, and purpose.

## **V. ARCHITECTURAL DESCRIPTION:**

Situated on the shore of Lake Evans in Fairmount Park, City Landmark #69, the American Legion Riverside Post No. 79 Clubhouse is at the northerly intersection of Dexter Drive and Legion Way. The 0.76-acre site and an adjacent single family residential subdivision are the only privately owned properties surrounded by Fairmount Park.

The original stucco clad Tudor Clubhouse (1925) in the "L" plan was approximately 4,000 sq. ft. in area, covered by a steep hip roof clad in asphalt shingles which wrapped around the eaves. The building featured a front facing gable on the right, embellished with a natural boulder chimney. Currently, this configuration remains; however, three additions have been made across the façade, where the "L" was filled in a second forward-facing gable trimmed in false timbers was added on the left, possibly in the 1950s as an extension of the lounge area and front patio enclosure. A forward porte cochere type shelter was constructed in 1942 and extensively repaired/replaced in 2001. Fenestration consists of a mix of wood-trimmed aluminum-framed windows in mix of functions, including sliding, casement, and single-hung sash. Additions were also made to the rear of the building, where an approximately 1,000-square-foot flat-roofed covered area was added for restrooms, an approximately 1,700-square-foot rear-facing gable covered area was added for a bar. Patio covers, a covered bar, and storage areas, totaling approximately 1,180 sq. ft. in area, were also added. In addition, an approximately 900-square-foot original caretaker's residence (ca. 1920s) with an attached 180-square-foot shed is extant in the rear.

Plaques on the site indicate that the building was dedicated in 1925, the landscaping was planted by the Sons of the American Legion in 1930, and a new flag pole was added in front of the building on Veterans' Day, 1992.

#### VI. STATEMENT OF SIGNIFICANCE:

Constructed in 1925, the American Legion Post No. 79 Clubhouse is an uncommon property type that continues to support an increasingly rare use in a unique and established setting, Fairmount Park. The clubhouse was the hub for veterans' social and charitable events. The Riverside American Legion post contributed to the aesthetic fabric of the City, and the active clubhouse continues to reflect the role Riverside has played militarily and its relationship with its veteran community from World War I until today.

The American Legion Post No. 79 Clubhouse retains sufficient integrity to convey its historic significance. The residence appears to be eligible for local listing as a City Structure of Merit under three designation criteria in Section 20.50.010(FF) of the Municipal Code as described in the facts for findings above. The clubhouse is eligible under Criterion 1: *Has a unique location or singular physical characteristics or is a view or vista representing an established and familiar visual feature of a neighborhood community or of the City*; Criterion 3: *Is connected with a business or use which was once common but is now rare*; and Criterion 4: *A Cultural Resource that could be eligible under Landmark Criteria no longer exhibiting a high level of integrity, however, retaining sufficient integrity to convey significance under one or more of the Landmark Criteria*. A detailed statement of significance and additional information are provided in the attached Designation Application and DPR Forms (Exhibits 3 & 4).

#### 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.

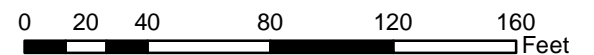
## VIII. EXHIBITS:

1. Aerial Map
2. Zoning Map
3. Designation Application
4. DPR Forms
5. Photos





Exhibit 1 - P16-0383, Aerial





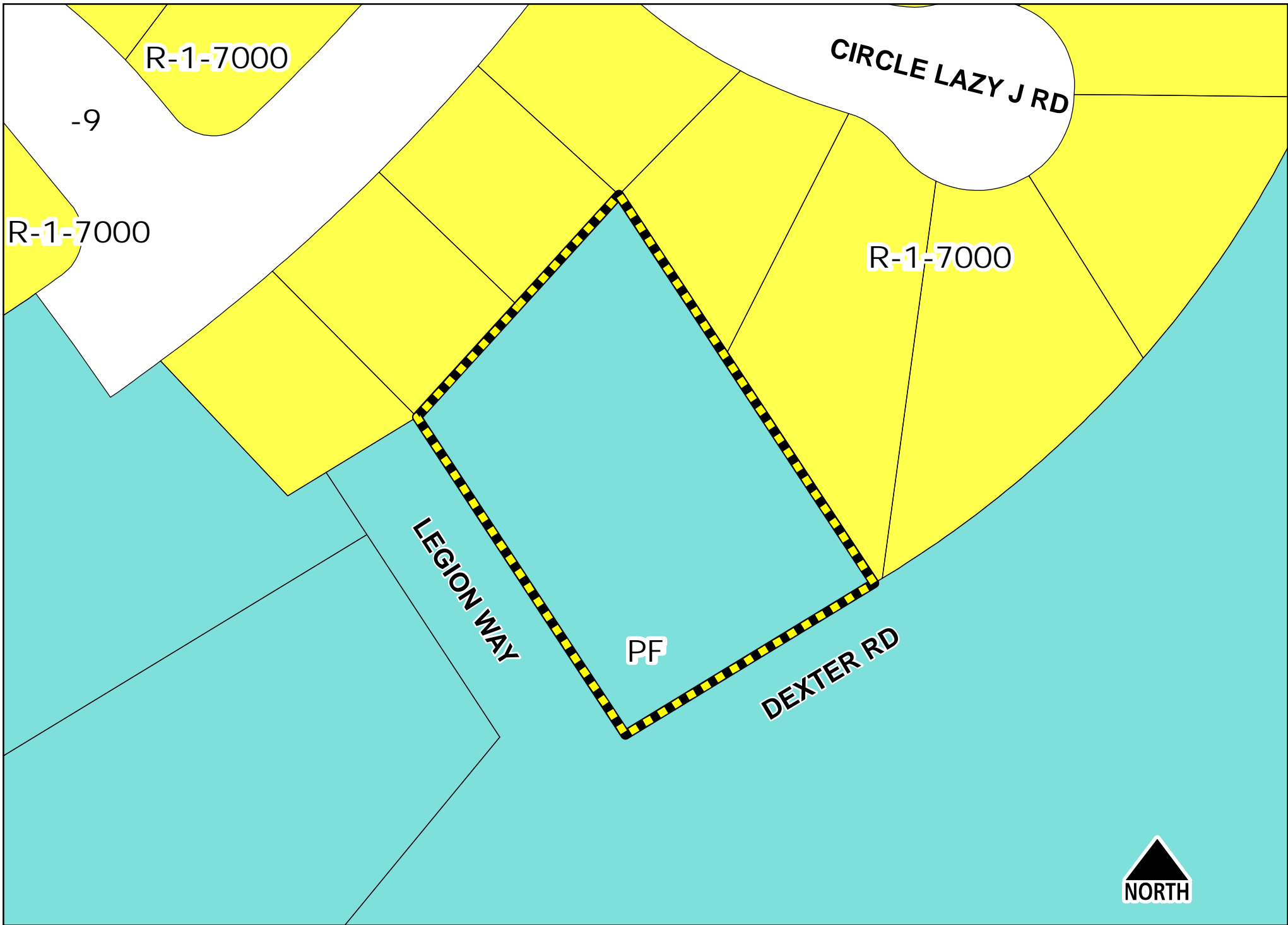
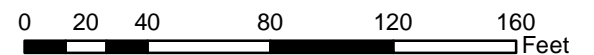


Exhibit 2 - P16-0383, Zoning



## Landmark & Structure of Merit Cultural Resources Nomination Application

<input type="checkbox"/> City Landmark	<input checked="" type="checkbox"/> Structure of Merit
<i>Please check the appropriate designation</i>	

### IDENTIFICATION

1. Common name: American Legion Post #79
2. Historic Name: American Legion Club House
3. Street address: 2979 Dexter Drive  
City Riverside State CA Zip 92501
4. Assessor Parcel number: 207-082-017
5. Legal Owner: American Legion Post 79  
City Riverside State CA Zip 92501
6. Present Use: American Legion Club House
7. Original Use: American Legion Club House

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Date form prepared: \_\_\_\_\_

Preparer: G.M. Enriquez

Sponsoring Organization (if any): American Legion Post 79

Address: 2979 Dexter Drive

City, State and Zip: Riverside, CA 92501

Phone: 951 788-8635 ; 951-907-1671 (cell)



## DESCRIPTION

8. Legal property description: That portion of Lot 3, as shown by Amended Map of Indian Hill Tract, on file in the Office of the County Recorder of the County of Riverside, State of California, in Book 10 page 3 of Maps, by metes and bounds:  
\_\_\_\_\_  
\_\_\_\_\_
- Include approximate property size (in feet): Street Frontage 150' \_\_\_\_\_ Depth 195.91' \_\_\_\_\_
9. Architectural Style: Tudor Revival
10. Construction Date: Estimated \_\_\_\_\_ Factual X 1925  
Source of Information: \_\_\_\_\_ Assessor's Records \_\_\_\_\_ Building Permit \_\_\_\_\_ Sanborn Map  
\_\_\_\_\_ Publications \_\_\_\_\_ Oral Interviews
11. Architect's Name: \_\_\_\_\_ Builder's Name: \_\_\_\_\_
12. Condition: \_\_\_\_\_ Excellent X Good \_\_\_\_\_ Fair \_\_\_\_\_ Deteriorated  
\_\_\_\_\_ No longer in existence (for site of)
13. Alterations: 1941 Septic Tank  
1942 Addition  
2001 Addition  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
14. Use type:  
\_\_\_\_\_ Residential \_\_\_\_\_ Industrial X Commercial \_\_\_\_\_ Civic  
\_\_\_\_\_ Other
15. Is the structure on its original site?  
X Yes \_\_\_\_\_ No \_\_\_\_\_ Unknown  
If moved, approximate year \_\_\_\_\_
16. Related features and/or outbuildings: Caretakers House date of construction? 1925  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
17. Architectural Description- See Attached

## SIGNIFICANCE

18. Statement of Significance- See Attached

#### **ADDITIONAL INFORMATION**

19. References used: American Legion historical documents, Title Profile-Stewart Title, Grant Deed, State of California Department of Parks and Recreation, City of Riverside, Building & Safety Division
20. Photographs: Photos of record, Photo from Riverside Metropolitan Museum
21. Letter from property owner (if other than applicant)

## **Architectural Description**

The American Legion Riverside Post 79 clubhouse was built and dedicated in 1925 on land donated by Mayor S.C. Evans. The land was a portion of lot 3 of Map Book 10/3, filed by S.C. Evans in March 1916, with said map being an amended map of the Indian Hill Tract, Map Book 8/11, recorded by the Riverside Land and Irrigating Company in March 1911. Legion Way was deeded to the City for street purposes by Mary S. Evans, a widow, for \$1 in 1939. The City Council accepted Deed 1302 for Legion Way by Resolution No. 3340 in the same year. The original stucco clad Tudor building in the "L" plan was approximately 4,000 sq. ft. in area, covered by a steep hip roof clad in asphalt shingles which wrapped around the eaves. The Building featured a front facing gable on the right, embellished with a natural boulder chimney. Currently, this configuration remains, however, it is supplemented by three additions across the front, where the "L" was filled-in, and a second forward facing gabled end trimmed in false timbers was added on the left, and a forward porte cochere currently exists. Additions were also made to the rear of the building, where an approximately 1,000 sq. ft. was added for a bar, and patio covers, and storage area. In addition, a separate approximately 900 sq. ft. caretaker's residence with an attached 180 sq. ft. shed exists to the rear site. The cornerstone attached to the building site indicate that the building was dedicated in 1925, the landscaping was planted by the Sons of the American Legion in 1930, and a new flag pole was added in front of the building on Veterans' Day 1992.

## **Statement of Significance**

The American Legion Riverside Post 79 clubhouse, including the surrounding structures is eligible for local designation as a Structure of Merit based on Riverside Municipal Code Title 20.21.010(w), Criterion (a), (b), (c) and (e). Structure of Merit criterion (a): The building has a unique location within Fairmont Park, where the view from the building overlooks scenic Evans Lake, with its shoreline planted in rare Montezuma Bald Cypress Trees, the bridges and boathouse along the shoreline off in the distance, and its immediate view to the Water Buffalo tank presented to the City of Riverside by the American Legion Auxiliary Unit 79 and manufactured by FMC in Riverside during WWII. Structure of Merit criterion (b): The American Legion Riverside Post 79 clubhouse remains at the original location where not all communities still have a post. This post remains active today, 91 years after construction and after 96 years in existence. The main significance under this criterion is the fact that the American Legion Post 79 clubhouse is a reminder of the role Riverside has played militarily since WWI until today. While many military facilities have diminished over the years, WWI veterans built the clubhouse and all veterans since have supported it. Structure of Merit criterion (c): The view to the American Legion Riverside Post 79 clubhouse is an established visual feature of the park, where the eclectic stucco wall clad Tudor building is a familiar feature associated with the park. Structure of Merit criterion (e): The legionnaires intended to make the clubhouse one of the show places in Riverside with landscape gardens, tennis courts, rifle range and other features were planned for the improvement of the Property. The clubhouse was and is the hub for veterans' social and charitable events from 1925 to present. It has made significant donations to many city cultural and social charitable events throughout the years. It continues to embody and convey impressively the sacred purpose of its four pillars.



PRIMARY RECORD

Other Listings  
Review Code

Reviewer

Primary #

HRI #

Trinomial

NRHP Status Code 5S2

Date

Page 1 of 3

\*Resource Name or #: (Assigned by Recorder) 2979 DEXTER DR

P1. Other Identifier:

\*P2. Location: ☐ Not for Publication ☒ Unrestricted

\*a. County Riverside

and (P2b and P2c or P2d. Attach a location map as necessary.)

\*b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 2979 DEXTER DR

City Riverside

Zip

d. UTM: (Give more than one for large and/or linear resources)

Zone

mE/

mN

e. Other Locational Data: APN: 207-082-017

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Situated on the shore of Lake Evans in Fairmount Park, City Landmark #69, the American Legion Riverside Post 79 clubhouse is at the northerly intersection of Dexter Drive and Legion Way. The 0.76-acre site and an adjacent single family residential subdivision are the only privately owned properties surrounded by Fairmount Park.

The American Legion Riverside Post 79 clubhouse was built and dedicated in 1925 on land donated by Mayor S.C. Evans. The land was a portion of Lot 3 of Map Book (MB) 10/3, filed by S.C. Evans in March 1916, with said map being an amended map of the Indian Hill Tract, MB 8/11, recorded by the Riverside Land and Irrigating Company in March 1911. Legion Way was deeded to the City for street purposes by Mary S. Evans, a widow, for \$1 in 1939. The City Council accepted Deed 1302 for Legion Way by Resolution No. 3340 in the same year.

The original stucco clad Tudor building in the "L" plan was approximately 4,000 sq. ft. in area, covered by a steep hip roof clad in asphalt shingles which wrapped around the eaves. The building featured a front facing gable on the right, embellished with a natural boulder chimney. Currently, this configuration remains; however, it is supplemented by three additions across the front, where the "L" was filled-in, and a second forward facing gabled end trimmed in false timbers was added on the left, and a forward porte cochere currently exists. Additions were also made to the rear of the building, where an approximately 1,000 sq. ft. flat roof covered area was added for restrooms, an approximately 1,700 sq. ft. rear facing gable covered area was added for a bar, and patio covers, a covered bar, and storage areas, approximately 1,180 sq. ft. in area, were added. In addition, a separate approximately 900 sq. ft. caretaker's residence with an attached 180 sq. ft. shed exists to the rear site. City building permits can only be located for the original building and the porte cochere.

Plaques on the site indicate that the building was dedicated in 1925, the landscaping was planted by the Sons of the American Legion in 1930, and a new flag pole was added in front of the building on Veterans' Day, 1992.

\*P3b. Resource Attributes: (List Attributes and codes) HP39 Other

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

P5b. Description of Photo:

(View, date, accession #)

Courtesy of the Riverside Municipal Museum, ca. 1930.

\*P6. Date Constructed: 1925

Age and Sources: ☒ Historic

☐ Prehistoric

☐ Both

\*P7. Owner and Address:

Riverside CA

\*P8: Recorded by: Bouska, Barbara

Teri Delcamp

City of Riverside Community Development

3900 Main St.

Riverside, CA 92522

\*P9. Date Recorded: 09/30/2013

\*P10. Survey Type: (Describe)

Intensive Survey



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

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

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary #

HRI #

Page 2 of 3

\*NRHP Status Code: 5S2

\*Resource Name or #: (Assigned by Recorder) 2979 DEXTER DR

B1. Historic Name American Legion Club House

B2. Common Name

B3. Original Use: Clubhouse

B4. Present Use:

\*B5. Architectural Style: Tudor Revival

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

Construction Date: 1925

1925	Original Permit	Permit No. B8279, Valuation \$7,000
1941	Septic Tank	Permit No. 15450
1942	Addition	Permit No. 23958, Add. To Club House Porte Cochere
2001	Addition	Permit No. 01-4568, repair/replace damaged porte cochere. Valuation \$4,500.

\*B7. Moved? ☐ Date Moved: Original Location:

\*B8. Related Features:

\*B9a. Architect:

b. Builder:

\*B10. Significance: Theme: American Legion

Area Downtown

Period of Significance 1925-1963

Property Type Clubhouse

Applicable Criteria:

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

See Continuation Sheet

B11. Additional Resource Attributes: (List attributes and codes) HP34

HP13

\*B12. References:

City of Riverside building permits, deeds, subdivision maps.  
USGS maps.  
Ca. 1930 photograph courtesy of the Riverside Metropolitan  
Museum.  
Riverside Daily Press, April 19, 1921.

B13. Remarks:

\*B14. Evaluator: Teri Delcamp

City of Riverside Community Development Depart  
3900 Main St.  
Riverside, CA 92522

\*Date of Evaluation 09/30/2013

(This space reserved for official comments.)





\*Recorded By: Bouska, Barbara

\*Date 09/30/2013

☒ Continuation ☐ Update

**B10. Significance (continued):**

The American Legion Riverside Post 79 clubhouse, including the palm trees surrounding the building, is eligible for local designation as a Structure of Merit (SM) based on Riverside Municipal Code Title 20, Cultural Resources, Criterion 1, 3, and 4. SM Criteria 1: the building has a unique location within Fairmount Park, where the view from the building overlooks scenic Evans Lake, with its shoreline planted in rare Montezuma Bald Cypress Trees (City Landmark #61), the bridges and boathouse along the shoreline off in the distance, and its immediate view to the Water Buffalo tank manufactured by FMC in Riverside during war time poised to enter the lake in front of the clubhouse. The view to the American Legion Riverside Post 79 Clubhouse is an established visual feature of the park, where the eclectic stucco wall clad Tudor building is a familiar feature associated with the park. SM Criteria 3: the American Legion Riverside Post 79 clubhouse remains at the original location where not all communities still have posts. This post remains active today, 88 years after construction. SM Criteria 4: the American Legion Riverside Post 79 could be eligible under Landmark (LM) Criteria; however, it no longer exhibits a high level of integrity. Nevertheless, the building retains sufficient integrity to convey significance under LM Criterion 1. LM Criteria 1: the American Legion Riverside Post 79 Clubhouse exemplifies or reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history. The legionnaires intended to make the clubhouse one of the show places of Riverside. Landscape gardening, tennis courts, rifle range and other features were planned for the improvement of the property. The clubhouse was the hub for veterans' social and charitable events, where they acted in support of the disabled, widows, and orphans. The organization figured prominently in the community, with a membership of 500 or more ex-service men and women. Examples of their economic, political, and aesthetic influence include the facts that the American Legion Riverside Post 79 developed plans and donated land for the City's construction of the Riverside Municipal Auditorium and Soldiers Memorial on the corner of 7th Street (Mission Inn Avenue) and Orange Street between 1921-29, when Riverside had no convention hall or patriotic and civic building. The members called for the new edifice "in design, embellishment and setting, [to] embody and convey impressively the sacred purpose it serves," to "provide suitable headquarters for the Riverside post, No. 79 of the American Legion; and for similar patriotic organizations growing out of the Spanish-American war and the Civil war, adequate housing for war relics, memorabilia and records; an auditorium commensurate to the needs of the community..." The period of significance is 1925-1963, when the building was originally built, the palm trees were planted, and additions were made. Integrity is somewhat compromised due to the later additions; however, they tell the story of the American Legion's growth as World War II and the Korean war increased the numbers of military personnel in Riverside. The elevations as they presently exist were known for many decades and are considered part of the historic fabric.

\*\$200,000 Bond Issue by City Favored for Soldiers' Memorial, Riverside Daily Press, April 19, 1921.





Exhibit 5 - P16-0383, Photos





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Keep America Free.  
God Bless America and Our Veterans.



Exhibit 5 - P16-0383, Photos





Exhibit 5 - P16-0383, Photos